

ORDINANCE NO. 1194

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1000 OF THE CITY OF REDLANDS BY ADOPTING AMENDMENT NO. 37 THERETO.

The City Council of the City of Redlands does ordain as follows:

SECTION ONE: That Zoning Ordinance No. 1000 of the City of Redlands, be and is hereby amended by adopting Amendment No. 37, which replaces Section 23.00 as follows:

SECTION 23.00 - C-1 NEIGHBORHOOD STORES DISTRICT REGULATIONS

Intent and Purpose of the Regulations:

The purpose of establishing neighborhood stores districts is to encourage the logical and timely development of land for commercial purposes in accordance with the objectives, policies, and proposals of the General Plan provided such uses are determined by the Commission and Council to be essential or desirable to the public convenience and welfare in the location proposed.

The C-1 District is intended to serve the neighborhood needs for convenience goods only. The stores are intended to fit into the residential pattern of development and not create either architectural or traffic conflicts. The following regulations are intended to protect the residential environment and shall apply to all uses in the C-1 Neighborhood Stores District.

Prerequisites to Review:

1. Ownership and Integrated Design

A neighborhood stores center may be established only upon land held in single ownership or unified control. The plan for the proposed development must present an integrated and organized arrangement of buildings and service facilities which shall have a functional relationship to the overall planned development.

2. General Plan

The location and type of development shall be consistent with the comprehensive General Plan upon which this ordinance is based.

3. Frequency of Districts

No neighborhood stores district shall be closer than one-half ( $\frac{1}{2}$ ) mile from any other shopping center district or neighborhood stores district.

SECTION 23.10 - PROCEDURE

The provisions of Section 24.10 shall apply.

SECTION 23.20 - USES PERMITTED

1. Retail Stores

- a. Drug store
- b. Grocery, fruit and vegetable store
- c. Meat market or delicatessen store
- d. Launderette
- e. Variety store

2. Services

- a. Barber or beauty shop
- b. Clothes cleaning pickup agency with incidental pressing

3. And such other uses as may be determined by the Commission to be similar to those listed above and which serve the convenience needs of residents at a neighborhood level.

SECTION 23.30 - PROPERTY DEVELOPMENT STANDARDS

1. Area

- a. Minimum area: Twenty-two thousand five hundred (22,500) square feet
- b. Maximum area: Two (2) acres

2. Dimensions

- a. Minimum width: One hundred fifty (150) feet
- b. Minimum depth: One hundred fifty (150) feet

3. Building Height

The maximum building height shall be not more than one (1) story or twenty (20) feet.

4. Coverage

The maximum coverage of the lot by buildings or structures shall not exceed twenty-five (25) percent of the total lot area.

5. Floor Space Index

The relationship between floor space and ground area shall not exceed one-third ( $1/3$ ). One square foot of gross floor space for each three (3) square feet of total lot area.

6. Landscaping

See Section 24.30

7. Yards

All buildings and structures, except required walls, shall be set back not less than twenty-five (25) feet from all property lines. For existing sub-standard C-1 lots setbacks shall be the same as the abutting residential district.

8. Parking and Loading

See Sections 40.00 and 41.00

9. Fences, Hedges and Walls

See Section 43.00

10. Signs

See Sign Ordinance 1169. In addition, no signs permitted within landscaped areas.

11. Accessways

All accessways to a public street shall be located not less than seventy-five (75) feet from the intersection of any street lines, and shall be designed in a manner conducive to safe ingress and egress. Where practical, exits shall be located on a minor street. Frequency of accessways shall be at intervals of not less than one hundred (100) feet.

12. Storage

See Section 24.30

13. Lighting

See Section 24.30

SECTION 23.40 - UNIFIED CONTROL

The provisions of Section 24.40 shall apply.

SECTION TWO: That Section 24.00 of Ordinance No. 1000 is hereby replaced as follows:

SECTION 24.00 - C-2 NEIGHBORHOOD SHOPPING CENTER DISTRICT REGULATIONS

Intent and Purpose of the Regulations:

The purpose of establishing neighborhood shopping center districts is to encourage the logical and timely development of land for commercial purposes in accordance with the objectives, policies, and proposals of the General Plan provided such uses are determined by the Commission and Council to be essential or desirable to the public convenience and welfare in the location proposed. The C-2 District is intended to serve as a shopping center for the convenience needs of approximately one thousand (1,000) families. The size of the center is proposed to be directly related to the quantity of purchasing power available for the support of those stores that are classified for this district.

The following regulations are intended to protect the residential environment and shall apply to all uses in the C-2 Neighborhood Shopping Center Districts.

Prerequisites to Review:

1. Ownership and Integrated Design

A neighborhood shopping center may be established only upon land held in single ownership or unified control. The plan for the proposed development must present an integrated and organized arrangement of buildings and service facilities which shall have a functional relationship to the overall planned development.

2. General Plan

The location and type of development shall be consistent with the comprehensive General Plan upon which this ordinance is based.

### 3. Frequency of Districts

No neighborhood shopping center shall be closer than one (1) mile from any other neighborhood shopping center district, or closer than one-half ( $\frac{1}{2}$ ) mile from any neighborhood stores district.

## SECTION 24.10 - PROCEDURE

The following information and material shall be submitted to the Commission.

### 1. Applications

#### A. Conditional Use Permit

- a. The applicant may request and the Commission may recommend a Conditional Use Permit for the uses permitted herein subject to the regulations set forth in Section 52.00 and 52.10 (n).
- b. Applicant must be the property owner or an authorized agent of the owner.
- c. Conditional Use Permit is granted to applicant only and is not transferable with the land.
- d. Responsibility for the posting of bonds, fulfilling of city requirements for both ON and OFF-SITE improvements rests with the applicant.

#### B. Change of Zone

- a. The applicant may request and the Commission may recommend a Change of Zone for the uses permitted herein subject to the requirements of this section and the regulations of Section 51.00. The Commission may recommend and the Council may grant a Conditional Use Permit in lieu of a Change of Zone when this procedure is determined to be more appropriate.
- b. All conditions fixed by the City Council in the amendment to the ordinance creating the district shall run with the land and shall be binding upon the applicant for the amendment, his heirs, successors and assigns.

### 2. Site Plan

#### A. Preliminary Site Plan

The site plan shall be prepared to scale showing accurately, and with complete dimensioning, all buildings, structures, signs, parking, landscaping, walls or fences, and the points in ingress and egress. In addition, all necessary information to clearly define intended use of the property shall be included.

#### B. Changes

Changes in the approved plan, of any item listed under "D. Final Plans" of this sub-section shall be submitted to the Commission for review and approval. This includes changes in parking, landscaping, circulation, signs, lighting, grading, and location of structures.

#### C. Stage Development

If the development is to be carried out in progressive stages, each stage

shall be so planned that the requirements and the intent of this ordinance shall be fully complied with at the completion of any stage. Initial construction shall include a food store.

#### D. Final Plans

Required if following information is not included on preliminary plan: Prior to the issuance of a building permit a Final Site Plan shall be submitted to the Commission for Review and Approval with the following information:

- a. Location, arrangement, and dimensions of main and accessory buildings.
- b. Location, arrangement, and dimensions of automobile parking space, width of aisles, width of bays, angle of parking.
- c. Location, arrangement and dimensions of truck loading and unloading spaces and docks, including trash storage areas.
- d. Location and dimensions of vehicular entrances, exits and drives.
- e. Location and dimensions of pedestrian entrances, exits, walks, and walkways.
- f. General drainage system.
- g. Location and materials of walls and fences.
- h. Landscaping and final grading plan.
- i. The elevations of main and accessory buildings.
- j. The location, size, height, and orientation of all signs and lights.
- k. Location and shielding of air conditioners, heating and ventilating equipment.

### 3. Market Analysis

The petitioner shall submit to the Planning Department\* a market analysis, acceptable to the city, which indicates the need for a shopping center in the location requested. For these purposes, the market analysis shall contain the following determination.

- a. Determination of trade area of the proposed shopping center.
- b. Determination of trade area population, present and future.
- c. Determination of effective buying power in the trade area.
- d. Determination of net potential customer buying power for stores in the proposed shopping center.
- e. And such other data as may be necessary in order to support the application.

### 4. Time Schedule

The time limit for start of construction, of one or more of the main buildings shown on the approved site plan, shall be one year. Said construction shall be pursued diligently to completion. This time limit may be extended for a period not to exceed one year by submitting a request to the Commission for Review and Approval prior to the expiration date of initial time limit.

#### A. Conditional Use Permit

Failure to obtain Final Approval of the Conditional Use Permit and subsequently start construction within the specified time limits shall terminate the right to develop subject property as a shopping center.

\* Department shall submit their findings on the market analysis to the Commission.

### B. Change of Zone

In the event that construction has not started within the specified time limits, the Planning Commission shall review the progress which has occurred and, if determined necessary, initiate proceedings to re-zone the property to the zone classification applicable prior to the approval of the commercial zoning.

In the event that the application for a Conditional Use Permit or Zone Change is denied or the time limit for development has expired no new application will be considered for a period of one (1) year.

## 5. Traffic and Streets

### A. Traffic Study

A neighborhood shopping center shall be located on property which abuts and has access to an established major or secondary highway. The Commission must be satisfied as to the adequacy of surrounding streets and traffic control facilities to carry the additional traffic generated by the development and may require that a traffic study be submitted.

### B. Dedications and Improvements

Applicant shall dedicate and improve all necessary streets in conformity with the General Plan and any precise plan affecting subject property.

## 6. Financial Report

A statement of financial responsibility, including the posting of bonds, cash or certificate of credit with the city to assure the installation of improvements required as a condition to development.

## SECTION 24.20 - USES PERMITTED

No building or structure or land shall be used, and no building or structures shall be designated, erected, structurally altered or enlarged, except for the following purposes:

### 1. Those uses permitted in the C-1 District.

#### 2. Retail Stores:

- a. Bakery (employing not more than five (5) persons and all goods sold on the premises)
- b. Book or stationery store
- c. Confectionery store
- d. Dry goods or notions store
- e. Florist shop
- f. Hardware store
- g. Jewelry store
- h. Plant nurseries
- i. Shoe stores
- j. Clothing or wearing apparel store
- k. Super market

### 3. Offices

Offices (any office in which chattels or goods, wares, or merchandise are not commercially created, exchanged or sold).

### 4. Services

- a. Automobile service station on parcels not less than five (5) acres in area. No major repairs, metal work or painting shall be permitted. Only new merchandise may be displayed outside.
  - b. Restaurant, tearoom or cafe, provided that no dancing, theatrical performance or entertainment of any nature be maintained or permitted therein, or in connection therewith. No liquor or alcoholic beverage shall be sold for consumption on the premises.
5. And such other uses as the Commission may determine to be similar to those listed above and which are related to the convenience level of purchasing normally supporting neighborhood shopping centers. Such uses must not be obnoxious to surrounding property.

## SECTION 24.30 - PROPERTY DEVELOPMENT STANDARDS

### 1. Area

- a. Minimum area: Four (4) acres
- b. Maximum area: Eight (8) acres

### 2. Dimensions

- a. Minimum width: Two hundred Fifty (250) feet
- b. Minimum depth: Three hundred (300) feet

### 3. Building Height

The maximum building height shall be not more than two (2) stories or forty (40) feet.

### 4. Coverage

The maximum coverage of the lot by building or structures shall not exceed twenty-five (25) percent of the total lot area.

### 5. Floor Space Index

The relationship between floor space and ground area shall not exceed one-half ( $\frac{1}{2}$ ). One square foot of gross floor space for each two (2) square feet of total lot area.

### 6. Landscaping

All front yard areas of the property, including parkways, shall be landscaped and maintained. Said landscaped yards shall extend the full width of the lot and be not less in depth than the minimum required front yard for the abutting residential zone.

There shall be a landscaped buffer area of screen-type planting not less than ten (10) feet in width along all property lines which abut residential districts. Said landscaping to be located between required walls and interior of the property.

7. Yards

All buildings and structures, except required walls, shall be set back not less than fifty (50) feet from all property lines. Parking and loading permitted between the landscaped areas and buildings.

8. Parking and Loading

See Section 40.00 and 41.00

9. Fences, Hedges and Walls

See Section 43.00

10. Signs

See Sign Ord. 1169. In addition, no signs permitted within landscaped areas.

11. Accessways

All accessways to a public street shall be located not less than one hundred fifty (150) feet from the intersection of any street lines, and shall be designed in a manner conducive to safe ingress and egress. Where practical, exits shall be located on a minor street. Frequency of accessways shall be at intervals of not less than two hundred fifty (250) feet.

12. Storage

Rubbish shall be confined in closed containers and completely screened from view. All merchandise must be stored within enclosed rooms.

13. Lighting

Lighting facilities shall be arranged in a manner which will protect the highway and neighboring properties from direct glare or hazardous interference of any kind.

14. Hours

No commercial or loading activity permitted between the hours of 10:00 P.M. and 6:00 A.M.

15. Noise

All noise producing equipment, such as compressors, heating and air conditioning units, etc. shall be insulated or enclosed so as to be inaudible at the property lines.

SECTION 24.40 - UNIFIED CONTROL

Property shall be recorded as one parcel and under unified control as a condition for

development. Any division of property after the completion of development shall be in conformity with the regulations of the Redlands Subdivision Ordinance and the provisions of the Redlands Zoning Ordinance.

SECTION THREE: Before adopting this Ordinance, the City Council held a public hearing, notice of which was published in the City of Redlands on the 8th day of October, 1962, eight days before the hearing.

SECTION FOUR: This Ordinance shall be in force and take effect as provided by law.

SECTION FIVE: 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.

  
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Mayor of the City of Redlands, California

ATTEST:

  
\_\_\_\_\_  
City Clerk

APPROVED FOR FORM:

s/ Edward F. Taylor  
\_\_\_\_\_  
City Attorney

I hereby certify that the foregoing Ordinance was adopted by the City Council of the City of Redlands at a regular meeting thereof held on the 16th day of October, 1962, by the following vote:

AYES: Mayor Parker, Councilmen Burroughs, Martinez, Hartzell

NOES: None

ABSENT: Councilman Wagner

  
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City Clerk of the City of Redlands