

ORDINANCE NO. 2572

AN ORDINANCE OF THE CITY OF REDLANDS AMENDING SPECIFIC PLAN NO. 45 RELATING TO PERMITTED USES WITHIN THE TOWN CENTER DISTRICT, TOWN CENTER-HISTORIC DISTRICT AND SERVICES COMMERCIAL DISTRICT AND ESTABLISHING AUTOMOBILE SALES DEVELOPMENT STANDARDS IN REDLANDS' DOWNTOWN AREA

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

Section 1. Specific Plan No. 45 is hereby amended by deleting "personal services" as a permitted use in the Town Center District and Town Center-Historic District.

Section 2. Table 1 entitled "Summary of Permitted Land Uses" of Specific Plan No. 45 is hereby amended to permit automotive repair services as a "conditionally permitted use" rather than as a "permitted use" in the Services Commercial District.

Section 3. Section VI. URBAN DESIGN AND ARCHITECTURAL GUIDELINES, Section B, is hereby amended by adding No. 11 to read as follows:

"11. Automobile Sales Development Standards

a. Purpose.

The purpose of this section is to establish standards for the development of new and used automobile sales facilities where sales are conducted outdoors.

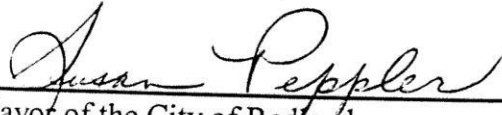
b. Property development standards.

The following property development standards shall apply when they are more restrictive than the development standards for the particular district of this Specific Plan in which new or used automobile sales are proposed to be conducted:

- Site Area. Each site shall have a minimum area of 50,000 square feet.
- Site Dimensions. The minimum lot width and depth dimensions shall be 200 feet.
- Parking. Off-street parking shall be provided in accordance with the provisions of Chapter 18.164 of the Redlands Municipal Code.
- Landscaping. A minimum of ten percent of the site shall be landscaped. Landscaping shall be placed along the entire street frontage, except for driveway openings and walkways. Landscaping shall be oriented to enhance public views and accent on-site structures.
- Architectural Treatment. It is the policy of the City to require high quality architectural treatment. The design of the facilities shall be harmonious with

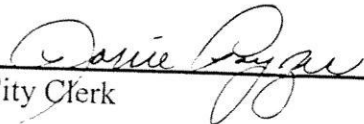
architectural treatment. The design of the facilities shall be harmonious with the character and quality of the neighborhood and community. Service Areas and Facilities. Service areas and facilities shall be completely screened from view from the public right of way. Screening shall be by use of walls, earth berms, landscaping or a combination thereof."

Section 4. 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 printed and published in the City; and thereafter, this ordinance shall take effect in accordance with law.



Mayor of the City of Redlands

ATTEST:



City Clerk

I, Lorrie Poyzer, City Clerk, City of Redlands, hereby certify that the foregoing ordinance was duly adopted by the City Council at a regular meeting thereof held on the 20th day of January, 2004, by the following vote:

AYES:	Councilmembers Gil, Gilbreath, George, Harrison; Mayor Pepler
NOES:	None
ABSENT:	None
ABSTAINED:	None



City Clerk