

ORDINANCE NO. 2788

AN ORDINANCE OF THE CITY OF REDLANDS AMENDING
CHAPTERS 18.20, 18.40, 18.64, 18.68, 18.84, 18.88, and 18.100 OF THE REDLANDS
MUNICIPAL CODE RELATING TO PERMITTED AND CONDITIONALLY PERMITTED
USES IN THE A-1, R-S, A-P, M-F, C-1, C-2, and C-M ZONES, RESPECTIVELY

THE CITY COUNCIL OF THE CITY OF REDLANDS DOES ORDAIN AS
FOLLOWS:

Section 1. Section 18.20.130 of the Redlands Municipal Code, entitled "Permitted Uses" is hereby amended to read as follows:

"18.20.030: PERMITTED USES:

Principal permitted uses in the A-1 district include:

Apiaries, provided that no hives or boxes housing bees are kept closer than three hundred feet (300') from any dwelling other than that occupied by the owner of the apiary;

Farms or ranches for the grazing, breeding or raising of not more than two (2) horses, cattle, goats or sheep per acre. Except for the keeping of up to three (3) horses, as provided for in sections 18.44.020 through 18.44.050 of this title of the R-1 zone, no animal(s) shall be housed or corralled closer than five hundred feet (500') from any existing residence in the R-1, R-1-D, R-2, R-2-2000 or R-3 zone, or one hundred feet (100') from any property line;"

Horse Boarding

Orchards, groves, nurseries, the raising of field crops, tree crops, berry crops, bush crops, truck gardening and commercial flower growing;

Single-family residences; provided, however, that there shall be not more than two (2) dwellings on each parcel of five (5) acres or more. Where parcels of land are already subdivided into parcels less than five (5) acres in area, there shall be permitted one dwelling for each lot, provided the lot contains dimensions and an area equivalent to the closest single-family residential zone;

The sale of fruit, vegetables, produce, flowers and other similar products grown on the property; provided, however, that roadside stands used for such sales shall not exceed five hundred (500) square feet."

Section 2. Section 18.20.050 of the Redlands Municipal Code, entitled "Conditional Uses," is hereby amended to read as follows:

“18.20.050: CONDITIONAL USES:

Uses permitted by conditional use permit in the A-1 zone include:

Aviaries and hatcheries.

Dairies, including the processing of milk.

Farms or ranches for commercial raising of poultry or rabbits. No more than five hundred (500) poultry or rabbits for each twenty thousand (20,000) square feet of lot area; provided, however, that such rabbits or fowl are kept at least fifty feet (50') from any property line, and five hundred feet (500') from any residential zone, church, school, park or hospital.

Grange halls and similar uses incidental to the promotion and development of sound agriculture.

Riding stables or academies; provided, that the minimum lot size for such use shall be not less than five (5) acres, and that all such buildings for the housing, feeding or rental of such animals shall be at least one hundred feet (100') from any property line, and five hundred feet (500') from any R-S or R-1 zone, church, school, park or hospital.

Water harvesting, no bottling on site.”

Section 3. Section 18.40.030 of the Redlands Municipal Code entitled “Permitted Uses,” is hereby amended to read as follows:

“18.40.030: PERMITTED USES:

Principal permitted uses in the R-S district include:

Uses permitted in the A-2 estate agricultural district, provided the area of the lot shall be not less than that required in the A-2 district.

Accessory structures for the purpose of maintaining agricultural uses of less than five (5) acres with no expansion of the agricultural use.

Keeping of horses; provided that stables and corrals for horses are located not less than forty feet (40') from any dwelling on the property and not less than fifty feet (50') from any property lines, and not less than one hundred feet (100') from any existing or future dwelling on adjacent properties, and not less than one hundred feet (100') from a public park or school; and further:

A. The evergreen planting screens, or other protective devices, shall be provided along property lines or surrounding the corral and stable areas,

- B. No grazing shall be permitted in any required yard,
- C. Lot area for each horse shall be not less than one acre,
- D. Not more than three (3) horses may be kept on any lot or parcel.

Single-family residential use, not more than one dwelling unit per lot.”

Section 4. Section 18.64.030 of the Redlands Municipal Code, entitled “Permitted Uses and Conditional Uses,” is hereby amended to read as follows:

“18.64.030: PERMITTED USES AND CONDITIONAL USES:

In the A-P zone, no building, structure or land shall be used, and no building shall hereafter be erected, structurally altered or enlarged, except for the following purposes:

A. Residential Uses: Uses permitted in the R-3 zone, subject to the regulations of the R-3 zone.

B. Business And Professional Offices:

Accounting, auditing and bookkeeping services.

Administrative headquarters.

Architectural and engineering services.

Business and management consulting services.

Business associations.

Federal, state, county and local government offices.

Insurance offices.

Law offices.

Photographic studios.

Professional membership associations.

Real estate offices.

Secretarial and clerical services.

Travel agencies.

C. Medical And Health Services:

Chiropractors.

Day spas.

Dentists and oral surgeons.

Medical, dental and biological laboratories and therapeutic clinics.

Medical massage therapy, provided:

1. A minimum of eighty percent (80%) of the establishment's clients are from referrals by state licensed healthcare providers,
2. The establishment's records are kept on the premises and made accessible to the city upon request for compliance with subsection A of this section.

Optometrists.

Physicians and surgeons.

D. Uses Permitted By Conditional Use Permit:

Charitable organizations.

Libraries.

Mixed residential and nonresidential uses; provided the following items are to be included in the submittal of:

1. A statement or plan setting forth the maximum number of employees. The number of employees may not be increased unless the applicant applies for a revised conditional use permit.
2. A parking plan or layout indicating that:
 - a. Parking for the residential unit(s) shall be provided on site in addition to that required for the office use(s) or by evidence of an agreement for off site parking acceptable to the city,
 - b. On site parking is prohibited in the front setback area.
3. Proposed signage.

Mortuaries.

Museums and art galleries.

Places of worship.

Prescription and pharmacy services.

Social and fraternal organizations.”

Section 5. Section 18.68.030 of the Redlands Municipal Code, entitled “Permitted Uses and Similar Uses Permitted by Commission Determination,” is hereby amended to read as follows:

**“18.68.030: PERMITTED USES, CONDITIONAL USES, AND SIMILAR USES
PERMITTED BY COMMISSION DETERMINATION:**

In the MF zone, no building, structure or land shall be used, and no building shall hereafter be erected, structurally altered or enlarged, except for the following purposes:

A. Residential: Residential uses, subject to the requirements and property development standards of the nearest residential zone.

B. Medical And Health Services:

Board and care homes.

Chiropractors.

Convalescent homes.

Dentists and oral surgeons.

Hotel providing medical services.

Hospitals.

Medical, dental and biological laboratories.

Medical, dental and therapeutic clinics.

Optometrists.

Osteopathic physicians.

Physicians and surgeons.

Psychologists and psychiatrists.

Sanitariums, except mental institutions.

Service of wine, at no charge, with doctor approval, in patient rooms.

C. Uses Permitted By Conditional Use Permit: The following uses may be permitted as a convenience, subject to approval of a conditional use permit:

Eating establishments compatible with a permitted medical use or operated in conjunction with an established bed and breakfast inn, as permitted by chapter 18.156, article III of this title.

Medically related uses in a residential building.

Prescription pharmacy services in conjunction with a permitted medical use.

D. Similar Uses Permitted By Commission Determination: The commission may, by resolution of record, permit any other use which it may determine to be similar to those permitted, and in conformity with the intent and purpose of this zone.”

Section 5. Section 18.84.040 of the Redlands Municipal Code, entitled “Permitted Uses and Similar Uses Permitted by Commission Determination,” is hereby amended to read as follows:

**“18.84.040: PERMITTED USES, CONDITIONAL USES AND SIMILAR USES
PERMITTED BY COMMISSION DETERMINATION:**

In the C-1 district, no building, structure or land shall be used, and no building or structure shall be hereafter erected, structurally altered or enlarged, except for the following purposes:

A. Principal Permitted Uses:

Bakery with lunch counter.

Pet Shop.

Convenience goods:

Candy.

Delicatessen.

Drugs.

Florist.

Grocery.

Meat.

Pizza, takeout and delivery.

Variety, five-and-ten cents store.

Services:

Administrative office.

Barber.

Beautician.

Cleaner, laundry; pick up service.

Figure salon.

Laundromat.

Real Estate Office.

Shoe repair.

B. Conditionally Permitted Uses:

Business and professional office, subject to approval of a conditional use permit and finding that the use will not have a detrimental effect upon other businesses or nearby residential uses in the area and/or that business and professional offices do not become a major or predominant use within a given C-1 zoned area.

C. Similar Uses Permitted By Commission Determination: The commission may, by resolution of record, recommend to the city council the permitting of any other uses which it may determine to be similar to those listed above, in conformity with the intent and purpose of this zone, and not more obnoxious or detrimental to the public health, safety and welfare, or other uses permitted in this zone.”

Section 6. Section 18.88.100 of the Redlands Municipal Code, entitled “Permitted Uses and Similar Uses Permitted by Commission Determination,” is hereby amended to read as follows:

**“18.88.100: PERMITTED USES, CONDITIONAL USES AND SIMILAR USES
PERMITTED BY COMMISSION DETERMINATION:**

In C-2 districts, no building, structure or land shall be used, and no building or structure shall be hereafter erected, structurally altered or enlarged, except for the following purposes:

A. Principal Permitted Uses:

Convenience goods:

Bakery, retail.

Books.

Camera.

Candy.

Delicatessen.

Drugs.

Florist.

Gifts.

Grocery.

Hardware.

Hobbies.

Luggage.

Meat.

Nurseries; no outdoor display of merchandise other than plants.

Paint.

Supermarket.

Toys.

Family recreation centers:

Family recreation centers consist of amusement machine arcades, billiard rooms or other similar entertainment which is allowed subject to approval of a conditional use permit.

Services:

Automobile club insurance office.

Automobile parts, sales.

Automobile service station; minor repairs only, with no outdoor display of merchandise.

Barber.

Beautician.

Branch bank.

Cleaner/laundry.

Day spa.

Laundromat.

Martial arts studio.

Pet Shop.

Real estate office.

Shoe repair.

Shopper's goods:

Apparel.

Dry goods.

Jewelry.

Knitting.

Linens.

Portable appliances.

B. Conditionally Permitted Uses

Business and professional office, subject to approval of a conditional use permit and finding that the use will not have a detrimental effect upon other businesses or nearby residential uses in the area and/or that business and professional offices do not become a major or predominant use within a given C-2 zoned area.

Restaurant; the serving of alcoholic beverages with meals only, subject to approval of separate conditional use permit.

Shoes.

Variety.

C. Similar Uses Permitted By Commission Determination: The commission may, by resolution of record, recommend to the city council the permitting of any other uses which it may determine to be similar to those listed above, in conformity with the intent and purpose of the C-2 zone, and not more obnoxious or detrimental to the public health, safety and welfare, or other uses permitted in this zone.”

Section 8. Section 18.100.040 of the Redlands Municipal Code, entitled “Permitted Uses and Similar Uses Permitted by Commission Determination,” is hereby amended to read as follows:

“18.100.040: PERMITTED USES:

Principal permitted uses in the C-M zone include:

Animal hospital.

Auto services: No open service bays shall face a public street, or they shall be screened:

Brake relining.

Glass installation.

Mechanical or self-service auto wash.

Muffler installation.

Painting.

Repair.

Upholstery.

Commercial sales and service:

Agricultural supplies and equipment.

Automobile equipment.

Automobile, new and used.

Bicycle, boat and motorcycle.

Building material and hardware.

Cabinet shop.

Camper and mobilehome.

Drive-in liquor, milk and food.

Electrical apparatus and equipment.

Furniture, appliances and carpeting.

Garden and farm supplies.

Interior decorator studios.

Machinery, equipment and supplies.

Nurseries; no outdoor display of merchandise other than plants.

Office equipment.

Paint.

Pet and pet supply.

Plumbing, heating, air conditioning and refrigeration equipment and supplies.

Radio, television and musical instruments.

Industrial:

Uses permitted in the M-P planned industrial district.

The following uses are subject to approval of a conditional use permit if within three hundred feet (300') of a residential area:

Bowling lanes, skating rinks, and sports arenas.

Cocktail lounges and bars.

Drive-in theaters and eating establishments.

Services:

Auction houses.

Auto rental.

Bus terminals and similar transit facilities.

Cleaning and dyeing plants, laundries, linen and towel service.

Furniture upholstery.

Governmental agencies.

Ice manufacture, cold storage, and frozen food lockers.

Mail order houses.

Motels and hotels.

Parcel delivery.

Pest control.

Public scales.

Radio and television broadcasting studios.

Restaurants.

Retreading of tires.

Sign painters.

Other uses:

Agricultural uses permitted in the M-P district.

Business, technical, trade or professional schools.

Clubs, lodges, and similar organizations.

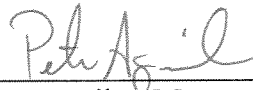
Electric distribution substations, public utility buildings and service yards.

Van and storage.

Warehouses and wholesalers.”

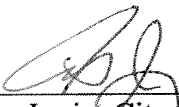
Section 10. The provisions of this ordinance are severable, and if any sentence, section or other part of this ordinance should be found to be invalid, such invalidity shall not affect the remaining provisions, and the remaining provisions shall continue in full force and effect.

Section 11. The Mayor shall sign this ordinance and the City Clerk shall certify to the adoption of this ordinance and cause it, or a summary of it, to be published once in the Redlands Daily Facts, a newspaper of general circulation within the City, and thereafter, this ordinance shall take effect in accordance with law.



Pete Aguilar, Mayor

ATTEST:



Sam Irwin, City Clerk

I, Sam Irwin, City Clerk of the City of Redlands, hereby certify that the foregoing ordinance was adopted by the City Council at a regular meeting thereof held on the 16th day of April, 2013, by the following vote:

AYES: Councilmembers Harrison, Foster, Gardner, Gilbreath; Mayor Aguilar
NOES: None
ABSENT: None
ABSTAIN: None



Sam Irwin, City Clerk