

ORDINANCE NO. 1313

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1000 OF THE CITY OF REDLANDS BY ADOPTING AMENDMENT NO. 66 THERETO

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

SECTION ONE: That Zoning Ordinance No. 1000 of the City of Redlands be and is hereby amended by adopting Amendment No. 66 which amends Section 23.00 and Section 24.00 as follows:

SECTION 23.00 - C-1 NEIGHBORHOOD STORES DISTRICT REGULATIONS

The purpose of establishing neighborhood stores districts is to encourage the logical and timely development of land for commercial purposes in accordance with the objectives, policies, and proposals of the General Plan, provided such uses are determined by the Commission and Council to be essential or desirable to the public convenience and welfare in the location proposed.

The C-1 District is intended to serve the neighborhood needs of approximately one thousand (1,000) families for convenience goods only. The stores are intended to fit into the residential pattern of development and not create either architectural or traffic conflicts.

The following regulations are intended to protect the residential environment and shall apply to all uses in the C-1 Neighborhood Stores District.

Section 23.10 - PREREQUISITES TO REVIEW

A. Ownership and Integrated Design

A neighborhood stores center may be established only upon land held in single ownership or unified control. The plan for the proposed development must present an integrated and organized arrangement of buildings and service facilities which shall have a functional relationship to the overall planned development.

B. General Plan

The location and type of development shall be consistent with the comprehensive General Plan upon which this ordinance is based.

C. Frequency of Districts

No neighborhood stores district shall be closer than one (1) mile from any other shopping center district or neighborhood stores district.

Section 23.11 - PROCEDURE

The provisions of Section 24.11 shall apply.

Section 23.20 - USES PERMITTED

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

1. CONVENIENCE GOODS

Drugs
Grocery
Meat
Delicatessen
Candy
Florist
Variety, 5¢ & 10¢

2. SERVICES

Barber
Beautician
Cleaner, laundry; pick-up service
Laundromat
Shoe repair

B. 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 23.21: USES PROHIBITED

The following uses are specifically prohibited:

A. Industrial

B. Residential

Section 23.30 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land and buildings in the C-1 zone:

A. LOT AREA

1. Minimum area: Twenty-two thousand five hundred (22,500) square feet.
2. Maximum area: Two (2) acres.

B. LOT DIMENSIONS

1. Minimum width: One hundred fifty (150) feet.
2. Minimum depth: One hundred fifty (150) feet.

C. BUILDING HEIGHT

The maximum building height shall be not more than one (1) story or twenty (20) feet.

D. MAXIMUM COVERAGE BY STRUCTURES

The maximum coverage of the lot by buildings or structures shall not exceed twenty-five (25) per cent of the total lot area.

E. FLOOR SPACE INDEX

The relationship between floor space and ground area shall not exceed one-fourth ($\frac{1}{4}$). One square foot of gross floor space for each four (4) square feet of total lot area.

F. LANDSCAPING

The provisions of Section 24.30 shall apply.

G. YARDS

All buildings and structures, except required walls, shall be set back not less than forty (40) feet from all property lines abutting a public street and not less than twenty-five (25) feet from all other property lines.

Yard setbacks for existing substandard C-1 lots shall be the same as the abutting residential district.

H. OFF-STREET PARKING AND LOADING

The provisions of Sections 40.00 and 41.00 shall apply.

I. FENCES, LANDSCAPING, AND WALLS

The provisions of Section 43.00 shall apply.

J. SIGNS

The provisions of Section 42.00 shall apply. In addition, no signs permitted within landscaped areas.

K. ACCESSWAYS

All accessways to a public street shall be located not less than seventy-five (75) feet from the intersection of any street lines, and shall be designed in a manner conducive to safe ingress and egress. Where practical, exits shall be located on a minor street. Frequency of accessways shall be at intervals of not less than one hundred (100) feet.

L. GROSS LEASABLE AREA

The Gross Leasable Area (G.L.A.) shall not exceed twenty thousand (20,000) square feet. For definition of G.L.A. see Section 24.30 L. 2.

M. STORAGE, LIGHTING, HOURS AND NOISE

The provisions of Section 24.30 shall apply.

Section 23.40 - UNIFIED CONTROL

The provisions of Section 24.40 shall apply.

Section 23.50 - LOTS OF RECORD

Plans for the development of substandard C-1 lots of record shall be submitted to the Commission for review and approval. Property development standards which cannot be logically applied may be modified to establish reasonable compliance with the intent and purpose of the district. The Commission shall encourage the gathering of said lots to provide more usable dimensions and area.

Off-street parking shall be provided on the basis of use as defined in Section 40.06.

SECTION 24.00 - C-2 NEIGHBORHOOD CONVENIENCE CENTER DISTRICT REGULATIONS

The purpose of establishing neighborhood convenience center districts is to encourage the logical and timely development of land for commercial purposes in accordance with the objectives, policies, and proposals of the General Plan provided such uses are determined by the Commission and Council to be essential or desirable to the public convenience and welfare in the location proposed. The size of the center is to be directly related to the quantity of purchasing power available within the trading area for the support to those uses that are classified for this district.

The following regulations are intended to protect the residential environment and shall apply to all uses in the C-2 Neighborhood Convenience Center Districts.

Section 24.10 - PREREQUISITES TO REVIEW

A. Ownership and Integrated Design

A neighborhood convenience center may be established only upon land held in single ownership or unified control. The plan for the proposed development must present an integrated and organized arrangement of buildings and service facilities which shall have a functional relationship to the overall planned development.

B. General Plan.

The location and type of development shall be consistent with the comprehensive General Plan upon which this ordinance is based.

C. Frequency of Districts

No neighborhood convenience center shall be closer than two (2) miles from any other neighborhood convenience center district, or closer than one (1) mile from any neighborhood stores district.

Section 24.11 - PROCEDURE

The following information and material shall be submitted to the Commission:

A. Applications

1. Conditional Use Permit

- a. The applicant may request and the Commission may recommend a Conditional Use Permit for the uses permitted herein subject to the regulations set forth in Section 52.00.
- b. Applicant must be the property owner or an authorized agent of the owner.
- c. Conditional Use Permit is granted to applicant only and is not transferable with the land.
- d. Responsibility for the posting of bonds, fulfilling of city requirements for both ON and OFF-SITE improvements rests with the applicant.

2. Change of Zone

- a. The applicant may request and the Commission may recommend a Change of Zone for the uses permitted herein subject to the requirements of this section and the regulations of Section 51.00. The Commission may recommend and the Council may grant a Conditional Use Permit in lieu of a Change of Zone when this procedure is determined to be more appropriate.
- b. All conditions fixed by the City Council in the amendment to the ordinance creating the district shall run with the land and shall be binding upon the applicant for the amendment, his heirs, successors and assigns.

B. Site Plan

1. Preliminary Site Plan

The site plan shall be prepared to scale showing accurately, and with complete dimensioning, all

buildings, structures, signs, parking, landscaping, walls or fences, and the points of ingress and egress. In addition, all necessary information to clearly define the intended use of the property shall be included.

2. Changes

Changes in the approved plan of any item listed under "4. Final Plans" of this subsection shall be submitted to the Commission for review and approval. This includes changes in parking, landscaping, circulation, signs, lighting, grading and location of structures.

3. Stage Development

If the development is to be carried out in progressive stages, each stage shall be so planned that the requirements and the intent of this ordinance shall be fully complied with at the completion of any stage. Initial construction shall include a food store.

4. Final Plans

Required if following information is not included on preliminary plan: Prior to the issuance of a building permit, a Final Site Plan shall be submitted to the Commission for review and approval with the following information:

- a. Location, arrangement and dimensions of main and accessory buildings.
- b. Location, arrangement and dimensions of automobile parking spaces, width of aisles, width of bays, angle of parking.
- c. Location, arrangement and dimensions of truck loading and unloading spaces and docks, including trash storage areas.
- d. Location and dimensions of vehicular entrances, exits, and drives.
- e. Location and dimensions of pedestrian entrances, exits, walks and walkways.
- f. General drainage system.
- g. Location and materials of walls and fences.
- h. Landscaping and final grading plan.
- i. The elevations of main and accessory buildings.
- j. The location, size, height, and orientation of all signs and lights.

- k. Location and shielding of air conditioners, heating and ventilating equipment.

C. Market Analysis

The petitioner shall submit to the Planning Department* a market analysis, acceptable to the city, which indicates the need for a neighborhood center in the location requested. For these purposes, the market analysis shall contain the following determination:

1. Determination of trade area of the proposed neighborhood center.
2. Determination of trade area population, present and future.
3. Determination of effective buying power in the trade area.
4. Determination of net potential customer buying power for stores in the proposed neighborhood center.
5. And such other data as may be necessary in order to support the application.

*Department shall submit its findings on the market analysis to the Commission.

D. Time Schedule

The time limit for start of construction, of one or more of the main buildings shown on the approved site plan, shall be one (1) year. Said construction shall be pursued diligently to completion. This time limit may be extended for a period not to exceed one (1) year by submitting a request to the Commission for review and approval prior to the expiration date of initial time limit.

1. Conditional Use Permit

Failure to obtain Final Approval of the Conditional Use Permit and subsequently start construction within the specified time limits shall terminate the right to develop subject property as a neighborhood center.

2. Change of Zone

In the event that construction has not started within the specified time limits, the Planning Commission shall review the progress which has occurred and, if determined necessary, initiate proceedings to re-zone property to the zone classification applicable prior to the approval of the Commercial zoning.

In the event that the application for a Conditional Use Permit or Zone Change is denied or the time limit for development has expired, no new application will be considered for a period of one (1) year.

E. Traffic and Streets

1. Traffic Study

A neighborhood center shall be located on property which abuts and has access to an established major or secondary highway. The Commission must be satisfied as to the adequacy of surrounding streets and traffic control facilities to carry the additional traffic generated by the development and may require that a traffic study be submitted.

2. Dedications and Improvements

Applicant shall dedicate and improve all necessary streets in conformity with the General Plan and any precise plan affecting subject property.

F. Financial Report

A statement of financial responsibility, including the posting of bonds, cash or certificate of credit with the city to assure the installations of improvements required as a condition to development.

Section 24.20 - USES PERMITTED

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

1. CONVENIENCE GOODS

Drugs
Supermarket
Bakery; all goods sold on premises
Delicatessen
Grocery
Meat
Liquor
Hardware
Paint, wallpaper
Books
Camera
Candy
Florist
Gifts, cards

1. Convenience Goods (Continued)

Hobbies, toys
Leather, luggage
Plant nurseries; no outdoor display of merchandise
other than plants

2. SHOPPER'S GOODS

Apparel: Men, women and children
Shoes
Variety, 5¢ & 10¢
Jewelry
Dry goods
Knitting
Linens
Restaurant, tea room or cafe; beer and wine served
with meals only
Portable appliances (that which can be carried in the
hand by one person) - sales and service

3. SERVICES

Barber
Beautician
Cleaner, laundry; pick-up service
Laundromat
Branch bank
Shoe repair
Automobile service station; incidental repairs only
with no outdoor display of merchandise

B. 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 24.21 - USES PROHIBITED

The following uses are specifically prohibited:

1. Industrial
2. Residential

Section 24.30 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land and buildings in the C-2 zone:

A. LOT AREA

1. Minimum area: Four (4) acres.
2. Maximum area: Eight (8) acres.

B. LOT DIMENSIONS

1. Minimum width: Two hundred fifty (250) feet.
2. Minimum depth: Three hundred (300) feet.

C. BUILDING HEIGHT

The maximum building height shall be not more than two (2) stories or forty (40) feet.

D. MAXIMUM COVERAGE BY STRUCTURES

The maximum coverage of the lot by buildings or structures shall not exceed twenty-five (25) per cent of the total lot area.

E. FLOOR SPACE INDEX

The relationship between floor space and ground area shall not exceed one-fourth ($\frac{1}{4}$). One square foot of gross floor space for each four (4) square feet of total lot area.

F. LANDSCAPING

All front yard areas of the property, including parkways, shall be landscaped and maintained. Said landscaped yards shall extend the full width of the lot and be not less in depth than the minimum required front yard for the abutting residential zone.

There shall be a landscaped buffer area of screen-type planting not less than ten (10) feet in width along all property lines which abut residential districts. Said landscaping to be located between required walls and interior of the property.

G. YARDS

All buildings and structures, except required walls, shall be set back not less than fifty (50) feet from all property lines. Parking and loading permitted between the landscaped areas and buildings.

H. OFF-STREET PARKING AND LOADING

The provisions of Sections 40.00 and 41.00 shall apply.

I. FENCES, LANDSCAPING AND WALLS

The provisions of Section 43.00 shall apply.

J. SIGNS

The provisions of Section 42.00 shall apply. In addition, no signs permitted within landscaped areas.

K. ACCESSWAYS

All accessways to a public street shall be located not less than one hundred fifty (150) feet from the intersection of any street lines, and shall be designed in a manner conducive to safe ingress and egress. Where practical, exits shall be located on a minor street. Frequency of accessways shall be at intervals of not less than two hundred fifty (250) feet.

L. GROSS LEASABLE AREA

1. The gross leasable area (G.L.A.) shall not exceed seventy-five thousand (75,000) square feet. In addition, not less than twenty-five (25) per cent of the gross leasable area shall be directly related to food items.
2. For purposes of this part, G.L.A. is defined as all that area utilized for sales, service and warehousing purposes, and excludes public restrooms, enclosed trash storage areas, equipment room areas, parking areas, loading areas, and all open or enclosed walkways, malls and open spaces used in common by the various stores within the center.

M. STORAGE

Rubbish shall be confined in closed containers and completely screened from view. All merchandise must be stored within enclosed rooms.

N. LIGHTING

Lighting facilities shall be arranged in a manner which will protect the highway and neighboring properties from direct glare or hazardous interference of any kind.

O. HOURS

No commercial activity permitted between the hours of 10:00 p.m. and 6:00 a.m. No loading activity permitted between the hours of 6:00 p.m. and 6:00 a.m.

O. NOISE

All noise-producing equipment, such as compressors, heating and air-conditioning units, etc., shall be insulated or enclosed so as to be inaudible at the property lines.

Section 24.40 - UNIFIED CONTROL

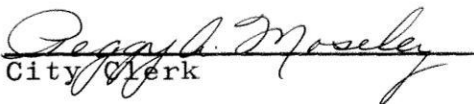
Property shall be recorded as one parcel and under unified control as a condition for development. Any division of property after the completion of development shall be in conformity with the regulations of the Redlands Subdivision Ordinance and the provisions of the Redlands Zoning Ordinance.

SECTION TWO: Before adopting this ordinance, the City Council held a public hearing, notice of which was published once in the City of Redlands on the 13th day of April, 1966, six days before the hearing.

SECTION THREE: This ordinance shall be in force and take effect as provided by law.

SECTION FOUR: The City Clerk shall certify to the adoption of this ordinance and cause the same to be published once in the Redlands Daily Facts, a newspaper of general circulation printed and published in this city.

ATTEST:


City Clerk

s/ Waldo F. Burroughs
Mayor of the City of Redlands

I, Peggy A. Moseley, do hereby certify that the foregoing ordinance was duly apoted at a regular meeting thereof held on the 3rd day of May, 1966, by the following vote:

AYES: Councilmen Martinez, Hartzell, Cummings
NOES: Councilman DeMirjyn
ABSTAIN: Mayor Burroughs
ABSENT: None


City Clerk