

ORDINANCE NO. 1340

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1000 OF THE CITY OF REDLANDS BY ADOPTING AMENDMENT NO. 81 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 40.00 Non-Residential Parking Space Requirements, is hereby amended as follows:

SECTION 40.00 - NON-RESIDENTIAL PARKING SPACE REQUIREMENTS

Section 40.10 - GENERAL PROVISIONS

A. PARKING FACILITIES REQUIRED FOR NEW USES

Any building or structure constructed or located, and any use of land established after the effective date of this Ordinance or any subsequent amendment thereto, shall be required to provide off-street parking facilities in accordance with the provisions of this Ordinance.

B. PARKING FACILITIES, NONCONFORMING

Any use of property which, on the effective date of this Ordinance or of any subsequent amendment thereto, is non-conforming only as to the regulations relating to off-street parking facilities may be continued in the same manner as if the parking facilities were conforming. However, such parking facilities as do exist shall not be reduced.

C. PERMISSIVE PARKING FACILITIES

Nothing in this Ordinance shall be deemed to prevent the voluntary establishment of off-street parking or loading facilities in excess of those required by this Ordinance, provided that all regulations herein governing the location, design and operation of such facilities are adhered to.

D. PLOT PLAN APPROVAL REQUIRED

At the time a Building Permit is requested for any building or structure, or at the time a new use of land which would require off-street parking is established, a plot plan shall be submitted to the Planning Department for approval or reference to the Planning Commission for approval whenever required.

E. PERMIT REQUIRED

1. Before any parcel of land is paved with asphaltic concrete or other surfacing material, a permit shall be obtained from the Building and Safety Department.
2. No building shall be occupied and no final inspection shall be given by the Building and Safety Department until off-street parking spaces are provided in accordance with the provisions of this section.

F. LIMITATION ON USE OF REQUIRED PARKING AREA

Required parking area shall be used exclusively for vehicle parking in conjunction with a permitted use and shall not be reduced or encroached upon in any manner.

G. CONTINUING OBLIGATION

The required off-street parking facilities shall be a continuing obligation of the property owner so long as the use requiring vehicle parking facilities continues. It shall be unlawful for an owner of any building or use to discontinue or dispense with the required vehicle parking facilities without providing other vehicle parking facilities which meet the requirements of this Ordinance.

H. PARKING DISTRICTS EXCEPTED

The provisions of this Ordinance shall apply uniformly throughout the city except that property located within the territorial limits of any completed proceedings for the formation of an Off-Street Parking District shall be deemed to have complied with the provisions of this Ordinance.

I. USES NOT SPECIFIED

The required off-street parking for any building, structure or use of land which is not specifically listed shall be determined by the Director of Planning. Such determination shall be based upon the requirements for the most comparable use specified herein.

J. CLARIFICATIONS OF AMBIGUITY OR OMISSION

If ambiguity or an omission arises concerning the appropriate classification of a particular use within the meaning and intent of this section, the matter shall be referred to the Planning Commission for decision. The Commission shall forward its findings to the City Council by resolution of record for approval.

Section 40.20 - PARKING SPACE REQUIREMENTS

The number of off-street parking spaces or amount of parking area required for each use shall be not less than that set forth in this section. Whenever more than one method of calculating the required number of spaces or area is indicated, the method which provides the greatest number of spaces shall apply.

Automobile and machinery sales. . .	One (1) space for each five hundred (500) square feet of floor area.
Automobile Service Station. . . .	One (1) space for each pump.
Banks	One (1) space for each two hundred (200) square feet of floor area.
Bowling Lanes	Five (5) spaces for each lane. Additional parking spaces for balance of building calculated according to use.
Cafes, cafeterias, restaurants, bars, cocktail lounges, night clubs, and other similar places dispers- ing food or refreshments	One (1) space for each three (3) fixed seats or one (1) space for each fifty (50) square feet of floor area where public is served, plus one (1) space for each two employees on the largest shift.
Churches, clubs, lodges, fraternal organizations, social halls, assembly halls	One (1) space for each three (3) fixed seats in all areas used simultaneously for assembly purposes or one (1) space for each forty (40) square feet of floor space used for such assembly purposes.
Commercial uses not otherwise . . enumerated	One (1) space for each three hundred fifty (350) square feet of retail sales floor area, or one (1) square foot of parking area for each one (1) square foot of gross floor area.

Department stores, drug stores, . clothing and shoe stores	One (1) space for each two hundred and fifty (250) square feet of retail sales floor area.
Furniture and major appliance ... sales and repair	One (1) space for each four hundred (400) square feet of floor area or one (1) space for each two (2) employees.
Golf courses.	Ten (10) spaces for each hole and one (1) space for each thirty-five (35) square feet of building floor area used for public assembly, and one (1) space for each two hundred and fifty (250) square feet of building floor area used for other com- mercial uses.
Governmental buildings. designed for a public use not otherwise enumerated in this Section, such as public libraries	One (1) space for each two hundred and fifty (250) square feet of floor area.
Governmental buildings. not frequently visited by the public, such as fire stations	One (1) space for each four hundred (400) square feet of floor space or one (1) space for each employee on the largest shift.
Hospitals and sanitariums	One (1) space for each patient bed, plus one (1) space for each three em- ployees, plus one (1) space for each staff doctor.
Hotels and motels	One (1) space for each living or sleeping unit plus one (1) space for each two (2) employees on the largest shift.

Industrial, manufacturing, and wholesale	One (1) space for each two (2) employees on the largest shift, plus one (1) space for each vehicle used in connection with the use.
Medical and dental clinics. . . . and offices	Five (5) spaces for each doctor or dentist.
Mortuary and funeral home	One (1) space for each five (5) fixed seats of all areas used simultaneously for assembly purposes or one (1) space for each forty (40) square feet of floor space used for such assembly purposes. Also one (1) space for each vehicle used in connection with the use.
Motor vehicle or machinery. . . . repair shops	One (1) space for each eight hundred (800) square feet of gross floor area.
Neighborhood commercial	One (1) space for each one hundred twenty-five (125) square feet of gross leasable area, or three (3) square feet of parking area for each one (1) square foot of gross floor area.
Open air commercial uses such as nurseries and used car lots	One (1) space for each one thousand (1000) square feet of lot area devoted to sales and display, or one (1) space for each two (2) employees.
Park and Recreation Uses.	One (1) space for each eight thousand (8000) square feet of active recreational area within a park or playground, plus one (1) space per acre of passive recreational area within a park or playground.

Plumbing, heating, and electrical shops	One (1) space for each four hundred (400) square feet of floor area or one (1) space for each two (2) employees. Also one (1) space for each vehicle used in connection with the use.
Professional, business or administrative offices (excluding medical and dental)	One (1) space for each three hundred (300) square feet of floor area in office space, or three (3) spaces for each office.
Public utility facilities including electrical substations, telephone exchanges, maintenance and storage facilities	One (1) space for each five hundred (500) square feet of office space or work area within a structure or one (1) space for each two (2) employees on the largest shift. Also one (1) space for each vehicle used in connection with the use. No requirements for facilities which are normally unattended by employees except for occasional maintenance.
Public or private elementary or junior high schools	Five (5) spaces plus one (1) space for each classroom.
Public or private high schools	One (1) space for each ten (10) students plus one (1) space for each classroom.
Public or private colleges and universities	One (1) space for each three (3) enrolled daytime students, plus one (1) space for each employee.
Rest homes, convalescent hospitals, and similar social care facilities	One (1) space for each two (2) patient beds, plus one (1) space for each three (3) employees.

Repair shops, animal.	One (1) space for each two hundred and fifty (250) square feet of building floor area, except area devoted exclusively to warehousing or storage, or one (1) space for each two (2) employees.
hospitals, business schools, dance studios	
Theaters, auditoriums	One (1) space for each five (5) fixed seats or one (1) space for every forty (40) square feet of seating area where there are no fixed seats. Also one (1) space for each two hundred and fifty (250) square feet of floor area not used for seating.
stadiums, sports arenas, gymnasiums, and other places of public assembly	

Section 40.30 - PROPERTY DEVELOPMENT STANDARDS

A. LOCATION OF PARKING FACILITIES

The off-street parking facilities required by this Ordinance shall be located on the same lot or parcel of land as the use they are intended to serve, except that in cases of practical difficulty the Planning Commission may approve a substitute location which meets the following conditions:

1. That all or part of substitute location is within two hundred (200) feet of the principal use for which the parking is provided.
2. That the substitute lot is in the same possession as the use it is intended to serve. Such possession may be by deed or long term lease, the terms of which meet the approval of the City of Redlands.

B. SIZE OF PARKING SPACES

Each off-street parking space shall have dimensions not less than nine (9) feet in width and nineteen (19) feet in length, except parallel parking stalls which shall be a minimum of eight (8) feet in width and twenty-four (24) feet in length. No part of the area of a required parking space shall be used for driveways, aisles, walkways, or other required improvements.

C. ACCESS TO PARKING FACILITIES

The following requirements shall govern access to off-street parking facilities:

1. Forward travel to and from parking facilities from a dedicated street or alley is required. The parking area shall be adequate to facilitate the turning of vehicles to permit forward travel upon entering a street.
2. All uses which adjoin a major or secondary highway shall, wherever possible, have access by way of a service road or alley.
3. The access to all off-street parking facilities shall be designed in a manner which will not interfere with the safe movement of traffic.
4. Concrete driveway approaches shall be provided for ingress to and egress from all parking facilities. Each parking space shall be easily accessible to the intended user. The width of driveway entrances and exits from a public street shall be measured at the property line and shall comply with the following standards unless specific exemptions are made by the Director of Public Works:

Minimum driveway width for single
lane entrances and exits 14 feet

Minimum driveway width for com-
bined entrances or exits 26 feet

Maximum driveway width 30 feet

D. CIRCULATION WITHIN A PARKING AREA

The circulation within a parking area shall comply with the following requirements:

1. Minimum aisle widths shall be provided in accordance with the angle of the parking spaces they serve:

30°	Parking	14 feet
45°	Parking	16 feet
60°	Parking	18 feet
90°	Parking	26 feet

Other aisle widths shall be determined by interpolation from the above minimum requirements.

2. Circulation within a parking area with more than one (1) aisle must be such that a car need not enter the street to reach another aisle within the same parking area.
3. Directional signs shall be required to differentiate between entrance and exit access points to the street.

E. LOCATION OF PARKING FACILITIES RESTRICTED

The location of parking facilities shall comply with the following:

1. In the agriculture, residential, A-P, C-1, C-2, and M-P zones, parking shall not be permitted in the required front yard. On a corner lot or through lot, parking shall not be permitted in the required yards adjoining either street.
2. In other commercial and manufacturing zones a portion of the required front yard areas may be used for parking, provided that the landscaping, fencing, and all other provisions of this Ordinance are met.
3. No part of any parking area for more than five (5) vehicles shall be closer than ten (10) feet to any residential use, school, hospital, or other institution for human care located on an adjoining lot, unless screened by a masonry wall not less than four (4) feet in height.

F. DEVELOPMENT AND MAINTENANCE OF PARKING AREAS

Every parcel of land hereafter used as a public or private parking area, including a commercial parking lot and a vehicle sales area, shall be developed and maintained in good condition and in accordance with the provisions of this Part.

G. REQUIRED IMPROVEMENTS

All required parking areas shall have the following improvements:

1. All off-street parking areas and vehicle sales areas and any driveways used for access thereto, shall be paved. Such paving shall consist of suitable base material, topped with hard, durable, plant-mix asphaltic paving at least two (2) inches thick after

compaction, or portland cement paving at least three (3) inches thick. The surface shall be graded and drained so as to dispose of all surface water. Drainage shall be taken to the curb or gutter and away from adjoining property. Such drainage shall not be allowed to cross the surface of a public sidewalk.

2. Parking spaces shall be legibly marked off on the pavement.
3. Where such areas adjoin residential districts, they shall be separated therefrom by a solid masonry wall six (6) feet in height, provided said wall shall not exceed three (3) feet in height where it is in the front yard area of an abutting residential use or district. Where no fence or wall is required along a boundary of an area covered by this Section, there shall be a concrete curb or concrete wheel stops not less than six (6) inches in height securely installed and maintained as a safeguard to abutting property or public right-of-way. The barrier shall not be less than two (2) feet from a property line.
4. Where such area adjoins a residential district, there shall be a border of appropriate landscaping not less than six (6) feet in depth, along the residential street frontage to protect the character of the adjoining residential property. Such landscaping shall be maintained by the owner or operator of the premises. Plans for the development shall be submitted to the Planning Department for approval.
5. When more than five (5) parking spaces are placed on the land a minimum of four (4) per cent of such parking area shall be landscaped and maintained in accordance with the provisions of Section 43.00.
6. Parking lots intended for nighttime use shall be adequately lighted for safe vehicular and pedestrian movements. Lighting shall be arranged to reflect away from adjoining properties and streets.

Section 40.40 - JOINT USE

The Planning Commission may, upon application by the owner or lessee of any property, authorize the joint use of parking

facilities by the following uses or activities under the conditions specified herein:

1. Up to 50% of the parking facilities required by this Part for a use considered to be primarily a daytime use may be provided by a use considered to be primarily a nighttime use; up to 50% of the parking facilities required by this Part for a use considered to be primarily nighttime use may be provided by a use considered to be primarily a daytime use, provided that such reciprocal parking area shall be subject to conditions as set forth in paragraph (3) below.
2. The following uses are typical daytime uses: Banks, business and professional offices, retail stores, personal service shops, clothing or shoe repair or service shops, and similar uses. The following uses are typical of nighttime and/or Sunday uses: auditoriums, fraternal lodges, churches, and theaters.
3. Conditions required for joint use:
 - a. A building or use for which application is being made for authority to utilize the existing off-street parking facilities provided by another building or use, shall be located within one hundred fifty feet of such parking facilities.
 - b. The applicant shall show that there is no substantial conflict in the principal operating hours for the buildings or uses for which the joint use of off-street parking facilities is proposed.
 - c. Parties concerned in the joint use of off-street parking facilities shall evidence agreement for such joint use by a proper legal instrument approved by the City Attorney as to form and content.

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:

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

Peggy A. Moseley
City Clerk

APPROVED FOR FORM:

s/ Edward F. Taylor
City Attorney

I, Peggy A. Moseley, City Clerk of the City of Redlands, hereby certify that the foregoing ordinance was duly adopted by the City Council at a regular meeting thereof on the 15th day of August, 1967 by the following vote:

AYES: Councilmen Martinez, DeMirjyn, Vice Mayor Hartzell

NOES: None

ABSENT: Councilman Cummings, Mayor Burroughs

Peggy A. Moseley
City Clerk, City of Redlands