

ORDINANCE NO. 2115

AN ORDINANCE AMENDING THE REDLANDS MUNICIPAL CODE BY ADOPTING ZONING ORDINANCE AMENDMENT NO. 200, RELATING TO THE SIGN CODE, THERETO
R.P.C. NO. 756

SECTION ONE: That the City of Redlands Municipal Code shall be amended by adding the following:

Section 15.36.450.H. Signs for Regional Shopping Centers

For Regional Shopping Centers in excess of 35 acres two freestanding signs shall be allowed. One may be a freeway oriented sign and subject to the provisions for a freeway oriented sign. If not considered a freeway oriented sign the maximum height of the sign shall be 16 feet and maximum area shall be 100 square feet.

Section 15.36.575 Automobile Dealership signs

Automobile Dealerships, due to the nature of their operations which includes large outdoor sales areas; the need for site identification to compete on a regional basis, and importance as significant economic resource to the City warrant and require signage which is unique and separate from other uses within the City. This provision shall apply only to automobile dealerships where the principal use is the sale of new cars.

- A. Total sign area shall be within the total allowed for the zoning district in which it is located. Except as specifically provided within this section the provisions of the zone district in which the automobile dealer is located shall govern signage for the site.
- B. Number of Main Identification Signs. A main identification sign shall be permitted for each street frontage of the site up to a maximum of 4 (four) main identification signs.
- C. Auto Center Sign. Where more than one auto dealership is located adjacent or directly across the street from one another and area identified as an auto center or unified complex, an additional main identification sign up to 120 square feet in area may be permitted. The sign may be located on the building or be a freestanding sign. The auto center sign may include the listing of all dealerships within the center.
- D. Uniformity of Design. Signs within an automobile dealership shall be uniform throughout the project and shall be designed so as to be compatible with the architecture and scale of the structures on site.
- E. Freestanding signs height. Main identification signs may have a maximum height of up to 20 feet.

15.36.430.C. Uses allowed in Residential Districts by a Conditional Use Permit

The sign provisions of Section 15.36.500, A-P District Provisions, shall apply to uses within any residential district where permitted by a Conditional Use Permit.

SECTION TWO: That the City of Redlands Municipal Code shall be amended as follows:

Section 15.36.350.H

10. Signs placed on City right-of-way adjacent to a developed parcel shall have the written consent of the property owner, with written consent renewed on an annual basis.
11. All sign(s) located on or adjacent to vacant parcels shall be removed within thirty days after start of development on such vacant property unless the City receives written consent by the property owner as required in Subsection 10 of these provisions.

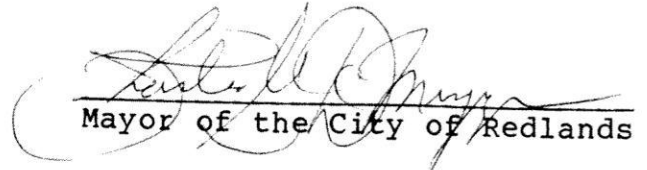
Section 15.36.500 A-P District Provision

- A. Residential Uses. When signs are used for residential purposes, the regulations of the residential districts shall apply.
- B. For Nonresidential uses.
 1. Approval by Planning Commission. Plans and elevations of all signs intended for advertising purposes are subject to the approval of the Planning Commission.
 2. Signs Permitted. A maximum of one main identification sign per street frontage will be permitted for each property. Such signs may only indicate the name of the building and principal use being conducted on the premises. A directory-type listing only the names of the separate owners or businesses may be incorporated in a main identification sign. No other signs will be permitted with buildings having one main entrance. On buildings with more than one public entrance, a supplementary directional sign indicating the names of the occupants and suite numbers may be located as near as practical to the public entrance.

3. Area of sign.
 - a. The maximum area of all main identification signs shall be 20 square feet, including directory-type listings incorporated in the sign. If a directory-type listing is used to designate the separate businesses, the maximum area provided for each business shall be one square foot.
 - b. For the supplementary directional signs for buildings having more than one public entrance, the maximum area of the sign shall be three square feet or one-half square foot per business, whichever provides the lesser area.
4. Wall Signs. If the sign is to be attached to the building, it shall be placed parallel to the surface of the building, and may not extend out from the building more than 12 inches. No sign shall be permitted on the roof or roof eaves.
5. Freestanding Signs. Freestanding signs shall be parallel with the street and shall be located not closer than ten feet from the street property line or future right-of-way line. The maximum height shall be four feet.
6. Freestanding Signs on Corner Lots. A freestanding sign may be placed on a corner lot with a setback of ten feet from each of the streets. The sign may have two faces, each parallel with a street and a maximum area of ten square feet for each face. The maximum height shall be four feet.
7. Freestanding Signs on Corner Lots Fronting on Two or More Secondary or Major Highways. A freestanding sign may be placed on a corner lot with a minimum setback of ten feet from each of the streets. The sign may be back to back with one face parallel with a street and one face perpendicular to the street. Each sign face will count in the calculation of sign area with a maximum area of ten square feet for each face. The maximum height shall be four feet.
8. Illumination of sign. The sign illumination shall be of such intensity or arranged in such a manner so as not to create glare for abutting properties or vehicular travelers. (Prior Code Section 84511(4)(a)).

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 it to be published once in the Redlands Daily Facts, a newspaper of general circulation printed and published in this City.


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 17th day of April, 1990, by the following vote:

AYES: Councilmembers Cunningham, Larson, Milson;
Mayor DeMirjyn

NOES: None

ABSENT: Councilmember Beswick


City Clerk