

## **CHAPTER 6. NEIGHBORHOOD COMMERCIAL**

### **Section EV3.0601 Intent**

The Neighborhood Commercial District creates, preserves and enhances areas for convenience shopping, where residents can purchase daily or frequently used necessities, household goods and personal services, in relative proximity to place of residence. Commercial establishments in this District include food stores, drugstores, and small specialty stores. Some business and government offices may be appropriate where these uses would either serve the surrounding residential neighborhood or would generate a limited amount of traffic. The Neighborhood Commercial District should be located and designed so as to be compatible with adjacent residential neighborhoods.

### **Section EV3.0605 Locational Standards**

- (a) The area consists or will consist of a compact group of stores or offices which provide convenience goods and personal services households in nearby neighborhoods.
- (b) The district is located on an arterial street at the periphery of a neighborhood, or at an intersection which carries substantial neighborhood traffic.
- (c) The area can physically accommodate shopping and service facilities and all required parking, loading, circulation and landscape requirements.
- (d) No Neighborhood Commercial District shall be located closer than one (1) mile from any other shopping area or Neighborhood Commercial District.
- (e) The location shall be consistent with the General Plan text and maps.

### **Section EV3.0610 Permitted Land Uses**

The following uses are permitted within the Neighborhood Commercial District. New construction shall require Commission Review and Approval as established in the Redlands Municipal Code. Determinations regarding similar uses not specifically listed shall be made pursuant to §EV3.0135(b).

- (1) Agriculture as a continuation of the existing land use, including orchards, groves, nurseries, field crops, tree crops, berry crops, bush crops, truck gardening and commercial flower growing, and all necessary structures and appurtenances thereof.
- (2) Uses permitted in the Administrative/ Professional District.
- (3) Retail sale of goods generally characterized by relatively short-term utility or

consumption, typified by, but not limited to, the sale of the following types of consumer goods and types of retail stores:

- Apparel
- Auto parts (new retail)
- Bakeries
- Books (general, not adult-oriented as defined by the Redlands Municipal Code)
- Computer hardware and software and peripherals
- Confectioneries and ice cream
- Convenience markets
- Cosmetics and accessories
- Dishes, china, glassware, metalware
- Dry goods and notions
- Drug stores and pharmacies
- Five and ten variety stores
- Florist
- Food caterers and delicatessens
- Gift shop
- Groceries
- Hardware (excluding "warehouse"-type hardware stores and outlets)
- Hobby and yarn shops
- Interior decorating supplies
- Lawn and garden equipment and supplies
- Meat, fish, seafood
- Newspapers and magazines
- Paint, varnish, lacquer
- Pets
- Records, tapes, videotapes, compact discs, video discs
- Shoes
- Stationary and art supplies
- Toys, sport and athletic goods

(4) Provision of services which are typically needed frequently or recurrently and which primarily care for the needs of individuals and households rather than businesses. Uses in this category are typified by, but are not limited to, the following:

- Apparel repair, alterations and tailoring
- Beauty salons and barber shops
- Bicycle repair
- Computer service and repair
- Laundering and dry-cleaning outlets
- Locksmith
- Photographic studios and processors
- Radio, TV and stereo repair
- Repair and service of any article whose sale is permitted in this District

- Self-service laundries
  - Shoe repair
  - Small appliance repair
  - Suntan parlors
  - Watch, clock and jewelry repair
  - Videotape/Video disk rental and sales
- (5) Restaurants, except those serving alcoholic beverages and drive-through restaurants, which require a Conditional Use Permit.

**Section EV3.0613 Conditionally Permitted Uses**

The following uses may be permitted subject to approval of a Conditional Use Permit by the Planning Commission. Determinations regarding similar uses not specifically listed shall be made pursuant to §EV3.0135(b):

- (1) Automobile service stations, subject to the requirements shown in Section EV3.0620(h) of this document.
- (2) Drive-through restaurants and services, subject to the requirements and standards shown in Section EV3.0620(i) of this Specific Plan.
- (3) Family recreation centers consisting of amusement machine arcades, billiard rooms, or other similar entertainment.
- (4) Liquor stores, or any retail store at which the display of alcoholic beverages occupies more than thirty three percent (33%) of the total linear shelf space within the store.
- (5) Teen Centers.
- (6) Restaurants at which on-site alcoholic beverage sales takes place.
- (7) Conditionally permitted uses in the Administrative Professional District.

**Section EV3.0615 Prohibited Uses**

Any use not listed as permitted, conditionally permitted, or permitted as an accessory use is prohibited in the Neighborhood Commercial District.

**Section EV3.0620 Development Standards**

- (a) Maximum lot area shall be twenty thousand (20,000) square feet.
- (b) Minimum parcel width shall be one hundred twenty (120) feet and minimum parcel depth shall be one hundred twenty (120) feet.
- (c) Maximum structure height shall be not more than two stories or thirty-five (35) feet.
- (d) Maximum building coverage shall be fifty (50) percent.
- (e) Minimum building setbacks shall be as follows:
  - (1) 

Front yard	25 feet
Street side yard	25 feet
Side and rear yards	5 feet (except where adjoining Residential District)
  - (2) Where front or side street is designated as a Special Landscaped Street in Section EV4.0115 (a), see Section EV4.0115 for setback and landscaping requirements.
  - (3) Where parcel abuts a residential district, see Section EV4.0225 (c) for setback and landscape buffer requirements.
  - (4) See Section EV 3.0620 (i) for exceptions for front yard and street side yard setbacks for unenclosed, architectural type projections such as portico's, porte-cochere's, and pedestrian walkways for drive through restaurants and services.
- (f) For requirements on parking, landscaping, loading, lighting, storage, signs, and other design standards, the provisions of Division 4 shall apply.
- (g) 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.
- (h) Requirements and Standards for Automobile Service Stations

The following standards shall apply to automobile service stations, gas stations, filling stations, and similar uses:

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- (1) The minimum lot area for a service station shall be twenty thousand (20,000) square feet.
- (2) Minimum lot width and depth shall be one hundred twenty (120) feet.
- (3) No more than half of the corners at any one intersection shall be occupied by service stations.
- (4) Off-street parking shall be provided in accordance with the provisions of Section EV4.0201 and the following standards:
  - No outdoor parking or storage of wrecked, dismantled, or inoperative vehicles shall be permitted.
  - Parked vehicles shall be limited to those directly associated with the business or awaiting service.
  - No parking shall be permitted in the corner cut-off area.
  - Parking areas shall be screened as required under landscaping section of Division 4 of this Specific Plan.
- (5) Service stations shall comply with the following landscaping standards and requirements:
  - Except for driveway openings there shall be a landscaped planter area not less than five (5) feet in width extending along the entire street frontage.
  - A minimum of twenty (20) percent of the entire lot area shall be landscaped.
  - All planter areas shall be enclosed by six (6) inch high concrete curbs. The width of these curbs shall be included in the measurement of the overall width of the planter area.
  - A detailed landscaping plan indicating types and distribution of plantings shall be provided with the application.
  - The Planning Commission may require the installation of walls in various locations as appropriate to screen views of on-site uses and/or buffer the service station from adjacent uses.
  - All trash, refuse, and used merchandise shall be stored in an area enclosed by solid walls or fences. Trash and refuse areas shall be located on the rear portion of the lot.

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- (6) Customer pump areas shall be roofed and shall comply with the following standard requirements:
    - The pump island canopies shall be designed to be architecturally compatible with the architectural design of the main building.
  - (7) All utilities on the site for direct service to a service station shall be installed underground.
  - (8) Lighting on the exterior and interior of the structure shall be shielded from horizontal view except for sign lights or those especially designed for illumination of the parking lot.
  - (9) Equipment Rentals at automobile service stations shall comply with the following requirements and standards:
    - The outside storage of rental trailers, and similar equipment, may be permitted provided they are completely screened from public view and the use is specifically authorized in the Conditional Use Permit for the service station.
    - Additional lot area over the required minimum in the amount of 200 square feet per rental unit shall be provided.
- (i) Drive-Through Restaurants and Services

The following standards shall apply to all restaurants and services which provide service to patrons while they are in their vehicle:

- (1) Minimum lot area shall be twenty thousand (20,000) square feet.
- (2) Minimum lot width and depth dimensions shall be one hundred twenty (120) feet.
- (3) Off-street parking shall be provided in accordance with the provisions of Section EV4.0201 of this Specific Plan.
- (4) Landscaping for drive-through uses shall comply with the following requirements and standards:
  - (A) Except for driveway openings there shall be a landscaped planter area not less than ten (10) feet in width extending along the entire street frontage and not less than (5) feet in width along all interior property lines.
  - (B) A minimum of twenty percent (20%) of the total site of the drive-through use shall be landscaped.

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- (C) Landscaping guidelines and requirements of Division 4 of this Specific Plan shall apply. Where this section applies a stricter landscaping standard, this section's requirements shall supersede the standard in Division 4.
- (5) Drive-through aisles shall be completely screened from the view of public rights-of-way to a height equal to or greater than that of standard vehicular headlights. Screening shall be by use of walls, earth berms, landscaping or a combination thereof.
- (6) A traffic study prepared by a qualified traffic engineer shall be submitted with the application.
- (7) Architectural projections such as portico's, porte-cochere's, and pedestrian walkways are allowed within the required front yard and street side yard setbacks upon review and approval by the Planning Commission and/or City Council when such a projection is deemed to aid overall project architecture or provides a beneficial screening to drive through lanes.