

ORDINANCE NO. 2056

AN ORDINANCE AMENDING THE REDLANDS MUNICIPAL CODE BY ADOPTING  
AMENDMENT NO. 191 THERETO R.P.C. NO. 728

SECTION ONE: That the City of Redlands Municipal Code shall be amended by adding Section 18.129 as follows:

CHAPTER 18.129

ADMINISTRATIVE-PROFESSIONAL-COMMERCIAL DISTRICT

18.129.010 Purpose of provisions.

The purpose of the A-P-C zone is to provide for the development of commercial businesses and professional offices that are consistent with existing residential uses and compatible with the commercial General Plan designation.

The regulations set forth in the A-P-C zone are intended to encourage a high standard of development which will improve the overall quality of the community.

The following regulations shall apply to all uses in the A-P-C (Administrative-Professional-Commercial) zone.

18.129.020 Uses generally.

In the A-P-C zone:

- A. A structure originally designed as a residence, or as an accessory to a residence, may be used for a business or professional use under the conditions as provided for in Article IX of Chapter 18.156 of this title.
- B. All uses except parking and loading shall be conducted within a completely enclosed building.
- C. Site plans and elevations for all new construction and/or additions shall be submitted to the Commission for review and approval.

18.129.030 Permitted uses.

In the A-P-C zone no building, structure or land shall be used, and no building shall hereafter be erected, structurally altered or enlarged except for the following purposes:

- A. RESIDENTIAL USES. Use permitted in the R-3 District, subject to the regulations of the R-3 District;

- B. RESIDENTIAL AND NON-RESIDENTIAL USES COMBINED. Residential uses may be combined with non-residential uses with a Conditional Use Permit and as provided by Section 18.129.050 (O) of this Chapter;
- C. BUSINESS AND PROFESSIONAL OFFICES, that are similar to, but not limited to, and include the following:
1. Accounting, auditing and bookkeeping services,
  2. Administrative headquarters,
  3. Architectural and engineering services,
  4. Business associations,
  5. Business and management consulting services,
  6. Employment agencies,
  7. Federal, State, county and local government offices,
  8. Insurance offices,
  9. Law offices and legal services,
  10. Professional membership associations,
  11. Real estate offices,
  12. Secretarial and clerical services;
- D. MEDICAL AND HEALTH SERVICES, that are similar to, but not limited to, and include the following:
1. Chiropractors,
  2. Dentists and oral surgeons,
  3. Medical, dental, and biological laboratories,
  4. Medical, dental and therapeutic clinics,
  5. Optometrists,
  6. Osteopathic physicians,
  7. Physicians and surgeons;
- E. RETAIL STORES, that are similar to, but not limited to and include the following:
1. Antique or curio shops,
  2. Art shops/gallery,
  3. Interior decorators' studios,
  4. Locksmith shops,
  5. Mail order,
  6. Stationery;
- F. SERVICE ESTABLISHMENTS, that are similar to, but not limited to and include the following:
1. Barber Shop,
  2. Beauty Shop,
  3. Employment agencies,
  4. Photographers,
  5. Tailor.

18.129.040

Similar uses permitted by Commission Determination.

The Commission may, by resolution of record, recommend to the City Council any other uses which it may determine to be similar to those listed above in this Chapter, in conformity with the intent and purpose of this A-P-C zone, and not more obnoxious or detrimental to the public health, safety and welfare, or other uses permitted in this zone.

18.129.050

Conditional uses.

The following are uses that may be permitted subject to approval of a Conditional Use Permit. These uses may be similar to, but not limited to and include the following:

- A. Art schools or studios,
- B. Business schools,
- C. Beauty and barber colleges,
- D. Charitable organizations,
- E. Churches,
- F. Dance and drama schools or studios,
- G. Day Care Centers,
- H. Eating Establishments,
- I. Language Schools,
- J. Libraries,
- K. Music schools or studios,
- L. Prescription pharmacy services in conjunction with medical offices,
- M. Swimming schools,
- O. Residential and non-residential uses combined. The following items are to be included in the submittal:
  1. A statement of plan setting forth the maximum number of employees. The number of employees may not be increased unless the applicant applies for a revised Conditional Use Permit.
  2. A parking plan or layout indicating that;
    - (a) Parking for ther residential unit(s) shall be provided on-site in addition to that required for the A-P-C use(s) or by evidence of an agreement for off-site office parking acceptable to the City.
    - (b) On-site parking is prohibited in the front setback area.
  3. Proposed signage.

18.129.060

Prohibited uses.

All uses and structures not listed as permitted in Section 18.129.030 through 18.129.050 are hereby deemed to be specifically prohibited in the A-P-C zone.

- 18.129.070 Property development standards.  
Property development standards set out in Sections 18.129.80 through 18.129.200 shall apply to all uses of land and buildings in the A-P-C zone.
- 18.129.080 Lot Area.  
Each lot shall have a minimum area of ten thousand (10,000) square feet.
- 18.129.090 Lot Dimensions.  
Each lot shall have a minimum width of eighty (80) feet and a minimum depth of one hundred twenty (120) feet.
- 18.129.100 Building Height.  
Maximum building height is two stories. Properties adjacent to a freeway may build up to four stories subject to approval of a Conditional Use Permit. See Section 18.152.020 of this title for exceptions.
- 18.129.110 Front building setback.  
All buildings, three (3) stories and above, are to have a stair-stepped front building setback of fifteen (15) feet per story above two (2) stories.
- 18.129.120 Front yard.  
Each lot shall have a front yard extending for the full width of the lot. The front setback area shall be fully landscaped and maintained. With the exception of those properties which are subject to the setback provisions of a separate setback ordinance or specific street plan, the minimum front setback shall be as follows:
- A. For one and two story buildings front yard shall be not less than fifteen (15) feet in depth.
  - B. For three story buildings front yard shall be not less than twenty (20) feet in depth.
  - C. For four story buildings front yard shall be not less than twenty-five (25) feet in depth.
- The maximum front setback for all building heights shall be forty (40) feet.

18.129.130 Side yard.

Lot shall have a side yard on each side of the main building of not less than five (5) feet for a one story building. Said side yard shall be increased two and one-half (2 1/2) feet for every story above the first story.

18.129.140 Rear yard.

Each lot shall have a rear yard of not less than five (5) feet. For those properties adjacent to a freeway the provisions of Section 18.168.220 of this title shall apply.

18.129.150 Walls, fences and landscaping.

The provisions of Chapter 18.168 shall apply.

18.129.160 Access.

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

18.129.170 Coverage.

Maximum coverage shall be sixty (60) percent of the total lot area for one and two story structures. Structures three stories and over subject to approval of a Conditional Use Permit.

18.129.180 Off street parking.

- A. To maintain a high quality professional character, all off street parking is to be located to the side and/or rear of the building.
- B. The provisions of Chapter 18.164, Articles II through IV shall apply.

18.129.190 Signs.

The provisions of the Redlands Sign Code for the C-2 District may be permitted subject to Planning Commission approval. All signs to be submitted at time of project approval. These provisions subject to review and approval 6 months from approval of this Ordinance by City Council.

18.129.200 Storage.

All storage and trash areas shall be located within enclosed areas completely screened from public view.

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 this City.

  
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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 6th day of December, 1988, by the following vote:

AYES: Councilmembers Wormser, DeMirjyn, Cunningham;  
Mayor Beswick  
NOES: Councilmember Johnson  
ABSENT: None

  
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City Clerk