

ORDINANCE NO. 2280

AN ORDINANCE OF THE CITY OF REDLANDS AMENDING CHAPTER 18.96 OF THE REDLANDS MUNICIPAL CODE BY ADOPTING ZONING ORDINANCE TEXT AMENDMENT NO. 234 RELATING TO COMBINED RESIDENTIAL AND NONRESIDENTIAL USES IN THE C-4 (HIGHWAY COMMERCIAL) DISTRICT

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

SECTION ONE: That the Redlands Municipal Code shall be amended by amending Section 18.96.020 as follows:

"CHAPTER 18.96
C-4 HIGHWAY COMMERCIAL DISTRICT

18.96.020 General Provisions And Restrictions

In the C-4 zone:

- A. All lots in this district, in order to be used for the purposes set forth in this section, must have their main buildings facing on the highway upon which the zoning district is established.
- B. All buildings erected, constructed or established shall be entirely new and complete structures designed for commercial purposes only except as provided for in Section 18.96.020(E).
- C. Site plans and elevations for all new construction and/or additions shall be submitted to the Planning Commission for review and approval.
- D. Alleys must be required by the Planning Commission.
- E. A structure originally designed as a residence, or as an accessory to a residence, may be used for a retail business or professional use under the conditions provided for in Article IX of Chapter 18.156 of this title.
- F. No business or professional building shall be erected, constructed or established on the same lot together with a building originally designed as a residence, or as an accessory to a residence, except as provided in Section 18.96.020(E).

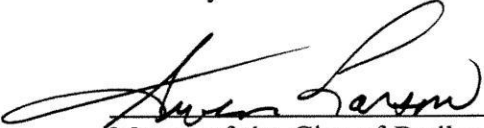
G. All uses shall be conducted within a completely enclosed building, except as follows:

1. Off-street parking and loading areas.
2. Automobile service stations.
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 the display is maintained in a neat and orderly manner."

SECTION TWO: That the Redlands Municipal Code be amended by rescinding Section 18.96.080, Prohibited Uses.

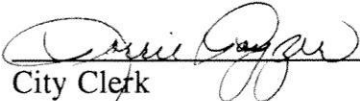
SECTION THREE: This ordinance shall be in force and take effect as provided by law.

SECTION FOUR: The City Clerk shall certify to the adoption of this ordinance and cause it, 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:



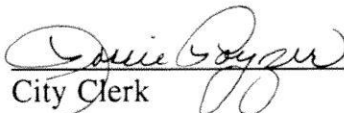
City Clerk

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 20th day of June, 1995, by the following vote:

AYES: Councilmembers Foster, Gilbreath, Gil;
Mayor Larson

NOES: Councilmember Cunningham

ABSENT: None



City Clerk