

ORDINANCE NO. 2204

AN ORDINANCE OF THE CITY OF REDLANDS AMENDING TITLE 15 OF THE REDLANDS MUNICIPAL CODE BY ADOPTING ZONING ORDINANCE TEXT AMENDMENT NO. 223 ADDRESSING SIGNAGE NEEDS IN THE EAST VALLEY CORRIDOR SPECIFIC PLAN AREA.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF REDLANDS AS FOLLOWS:

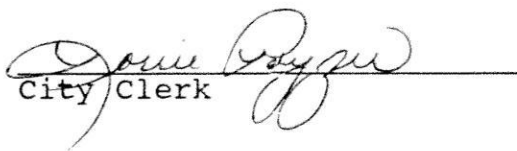
SECTION ONE: That the City of Redlands Municipal Code shall be amended by adding Section 15.36.495 as shown in Exhibit "A."

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, or a summary of 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 15th day of September, 1992, by the following vote:

AYES: Councilmembers Larson, Cunningham, Foster; Mayor DeMirjyn

NOES: None

ABSENT: Councilmember Milson


City Clerk

EXHIBIT A

15.36.495 EV/AP District Provisions.

The purpose of the regulations in this section is to acknowledge the larger scale administrative professional development occurring in the East Valley Corridor Specific Plan area and to provide adequate signage that is architecturally compatible with the development.

A. Sign Approval Required.

The location, size and architectural design of all signs and support structures shall be reviewed and approved by the Planning Commission. Replacement of sign copy on existing sign structures shall be reviewed and approved by the Community Development Director and the Director of Building and Safety.

B. Area of Signage.

Total allowable signage is calculated at a ratio of one-half (.50) square foot in area for each foot of the structure or portion thereof wherein the pertaining use is conducted. Buildings on corner lots or lots fronting on two or more streets may be credited with only one frontage. No office shall be credited with more than one frontage.

C. Signs Permitted.

1. Monument Sign. One freestanding, monument sign per parcel or unified complex shall be permitted. Maximum of four (4) feet in height. If illuminated, only the letters are to illuminate. No translucent backgrounds permitted.
2. 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 twelve inches. No sign shall be permitted on the roof or project above the roofline.
3. One main identification sign will be permitted for each property. The main identification sign shall not exceed fifty (50) square feet. Auxilliary signs shall not exceed twenty-four (24) square feet.

EXHIBIT A (cont.)

4. Directional Signs. Directional signs containing a maximum area of two square feet each may be permitted as necessary to facilitate on-site vehicular circulation. An "EMERGENCY" directional sign may be a maximum of eight (8) square feet.
 5. Supplementary Directory Signs. A maximum of one directory sign may be placed near the pedestrian entrance to the building indicating service or tenant locations. The maximum area of the sign shall be three square feet or one-half foot per business, whichever provides the lesser area.
- D. Location.
Signage may only be erected on the side of a building where a street right-of-way or public entryway to the business is located. One unlighted sign not to exceed two square feet in area may be placed on the rear of the building for service and delivery identification.
- E. Content.
1. Monument sign may contain no more than the name of the business or principal permitted use and the street address number.
 2. Wall signage may contain no more than the name of the business and type of business or principal product.
- F. General Limitations.
1. All illuminated signs shall be of such an intensity or arranged in such a manner so as not to create glare for abutting properties or vehicular traffic.
 2. Developments designed for occupancy by more than one tenant shall comply with Section 15.36.420.