

ORDINANCE NO. 1318

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1000 OF THE CITY OF REDLANDS BY ADOPTING AMENDMENT NO. 69 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, Section 25.00, C-3 General Commercial District Regulations, and Section 26.00, C-4 Highway Commercial District Regulations, are hereby amended as follows:

SECTION 25.00 - C-3 GENERAL COMMERCIAL DISTRICT

The purpose of the C-3 zone is to provide a central location, accessible from all areas of the city and surrounding areas, for the purchase of primary shoppers goods. The regulations and development standards set forth in the C-3 zone are those deemed necessary and desirable in order to provide an environment which is conducive to the maintenance of an efficient and economically sound central business district.

The following regulations shall apply to all uses in the C-3 General Commercial District.

Section 25.10 GENERAL PROVISIONS

- A. No structure originally designed as a residence, or as an accessory to a residence, shall be used for any commercial purpose.
- B. No commercial building shall be constructed or established on the same lot together with an existing residential building.
- C. All uses shall be conducted within a completely enclosed building except as follows:
 - 1. Off-street parking and loading areas.
 - 2. Automobile service stations.
 - 3. The open storage of materials, products, and equipment when such storage is enclosed by a fence, wall, buildings or other means adequate to conceal such storage from view from adjoining property or the public street. However, this requirement shall not apply to the display of products or equipment offered for sale or rental, providing said display is maintained in a neat and orderly manner.

SECTION 25.20 - 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. Uses permitted in the C-1 and C-2 Commercial zones.
2. Retail Stores:
 - Antique or curio shops
 - Art shops
 - Department
 - Drapery
 - Floor covering
 - Furniture and appliances
 - Furrier
 - Garden and farm supplies, but not including open air sales or storage
 - Interior decorators studios
 - Locksmiths shops
 - Mail order
 - Music and records
 - Office equipment and stationery
 - Pet and pet supply
 - Sporting goods
3. Service establishments and offices, including:
 - Blueprinting, duplicating, photocopying and addressing
 - Business and professional offices
 - Catering
 - Dry Cleaning establishments (using non-flammable fluids and not more than two (2) cleaning machines with a rated capacity not over forty (40) pounds each)
 - Eating establishments (including those serving liquor)
 - Employment agencies
 - Furniture upholstery
 - Governmental agencies
 - Libraries
 - Personal services
 - Photographers
 - Tailor
4. Auto sales and service establishments, providing all operations including sales, display, storage, and repair work are conducted within completely enclosed buildings, including:
 - New auto sales agencies
 - Used auto sales agencies
 - Auto parts and accessory stores
5. Super service stations (no outdoor display of merchandise)
6. Entertainment and commercial amusement establishments, including:
 - Cocktail lounges and bars
 - Social halls
 - Theaters

7. Clubs, schools and studios, including:

- Art schools or studios
- Business schools
- Beauty and barber colleges
- Clubs and lodges and similar organizations
- Dance and drama schools or studios
- Gymnasiums and health studios
- Language schools
- Music schools or studios
- Swimming schools

8. Financial establishments, including:

- Banks
- Finance offices
- Savings and loan associations
- Stock brokers
- Trust companies

9. Hotels

B. ACCESSORY USES

The following accessory uses are permitted in the C-3 zone:

1. Those accessory uses and structures customarily appurtenant to a permitted use, such as incidental storage facilities.

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.

D. USES PERMITTED BY CONDITIONAL USE PERMIT

The following uses may be permitted subject to approval of a Conditional Use Permit:

- Auto repair garages
- Bus terminals and similar transit facilities
- Drive-in stores, such as cleaner, liquor, milk and food
- Frozen food locker
- Hospitals and sanitariums
- The manufacturing, processing or treatment of products which are clearly incidental to the retail business conducted on the premises, provided

- a. That not more than twenty-five (25) per cent of the total floor area is used for such manufacturing or processing.

- b. That not more than five (5) persons are employed in such manufacturing or processing.
- c. That such operations are not objectionable to adjoining properties due to noise, odor, dust, smoke, vibration, or other similar causes.

Mechanical or self-service auto wash
Mortuaries or funeral homes
Motels

Open air sales, display and storage, including:

- New or used auto, motorcycle and boat sales
- Tool and equipment sales or rental

Swimming pools, commercial
Miniature golf and similar commercial amusement establishments

Section 25.21 - USES PROHIBITED

The following uses are specifically prohibited:

- A. Industrial
- B. Residential, except as provided in Section 25.20A.

Section 25.30 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land and buildings in the C-3 zone:

A. LOT AREA

No requirements

B. LOT DIMENSIONS

No requirements

C. BUILDING HEIGHT

No height limit except that the relationship between building floor area and lot area shall not exceed four (4) square feet of total floor area for each one (1) square foot of total lot area. The floor area of parking garages and related structures located at or above ground level shall be included in the calculation ratio.

D. YARDS

1. Front yard

No requirements

2. Side yard

No side yard requirements except where the C-3 zone adjoins or is across the street from a residential zone, in which case there shall be a side yard of not less

than ten (10) feet on the side or sides adjoining said street or residential zone. Said yard shall be landscaped and maintained.

3. Rear yard

No requirements

E. WALLS AND LANDSCAPING

The provisions of Section 43.00 shall apply.

F. ACCESS

All lots shall have access on a dedicated and improved street.

G. COVERAGE

No requirements

H. OFF-STREET PARKING

The provisions of Section 40.00 shall apply.

I. OFF-STREET LOADING

The provisions of Section 41.00 shall apply.

J. SIGNS

The provisions of Section 42.00 and the Redlands Sign Ordinance shall apply. In addition, the maximum area of any sign facing a residential zone shall be 75 square feet.

K. OUTDOOR STORAGE, USES AND WASTE DISPOSAL

1. Outdoor storage and activities associated with permitted uses shall be entirely enclosed by building walls or by a solid masonry wall not less than six (6) feet in height located on the front setback line.

2. All waste materials shall be stored in an enclosed area and shall be accessible to service vehicles. Wastes which might cause fumes or dust, or which constitute a fire hazard, or which may be edible by, or otherwise be attractive to, rodents or insects shall be stored only in closed containers in required enclosures.

L. 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.

M. NOISE

When the use adjoins a residential district, 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 26.00 - C-4 HIGHWAY COMMERCIAL DISTRICT

The purpose of the C-4 zone is to provide for the development of commercial enterprises adjacent to the major thoroughfares of the community.

The regulations set forth in the C-4 zone are intended to maintain efficient traffic circulation with commercial development. High property development standards will enhance the visual qualities of the major thoroughfares, thus improving the general appearance of the community.

The following regulations shall apply to all uses in the C-4 Highway Commercial District

Section 26.10 - GENERAL PROVISIONS

- A. All lots in this District, in order to be used for the purposes set forth in this Section, must have their main buildings facing on the highway upon which the zoning district is established.
- B. All buildings erected, constructed or established, shall be entirely new and complete structures designed for commercial purposes only.
- C. Site plans and elevations for all new construction and/or additions shall be submitted to the Commission for review and approval.
- D. Alleys may be required by the Commission.
- E. No structure originally designed as a residence, or as an accessory to a residence, shall be used for any retail business or professional use.
- F. No business or professional building shall be erected, constructed or established on the same lot together with a building originally designed as a residence, or as an accessory to a residence.
- G. No residential uses shall be permitted on any lot occupied by a business or devoted to a business or professional use; caretaker quarters excepted.
- H. All uses shall be conducted within a completely enclosed building except as follows:
 - 1. Off-street parking and loading areas.
 - 2. Automobile service stations.
 - 3. The open storage of materials, products, and equipment when such storage is enclosed by a fence, wall, buildings or other means adequate to conceal such storage from view from adjoining property or the public street. However, this requirement shall not apply to the display of products or equipment offered for sale or rental, providing said display is maintained in a neat and orderly manner.

Section 26.20 - 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. Uses permitted in the C-1, C-2 and C-3 Commercial Zones.

2. Retail stores:

Automobile sales, new and used. Open air sales, display and storage permitted with an office building. No wrecked or junked auto storage permitted. Service and repairs to be conducted entirely within a building.

Commercial greenhouses (retail only).

Drive-in stores, such as cleaner, liquor, milk and food.

Electrical apparatus and equipment.

Machinery, equipment and supplies.

Marine and mobile home sales lots. Service and repairs to be conducted entirely within a building.

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

Second-hand goods sold within an enclosed building (no junk yards).

3. Service establishments, including:

Auction houses

Auto rental

Blacksmith

Frozen food lockers

Pest control

Public scales

Taxidermy

Trade schools (If not objectionable due to noise, odor, vibration, light or dust)

Wedding chapels

4. Auto service establishments providing all operations are conducted within completely enclosed buildings, including:

Auto glass installation

Auto repair garages

Auto upholstery shops

Auto paint shops

Brake relining shops

Muffler shops

5. Super service stations. All merchandise must be displayed within the building or under canopy cover.

6. Entertainment and commercial recreation establishments, including:

Bowling lanes and skating rinks
Billiard and pool halls
Gymnasiums

7. Motels

B. ACCESSORY USES

The following accessory uses are permitted in the C-4 zone:

1. Those accessory uses and structures customarily appurtenant to a permitted use, such as incidental storage facilities.

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.

D. USES PERMITTED BY CONDITIONAL USE PERMIT

The following uses may be permitted subject to approval of a Conditional Use Permit:

Ambulance service.

Animal hospitals.

Bus terminals and similar transit facilities.

Hospitals and sanitariums.

The manufacturing, processing or treatment of products which are clearly incidental to the retail business conducted on the premises, provided

- a. That not more than twenty-five (25) per cent of the total floor area is used for such manufacturing or processing.
- b. That not more than five (5) persons are employed in such manufacturing or processing.
- c. That such operations are not objectionable to adjoining properties due to noise, odor, dust, smoke, vibration, or other similar causes.

Mechanical or self-service auto wash.

Miniature golf, driving range, archery range, and similar commercial amusement establishments.

Mortuaries or funeral homes.

Tire recapping in conjunction with sales (not more than 3 molds)

Tool and equipment sales or rental with open air sales, display and storage.

Section 26.21 - USES PROHIBITED

The following uses are specifically prohibited:

- A. Industrial
- B. Residential, except as provided in Section 25.20A.

Section 26.30 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land and buildings in the C-4 zone:

A. LOT AREA

No requirements

B. LOT DIMENSIONS

No requirements

C. BUILDING HEIGHT

No height limit except that the relationship between building floor area and lot area shall not exceed four (4) square feet of total floor area for each one (1) square foot of total lot area. The floor area of parking garages and related structures located at or above ground level shall be included in the calculation ratio.

D. YARDS

The yard provisions of the C-3 district shall apply.

E. WALLS AND LANDSCAPING

The provisions of Section 43.00 shall apply.

F. ACCESS

All lots shall have access on a dedicated and improved street.

G. COVERAGE

The area covered by buildings or structures shall not exceed fifty (50) per cent of the total lot area. Exceptions may be granted by the Commission where underground, multi-level, or covered parking is provided.

H. OFF-STREET PARKING

The provisions of Section 40.00 shall apply.

I. OFF-STREET LOADING

The provisions of Section 41.00 shall apply.

J. SIGNS

The provisions of Section 42.00 and the Redlands Sign Ordinance shall apply. In addition, the maximum area of any sign facing a residential zone shall be 75 square feet.

K. OUTDOOR STORAGE, USES AND WASTE DISPOSAL

The provisions of the C-3 district shall apply.

L. 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.

M. NOISE

When the use adjoins a residential district, 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 Two: This ordinance shall be in force and take effect as provided by law.

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

ATTEST:

Peggy A. Moseley
City Clerk

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

APPROVED FOR FORM:

s/ Edward F. Taylor
City Attorney

I, Peggy A. Moseley, 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 2nd day of August, 1966, by the following roll call vote:

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

Peggy A. Moseley
City Clerk