

ORDINANCE NO. 1485

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1000 OF THE
CITY OF REDLANDS BY ADOPTING AMENDMENT NO. 106 THERETO

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

SECTION 1. That Zoning Ordinance No. 1000 of the City of Redlands is hereby amended by deleting Section 27.00: M-R Restricted Industrial District and adding Section 27.00: C-M Commercial Industrial District, as follows:

SECTION 27.00: C-M COMMERCIAL INDUSTRIAL DISTRICT

The purpose of the C-M zone is to provide for urban services in those areas of the city where certain types of manufacturing and commercial operations may be located in a compatible relationship. The regulations of uses and standards of development set forth for the C-M zone are those deemed necessary to provide the proper environment for the efficient and desirable use of lands so zoned.

Section 27.10: GENERAL PROVISIONS

- A. Any structure originally designed as a residence, or as an accessory to a residence, shall not be used for any commercial or industrial purpose.
- B. A commercial or industrial building shall not be constructed or established on the same lot together with an existing residential building.
- C. All buildings erected, constructed or established, shall be entirely new and complete structures designed for commercial or industrial purposes only.
- D. Site plans and elevations for all new construction and/or additions abutting a major or secondary highway as designated on the Redlands General Plan or abutting freeway frontage roads shall be submitted to the Commission for review and approval.
- E. Alleys may be required by the Commission.
- F. All uses shall be conducted within a completely enclosed building except as follows:
 - 1. Off-street parking and loading areas.
 - 2. Automobile service stations - all merchandise must be displayed within the building or under canopy cover.
 - 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 27.20: 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. INDUSTRIAL

Uses permitted in the M-P Planned Industrial District

2. COMMERCIAL SALES AND SERVICE

Automobile, new and used
Automobile equipment
Agricultural supplies and equipment
Bicycle, boat and motorcycle
Building material and hardware
Camper and mobile home
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
Plumbing, heating, air conditioning, and refrigeration
 equipment and supplies
Office equipment
Paint
Pet and pet supply
Radio, television and musical instruments

3. SERVICES

Auction houses
Auto rental
Bus terminals and similar transit facilities
Cleaning and dyeing plants, laundries, linen and
 towel service
Furniture unholstery
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

4. AUTO SERVICES

Brake relining
Glass installation
Muffler installation
Painting
Repair
Upholstery

5. RECREATION AND ENTERTAINMENT

The following uses are subject to approval of a Conditional Use Permit if within 300 feet of a residential zone:

Bowling lanes, skating rinks, and sports arenas
Cocktail lounges and bars
Drive-in theaters and eating establishments

6. 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
Warehouses and wholesalers
Van and storage

B. ACCESSORY USES

The following accessory uses are permitted in the C-M District:

1. Those accessory uses and structures customarily appurtenant to a permitted use

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:

Uses listed in Section 52.00
Ambulance service
Animal hospitals
Equipment rental
Radio and television transmitter towers higher than fifty (50) feet above ground level
Service stations

Section 27.30: USES PROHIBITED

All uses and structures not permitted in Section 27.20 are here deemed to be specifically prohibited. The following classifications of uses shall not be permitted in this zone by commission determination:

Any outdoor manufacturing or processing operation
Auto wrecking and junk yards
Poultry and animal raising and slaughter
Residential, caretaker quarters excepted

Section 27.40: PROPERTY DEVELOPMENT STANDARDS

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

A. LOT AREA

Each lot shall have a minimum area of twenty thousand (20,000) square feet.

B. LOT DIMENSIONS

1. Each lot shall have a minimum width of one hundred (100) feet.
2. Each lot shall have a minimum depth of one hundred fifty (150) feet.

C. BUILDING HEIGHT

No height limit except that the relationship between building floor area and lot area shall not exceed two (2) square feet of total floor area for each one (1) square foot of total lot area.

D. YARDS

The yard provisions of the M-1 zone shall apply.

E. WALLS, FENCES, AND LANDSCAPING

The provisions of the M-1 zone shall apply; however, a landscaped strip not less than ten (10) feet in width shall be provided and maintained along all street frontages.

F. ACCESS

All lots shall have a minimum of fifty (50) feet of access on a dedicated and improved street.

G. COVERAGE

Lot area coverage by buildings or structures shall not exceed fifty (50) percent of the total lot area.

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 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 AND WASTE DISPOSAL

The provisions of the M-1 zone shall apply.

L. METAL BUILDINGS

Buildings or structures having exterior walls of sheet metal shall not be located closer than one hundred and fifty (150) feet from the property line along any Freeway, Major or Secondary Highway, or closer than one hundred (100) feet from the property line along any other dedicated street, except that said buildings or structures may be located closer to the street if any of the following conditions prevail:

1. The sheet metal comprises less than twenty-five (25) percent of the exterior wall area of said building or structures, or
2. The sheet metal consists of panels with stainless steel, baked enamel or similar finish, or
3. Said building or structure is concealed from view from the public street by walls, fences, landscaping, or other buildings or structures.

Section 27.50: PERFORMANCE STANDARDS

All uses shall comply with the performance standards of the M-1 zone.

SECTION 2. This ordinance shall be in force and take effect as provided by law.

SECTION 3. 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:

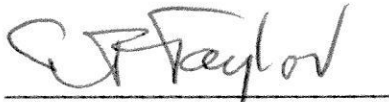


Mayor of the City of Redlands



City Clerk

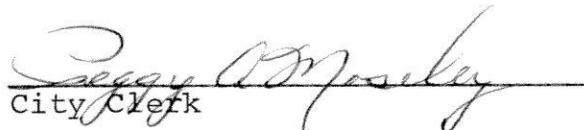
APPROVED FOR FORM:



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 May, 1972 by the following vote:

AYES: Councilmen DeMirjyn, Knudsen, Miller, Sewall, Mayor Cummings
NOES: None
ABSENT: None



City Clerk