



PLANNING & DEVELOPMENT SERVICES

Commercial Design Standards

(Adopted by the Planning Division on February 26, 2010)

New commercial projects constructed within the C-1 and C-2 Zone Districts shall comply with the following list of standards, unless otherwise required by zoning.

Setbacks

Expressway Arterials and Collectors	30 feet face of curb to parking / 40 feet face of curb to structures.
Local	10 feet from property line or as otherwise specified in the Municipal Code (whichever is greater)
Sides and Rear	There shall be a minimum of 5 feet landscape setback along property lines of adjacent properties that do not have reciprocal access to the subject site. Setbacks adjacent to residential properties shall be as per the Clovis Municipal Code.
Specific Plan	Where a specific plan or other design guideline describes setback requirements, the setback for that document shall override these standards.

Parking

- 10 feet x 20 feet (stalls adjacent to front landscape setbacks shall be 18 feet deep with a 2 feet bumper overhang. An additional 2 feet of landscaping shall be provided to accommodate this standard).
- Handicap stalls shall be as per the Clovis adopted accessible parking standards.
- With exception to accessible parking stalls, individual wheels stops are discouraged. Parking should include a 2 feet bumper overhang in lieu of wheels stops.
- Bumper overhang areas shall not extend into *required* landscape setbacks.

Landscaping

- Trees shall be planted along the landscaped setbacks with a minimum spacing of one each 40 lineal feet.

- Trees planted along setbacks adjacent to residential properties shall be a vertical evergreen variety.
- Required setbacks shall be completely landscaped with exception to drive entrances and pedestrian walkways.
- A 6 inch curb shall be installed around all landscaping adjacent to parking areas.
- Applicant and successive property owners shall be responsible to provide continuous maintenance of all landscape areas as approved under this site plan approval. Plant material shall be maintained as approved, and shall not needlessly be removed, indiscriminately pruned, or allowed to die. Landscape material that is removed or allowed to die shall be replaced with similar materials. Landscape areas shall be kept free of weeds, litter or debris. Irrigation systems shall be maintained in operational condition sufficient to meet approved landscape requirements. Major alterations to, or removal of any landscape areas shall require an amendment to the Site Plan Review.

Architectural Elevations

- Buildings located within shopping centers shall utilize consistent color and materials.
- Roof ladders shall be located within the interior of the building or located out of public view.
- Roof equipment shall be screened from view of public areas. Screens shall be constructed with materials consistent with the main building and shall architecturally integrate with the development. Lattice, T-1-11 and fence materials are not acceptable materials.
- Carports shall include a continuous fascia in a material that is consistent with the main buildings.
- Fuel station canopies shall integrate with the main buildings. If the main building has a mansard roof or cornice treatment, that element should be extended to the canopy.
- Fuel station canopy columns shall be wrapped with a material consistent with the main building. If the main building incorporates a masonry wainscot, the columns should match.
- Fire sprinkler risers shall be within the interior of the building or located out of public view.
- Doors located on the street frontage side of buildings shall be a storefront type door or similar. Solid metal utility doors are not permitted.

Lighting

- Exterior lighting shall be:
 - Directed downward and shielded so that all direct light and glare is confined within the boundaries of the subject parcel;
 - Installed so that lights do not blink or flash;
- Exterior Lighting shall not Result in:
 - indirect illumination of adjacent properties in excess of .5 foot candles;
 - a point of overlap between patterns greater than seven foot candles for pedestrian lighting systems; or
 - an intensity of lighting within the physical limits of an area required to be lighted that is greater than seven foot candles.
- All lighting shall be designed so that the light source is not directly visible from adjacent residential properties.
- All under canopy lighting shall recessed type.
- Wall lights shall be installed to prevent direct view from adjacent residential properties.
- Continuous light bands made up of, but not limited to neon lighting, LED rope, and under-lit, beams shall be considered advertising and shall be counted toward allowable sign area.

Walls and Fencing

- All fencing within commercial areas (viewable from public) shall be constructed of decorative materials. Chain link fencing and lattice are not acceptable materials.
- Where a nonresidential zoning district adjoins property in a residential zoning district (other than a public right-of-way), a solid decorative masonry wall, a minimum of six feet in height, shall be constructed on the zone boundary line.
- Outdoor storage areas shall be screened from public view and adjacent properties with a solid wall or fence with solid screen material such as chain link with slats.
- Where a depressed loading zone is located within 50 feet of a residential zoned property, there shall be a minimum 8 feet high solid grout masonry wall on the residential side of the loading zone.
- Where a grade level loading zone is located within 50 feet of a residential zoned property, there shall be a minimum 12 feet high, solid grout masonry wall on the residential side of the loading zone.

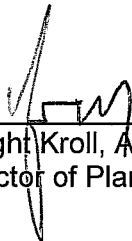
- Where a drive-thru lane or fuel station filling area is located along a street frontage, a 3 feet high decorative masonry wall shall be constructed along that frontage. The wall shall measure a minimum of 3 feet high from the surface of the drive-lane or parking area.

Utilities

- All new on-site utilities shall be located underground.
- Trash enclosures shall be placed along main drive lanes allowing pickup of container with no backup of the solid waste vehicle.
- The face of the trash enclosure should be placed a minimum of five feet back from drive lanes.

Security

- During the building phase, the construction materials shall be within a secured area when not in use. The storage area for construction materials shall have lighting during the hours of darkness, or clearly visible for proper patrol.
- Building shall be equipped with perimeter lighting to illuminate all areas of the exterior, including walkways, doors, and windows during hours of darkness. Minimum security lighting shall not be less than two foot candle along walking paths.



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2.26.10
Date