

**DIVISION 3. COMMUNITY LAND USE**

**CHAPTER 1. GENERAL PROVISIONS**

**Section EV3.0101 Introduction**

This division provides land use regulations for the area included in the East Valley Corridor Specific Plan. The land use regulations adopted in this Plan are intended to promote, protect and secure the public health, safety and general welfare, to provide the social and economic advantages resulting from an orderly, planned use of land and resources, and to encourage, guide, and provide a definite plan for the future growth and development of the East Valley Corridor.

**Section EV3.0105 Land Use Map as Part of Specific Plan**

The Land Use District Map, showing the classifications and boundaries of land use districts and all notations, references, and other information shown therein, after final adoption in the manner required by law, shall thereafter be as much a part of this Specific Plan as if all the matters and information set forth by said map were fully described herein.

**Section EV3.0110 Establishment of Land Use Districts**

In order to carry out the provisions of the Specific Plan, the following land use districts are established:

- Single Family Residential (RS)
- Multiple Family Residential-3000 (3000-RM)
- Multiple Family Residential-2500 (2500-RM)
- Administrative-Professional (AP)
- Neighborhood Commercial (CN)
- General Commercial (CG)
- Regional Commercial (CR)
- Commercial Industrial (IC)
- Regional Industrial (IR)
- Special Development (SD)
- Public Institutional (PI)
- Open Space (OS)
- Science Research Park (SRP)
- Commercial Transition (TC)

See Color Map Inserted into document with this Page Number

# East Valley Corridor Specific Plan

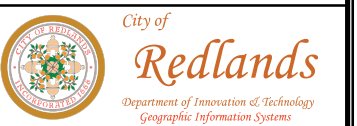
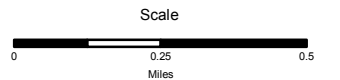
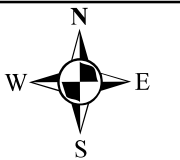
Includes Ammendments 1 through 44.

## Legend

### Land Use Districts

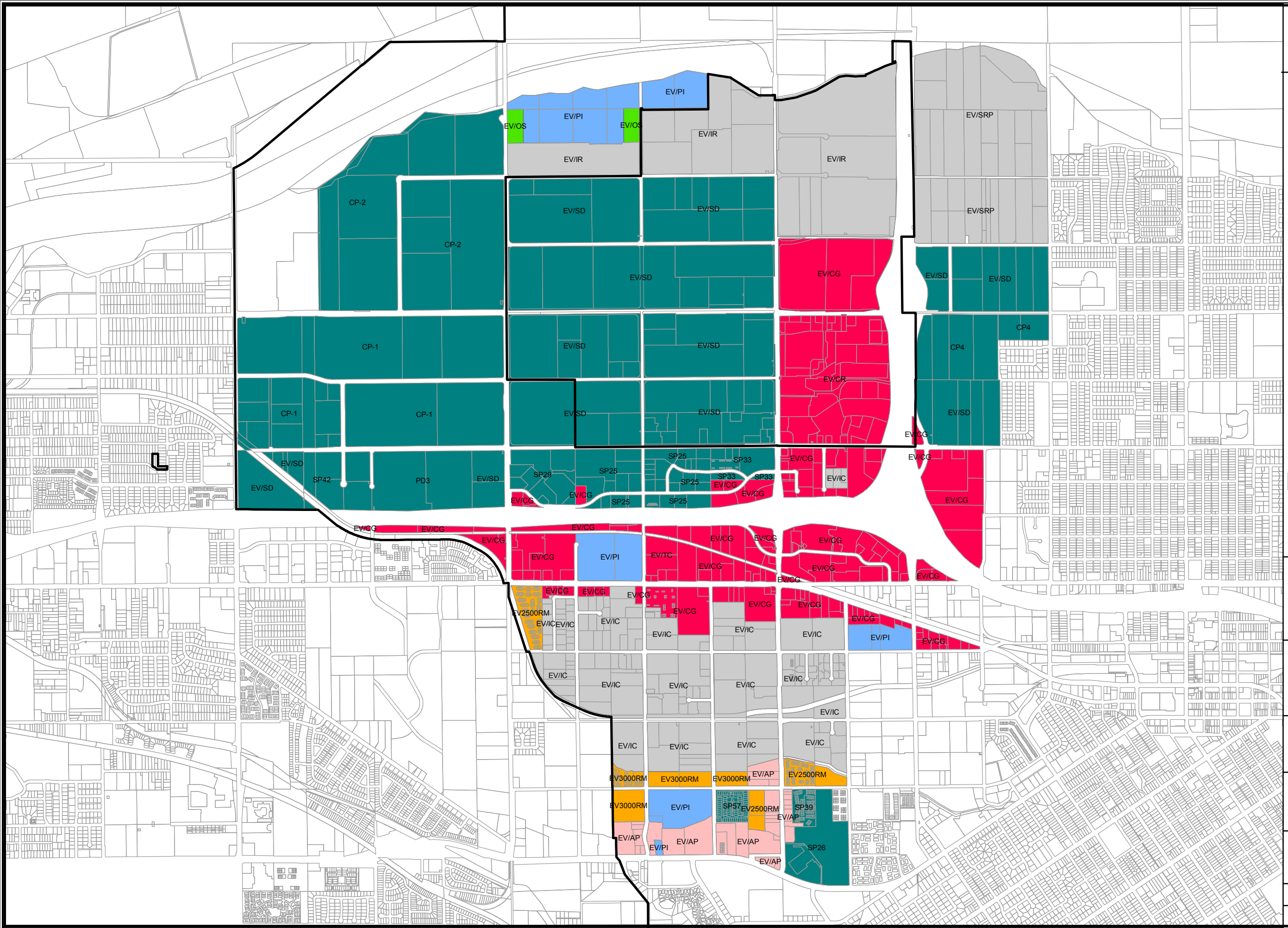
- Industrial  
*EV/IC, EV/IR, EV/SRP*
- Administrative  
*EV/AP*
- Commercial  
*EV/CG, EV/CR, EV/TC*
- Multi-Family Residential  
*EV2500RM, EV3000RM*
- Open Space  
*EV/OS*
- Public Institutional  
*EV/PI*
- Specific Plan  
*CP-1, CP-2, CP4, EV/CG, EV/SD, PD3, SP25, SP26, SP29, SP33, SP39, SP42, SP57*
- Redlands Boundary
- Parcels

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May 7, 2018

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**Section EV3.0115 Districts Adopted with Specific Plan**

The boundaries of such districts, as shown on any Land Use District Map adopted by this Specific Plan or amendment thereto, are hereby adopted and approved and the regulations of this Specific Plan, governing the uses of land, buildings, structures, the height of buildings and structures, the sizes of yards abutting buildings and structures and other matters as hereinafter set forth, are hereby established and declared to be in effect upon all land included within the boundaries of each and every district shown upon the Land Use Map.

**Section EV3.0120 District Boundary Uncertainties**

Where uncertainty exists as to the boundaries of any district shown on the Land Use District Maps, the following rules shall apply:

- (a) Where such boundaries are indicated as approximately following street and alley lines, lot lines, or topographic features such as drainage channels, such lines or features shall be construed to be such boundaries.
- (b) In non-subdivided property, and where a district boundary divides a lot, the locations of such boundaries, unless indicated by dimensions, shall be determined by use of the scale appearing on the map.
- (c) Where any uncertainty exists, the Planning Commission of the governing jurisdiction shall determine the location of boundaries.
- (d) Where a public street or alley is officially vacated or abandoned, the regulations applicable to the property to which it reverts shall apply to such vacated or abandoned street or alley.
- (e) Unless otherwise noted, land use district boundaries shall extend to street right-of-way centerlines.

**Section EV3.0125 District Contents**

Each Land Use District contains a statement of intent and locational standards. Each District also contains a listing of permitted and prohibited land use types, along with requirements for development within the District.

**Section EV3.0130 District Amendments**

The text or location of a Land Use District may be amended pursuant to the provisions of Section EV1.0505 of this Specific Plan and applicable regulations of the governing agencies.

**Section EV3.0135 General Land Use Provisions**

- (a) Except as otherwise provided in the Specific Plan and applicable zoning codes, buildings or structures shall be erected, reconstructed, structurally altered, enlarged, moved or maintained, and buildings, structures or land shall be used or designed to be used only for uses permitted in the zone in which such building, structure or land is located, and then only after applying for and securing all permits and licenses required by all laws and ordinances.
- (b) Where the terms "similar," "typical," or "including but not limited to" are used in the context of "similar" or "typical" uses or products, it shall be deemed to mean other products or uses which, in the judgment of the Director of Community Development as evidenced by a written decision, are similar to and not more objectionable to the general welfare than the products or uses listed in the same section. The Director of Community Development shall be specifically empowered to refer to the Planning Commission those determinations of similar uses which, in his or her opinion, warrant examination by that body. In all cases, the item(s) shall be examined pursuant to the process established in sections (c) and (d) below.
- (c) Prior to taking an action to find a use similar to and not more objectionable to the general welfare than the uses listed within the text of a zone district of this Division, the Director of Community Development or the Planning Commission shall find all of the following:
  - (1) That the use is not first listed as a permitted use in a less restrictive zone district.
  - (2) That the proposed use is compatible with the intent of the land use district and is applicable throughout the Specific Plan area in that land use district.
  - (3) That the proposed use is consistent with the Specific Plan.
  - (4) That the use is capable of meeting the standards, requirements and intent of the land use district.

- (5) That the use will not be more inappropriate or objectionable to the general welfare than the uses listed within the land use district.
- (d) The Director of Community Development shall notify the Planning Commission in writing of all approved determinations at the next available Commission meeting. The Director's decisions shall be presented as information items only, but may be appealed by a majority of the Commission members present at the meeting and acted upon at that time.
- (e) The Director of Community Development shall not be required to notify the Planning Commission of any requested determinations which he or she has denied. However, the applicant requesting the determination may appeal the Director's denial within ten (10) calendar days of the official notice of denial.

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## **CHAPTER 2. SINGLE FAMILY RESIDENTIAL DISTRICT**

### **Section EV3.0201 Intent**

The Single Family Residential District creates, preserves and enhances neighborhoods where permanent, one-household residential uses are predominant.

### **Section EV3.0205 Locational Standards**

- (a) The area is substantially occupied or will be occupied by one-family homes.
- (b) The area is served by appropriate public facilities, including recreation and neighborhood shopping facilities, and by major streets, generally located on the periphery of the neighborhood.
- (c) The area is free from environmental hazards that would significantly impact residential development.
- (d) There is a commitment to provide a full range of urban services to the area, including water, sewers, street systems, flood control, fire, police, schools, parks, libraries and medical facilities.
- (e) The location shall be consistent with the General Plan text and maps.

### **Section EV3.0210 Permitted Land Uses**

The following uses are permitted within the Single Family Residential District. New construction shall require Commission Review and Approval if required by the Redlands Municipal Code.

- (1) Single family residential use, not to exceed one (1) dwelling unit per parcel.
- (2) 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.



**Section EV3.0212 Accessory Land Uses**

The following uses are permitted as an accessory to a permitted or conditionally permitted use. Determinations regarding similar uses not specifically listed shall be made pursuant to §EV3.0135(b):

- (1) Accessory building such as bath house, cabana, and storage shed
- (2) Garage or carport with space for maximum of four vehicles
- (3) Guest house (bathroom plumbing only; no kitchen facilities permitted)
- (4) Home occupation as defined in and subject to the requirements of the Redlands Municipal Code
- (5) Private greenhouse or horticultural collection incidental to the residential use of the premises
- (6) Private swimming pool, as defined by the Uniform Building Code.
- (7) Recreational facilities intended for use by the residents of a residential development and their guests, including playgrounds, tennis courts, athletic fields, and equestrian facilities.

**Section EV3.0213 Conditionally Permitted Uses**

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

- (1) Recreational facilities, including playgrounds, tennis courts, and athletic fields not intended for use by residents of a residential development and their guests.
- (2) Large family day-care home, serving seven (7) to twelve (12) children.
- (3) Second units (“granny flats”) as defined and regulated by the Redlands Municipal Code.
- (4) Churches and other institutions facilitating worship.

- (5) Day care centers for thirteen (13) or more children.
- (6) Board and care homes for more than six (6) residents.
- (7) Adult day care facilities.
- (8) Public utilities and public service uses or structures including, but not limited to, reservoirs, pumping plants, electrical substations, central communication office, but not including any of the following: microwave and repeater huts and towers, satellite receiving stations, and cellular telephone antennae.

**Section EV3.0215 Prohibited Land Uses**

Any use not listed as permitted, conditionally permitted, or permitted as an accessory use is prohibited in the Single Family Residential District.

**Section EV3.0220 Prohibited Building Types**

- (a) Independent mobilehomes
- (b) Mobilehome parks

**Section EV3.0225 Development Standards**

- (a) Minimum lot area shall be 7200 square feet, except where the General Plan specifies a permitted density of less than six (6) units per acre, in which case the density shall be determined by the General Plan.
- (b) Minimum lot dimensions
  - (1) For lots from 7200 up to 14,000 square feet, minimum lot widths, measured at the building setback line, shall be sixty (60) feet on an interior lot, seventy (70) feet on a corner lot, and forty (40) feet on a cul-de-sac lot. Minimum lot depth shall be one hundred (100) feet.
  - (2) For lots of 14,000 square feet or greater, minimum lot width shall be one hundred (100) feet and minimum lot depth shall be one hundred twenty (120) feet.
- (c) Maximum population density shall be one dwelling unit per parcel.
- (d) Maximum coverage by structures shall be thirty (30) percent.

- (e) Maximum structure height shall be thirty-five (35) feet.
- (f) Minimum building setbacks shall be as follows:
  - (1)

Front yard	25 feet
Street side yard	15 feet
Side yards	5 feet & 10 feet
Rear yards	15 feet
  - (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 side or rear yard abuts a Commercial, Industrial or Administrative Professional district, dwelling unit shall be set back at least twenty-five (25) feet from the property line.
  - (4) For permitted projections into yards, see zoning code of governing jurisdiction.

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## **CHAPTER 3. MULTIPLE FAMILY RESIDENTIAL—3000 DISTRICT**

### **Section EV3.0301 Intent**

The Multiple Family Residential—3000 District creates, preserves and enhances areas where two or more dwelling units on the same lot are predominant. This district provides for medium density development of a range of housing types to meet the varying needs of individuals and families in the East Valley Corridor area.

### **Section EV3.0305 Locational Standards**

- (a) The area is substantially occupied or will be occupied by multiple family dwellings at a density not to exceed ten (10) dwelling units per acre.
- (b) The area is served by appropriate-public facilities, including recreation and neighborhood shopping facilities, and by major streets, generally located on the periphery of the neighborhood.
- (c) The area is free from environmental hazards that would significantly impact residential development.
- (d) There is a commitment to provide a full range of urban services to the area, including water, sewers, street systems, flood control, fire, police, schools, parks, libraries and medical facilities.
- (e) The location shall be consistent with the General Plan text and maps.

### **Section EV3.0310 Permitted Land Uses**

The following uses are permitted within the Multiple Family-3000 Residential District. New construction shall require Commission Review and Approval as required by the Redlands Municipal Code.

- (1) Single family residential use, not to exceed one (1) dwelling unit per parcel.
- (2) Two-family dwellings or two (2) one-family dwellings of a permanent nature on each lot.
- (3) Multiple family dwellings of three (3) units or more, in either one (1) structure or a group of structures.
- (4) Agriculture as a continuation of the existing land use, including orchards, groves, nurseries, field crops, berry crops, bush crops, truck gardening and commercial flower growing and all necessary structures and appurtenances thereof.

**Section EV3.0312 Accessory Land Uses**

The following uses are permitted as an accessory use to a primary permitted or conditionally permitted use. Determinations regarding similar uses not specifically listed shall be made pursuant to §EV3.0135(b):

- (1) Accessory building such as bath house, cabana, and storage shed.
- (2) Garage or carport.
- (3) Home occupation as defined in and subject to the requirements of the Redlands Municipal Code.
- (4) Private greenhouse or horticulture collection incidental to the residential use of the premises.
- (5) Recreational facilities intended for use by the residents of a residential development and their guests, including playgrounds, tennis courts, athletic fields, and private or public swimming pools (as defined by the Uniform Building Code).

**Section EV3.0313 Conditionally Permitted Uses**

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

- (1) Recreational facilities intended for use by the general public, including playgrounds, tennis courts and athletic fields.
- (2) Mobilehome parks, subject to the requirements of the Redlands Municipal Code.
- (3) Large family day-care home, serving seven (7) to twelve (12) children.
- (4) Day care centers for thirteen (13) or more children.
- (5) Second units ("granny flats") as defined and regulated by the Redlands Municipal Code.
- (6) Board and care homes for more than six (6) residents.
- (7) Adult day care facilities.
- (8) Churches and other institutions facilitating worship.

- (9) Public utilities and public service uses or structures including, but not limited to, reservoirs, pumping plants, electrical substations, central communication office, but not including any of the following: microwave and repeater huts and towers, satellite receiving stations, and cellular telephone antennae.

**Section EV3.0315 Prohibited Land Uses**

Any use not listed as permitted, conditionally permitted, or permitted as an accessory use is prohibited in the Multiple Family-3000 Residential District.

**Section EV3.0320 Prohibited Building Types**

- (a) Independent mobilehomes

**Section EV3.0325 Development Standards**

- (a) Minimum lot area shall be 8,000 square feet.
- (b) Minimum lot dimensions
  - (1) Minimum lot width shall be eighty (80) feet.
  - (2) Minimum lot depth shall be one hundred (100) feet.
- (c) Population Density

A minimum of three thousand (3,000) square feet (net) shall be allotted for each dwelling unit, not to exceed a total of ten (10) dwelling units per acre (gross).
- (d) Maximum coverage by structures shall be forty-five (45) percent of the lot area.
- (e) Maximum structure height shall be thirty-five (35) feet.
- (f) Minimum building setbacks shall be as follows:
  - (1)

Front yard	25 feet
Street side yard	25 feet
Side yard	5 feet & 10 feet
Rear yard	15 feet
  - (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 side or rear yard abuts a commercial or industrial district,



dwelling unit(s) shall be set back at least twenty-five (25) feet from property line.

- (4) For permitted projections into yards, see zoning code of governing jurisdiction.

(g) Interior yards and courts for grouped dwellings

For purposes of this part, the front of a building shall be considered the side containing the main entryway. (This provision may result in buildings with multiple front yards.)

(1) Single family dwellings:

(A) Where two (2) or more single family detached dwellings are located on a lot, there shall be not less than twenty (20) feet between dwellings arranged side to side; not less than forty (40) feet between dwellings arranged front to rear; not less than thirty (30) feet between dwellings arranged rear to side; front yards facing a side property line shall be not less than fifteen (15) feet; side yards facing a rear property line shall be not less than fifteen (15) feet; rear yards facing a side property line may be five (5) feet.

(B) Where a driveway is included in the space between buildings, the total space between buildings or required yards shall be increased by the width of the driveway.

(C) Main buildings and/or accessory buildings shall in no instance be closer than ten (10) feet.

(2) Multiple family dwellings containing more than two units:

(A) Where there is more than one main building on a lot or building site, or where a building is constructed about a court, each building or wing shall have the following yards:

	<u>Front</u>	<u>Side</u>	<u>Rear</u>
For one story buildings	25'	15'	20'
For two story buildings	30'	15'	20'

For buildings having offset surfaces, each yard standard may be reduced up to five (5) feet provided the average required space between buildings is maintained.

For buildings placed at an angle with each other each yard standard may be reduced up to ten (10) feet provided that the

average required space between buildings is maintained except that main buildings shall be no closer than twenty (20) feet at the closest point and main buildings and accessory buildings shall be no closer than fifteen (15) feet at the closest point.

The yard standards of this subsection may be modified by the Planning Commission of the governing jurisdiction where it can clearly be demonstrated that the modification(s) will improve the project in terms of more usable open space, aesthetic appearance and living environment except that no main buildings or main building and accessory building shall be closer than twenty (20) feet.

- (B) Where a driveway is included in the space between buildings, the total distance between buildings shall be increased by the width of the driveway, except as follows:
  - (i) Where a driveway is included in the space between buildings arranged rear to rear that have garages incorporated into the dwelling units, the total distance between buildings shall be not less than thirty (30) feet and the side of the building opposite the driveway shall be considered the front of the building.
  - (ii) Where a driveway is included in the space between buildings arranged rear to side that have garages incorporated into the dwelling units, the total distance between buildings shall be not less than the width of the driveway plus the required side yard and the side of the building opposite the driveway shall be considered the front of the building.
  - (iii) The distance between buildings or wings shall not be less than the sum of the yard requirements for each building or wing as set forth herein. Main buildings and accessory buildings shall in no instance be closer than fifteen (15) feet, except that the front yard of any main building facing a garage or carport shall be a minimum of forty (40) feet.
  - (iv) No individual main building shall exceed a linear dimension of 150 feet. In addition, the continuous surface of a main building paralleling a public right-of-way shall not exceed a linear dimension of fifty (50) feet.

(h) Outdoor Living Space

Outdoor living space for relaxation, recreation, and visual pleasure shall be provided for each dwelling unit at a standard of one square foot of outdoor living area for each three square feet of gross floor area within each dwelling unit.

(1) The outdoor living space may be provided in the form of common open space areas, private open space areas, or a combination thereof, except that there shall be at least 200 square feet of common open space for each dwelling unit. Said spaces shall be provided in accordance with the following specifications:

(A) Common Outdoor Living Space

Each common outdoor living space shall contain a minimum area of 2000 square feet and have a minimum dimension of 20 feet.

(i) Pools, putting greens, shuffleboard courts and similar open type recreational facilities may be located in the common outdoor living space.

(ii) Recreation buildings may be located within the common outdoor living space; provided, however, that not more than ten (10) percent of said space may be utilized for recreational building purposes. The space between buildings shall be increased by the dimensions of the recreational building(s).

(iii) A minimum of thirty (30) percent of the common open space area shall be landscaped and maintained.

(B) Private Outdoor Living Space

(i) Private outdoor living space for dwelling units located on the ground floor shall contain a minimum area of 150 square feet with a minimum dimension of ten (10) feet. Said space shall be contiguous to the unit served.

(ii) All patios, balconies and recessed areas adjacent to a public right-of-way shall be enclosed at a height of at least three (3) feet on all sides viewable from said public right-of-way. No patio enclosure over three (3) feet in height may extend into the required front yard.

- (2) Outdoor living spaces may be located in the required rear yards, side yards, and interior yards provided they comply with the minimum dimensions specified for each type of outdoor living space. The required front setback area may not be included in the calculations.
- (3) No portion of off-street parking spaces, driveways, covered pedestrian accessways or utility areas such as drying yards or trash areas shall be included in the outdoor living space calculations.
- (4) All required outdoor living spaces shall be accessible to the occupants of the dwelling units.

(i) Trash Storage Area

A trash storage and pickup area of adequate size shall be provided to the rear of the required front yard. Said area shall be completely enclosed and screened from view by solid masonry walls.

(j) Accessory Buildings

Accessory buildings may occupy not more than eighty (80) percent of the rear yard area.

(k) Off-Street Parking

The provisions of Section EV4.0201 (a) shall apply. In addition, there shall be not more than one driveway to off-street parking and covered parking areas for each 100 feet of lot width.

Whenever a driveway or open parking spaces are located within a side yard or rear yard, a planting area with not less than a three (3) foot wide interior diameter shall be provided adjacent to the interior property line(s).

(l) Parking Screening

All open parking spaces when adjacent to a public right-of-way shall be screened from public view as required in Section ] V4. 0250.

All covered parking spaces shall have solid walls extending from the ground to roof along the end adjacent to a public right-of-way and shall be fully enclosed on all sides with walls and doors for at least the first seventy-five (75) feet of lot depth. In addition, entryways to covered parking spaces that are viewable from a public right-of-way shall be enclosed by doors.

Structures having roofs and exterior walls comprised of sheet metal shall not be located closer than 100 feet from any dedicated street and shall not be viewable from any public right-of-way.

(m) Fences, Landscaping, Walls and Signs

The provisions of Division 4 shall apply.

(n) Mechanical Equipment

All heating, ventilating and air conditioning equipment, including ducts, meters, plumbing lines and tanks, shall be architecturally screened from public view. Mechanical and plumbing equipment shall be screened from view as follows:

- (1) By masonry walls when mounted at grade;
- (2) By parapet walls on flat roofs;
- (3) By parapet walls or in roof wells on pitched roofs.

Plumbing vent pipes, all heater flues, and all roof penetrations shall be gathered and concealed from view as required in (2) and (3).

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## **CHAPTER 4. MULTIPLE FAMILY RESIDENTIAL—2500 DISTRICT**

### **Section EV3.0401 Intent**

The Multiple Family Residential—2500 District is intended to provide for the development of high quality apartments on large lots. This district provides for higher dwelling unit density, up to a maximum of fifteen (15) dwelling units per acre. Except that in the County unincorporated area the maximum dwelling unit density shall not exceed fourteen (14) dwelling units per acre.

### **Section EV3.0405 Locational Standards**

- (a) The area is substantially occupied or will be occupied by multiple family dwellings at a density not to exceed fifteen (15) dwelling units per acre. Except that in the County unincorporated area the maximum dwelling unit density shall not exceed fourteen (14) dwelling units per acre.
- (b) The area is served by appropriate public facilities, including recreation and neighborhood shopping facilities, and by major streets, generally located on the periphery of the neighborhood.
- (c) The area is free from environmental hazards that would significantly impact residential development.
- (d) There is a commitment to provide a full range of urban services to the area, including water, sewers, street systems, flood control, fire, police, schools, parks, libraries and medical facilities.
- (e) The location shall be consistent with the General Plan text and maps.

### **Section EV3.0410 Permitted Land Uses**

The following uses are permitted within the Multiple Family-2500 Residential District. New construction shall require Commission Review and Approval as required by the Redlands Municipal Code.

- (1) Agriculture as a continuation of the existing land use, including orchards, groves, nurseries, field crops, berry crops, bush crops, truck gardening and commercial flower growing and all necessary structures and appurtenances thereof.
- (2) Multiple family dwellings either in one (1) structure or a group of structures. No groups of single family detached dwelling units may be placed on any lot or parcel of land.



**Section EV3.0412 Accessory Land Uses**

The following uses are permitted as an accessory use to a primary permitted or conditionally permitted use. Determinations regarding similar uses not specifically listed shall be made pursuant to §EV3.0135(b):

- (1) Accessory building such as a bath house, cabana, and storage shed.
- (2) Garage or carport
- (3) Private or Public swimming pool, as defined by the Uniform Building Code.
- (4) Recreational facilities intended for use by the residents of a residential development and their guests, including playgrounds, tennis courts and athletic fields.

**Section EV3.0413 Conditionally Permitted Uses**

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

- (1) Recreational facilities, including playgrounds, tennis courts and athletic fields not intended for use primarily by residents of a residential development and their guests.
- (2) Large family day-care home, serving seven (7) to twelve (12) children..
- (3) Day care centers for thirteen (13) or more children.
- (4) Mobilehome parks, subject to the requirements of the Redlands Municipal Code.
- (5) Second units ("granny flats") as defined and regulated by the Redlands Municipal Code.
- (6) Churches and other institutions facilitating worship.
- (7) Public utilities and public service uses or structures including, but not limited to, reservoirs, pumping plants, electrical substations, central communication office, but not including any of the following: microwave and repeater huts and towers, satellite receiving stations, and cellular telephone antennae.

**Section EV3.0415 Prohibited Land Uses**

Any use not listed as permitted, conditionally permitted, or permitted as an accessory use is prohibited in the Multiple Family-2500 Residential District.

**Section EV3.0420 Prohibited Building Types**

- (a) Independent mobilehomes
- (b) Mobilehome parks

**Section EV3.0425 Development Standards**

- (a) Minimum lot area shall be twelve thousand (12,000) feet.
- (b) Minimum lot dimensions
  - (1) Minimum lot width shall be one hundred (100) feet
  - (2) Minimum lot depth shall be one hundred twenty (120) feet.
- (c) Population Density

A minimum of two thousand five hundred (2500) square feet (net) shall be allotted for each dwelling unit, not to exceed a total of fifteen (15) dwelling units per acre (gross).

- (d) Maximum coverage by structures shall be forty-five (45) percent of the lot area.
- (e) Buildings and structures shall have a height not greater than three (3) stories.
- (f) Minimum building setbacks shall be as follows:
  - (1)

Front yard	25 feet (35 feet for 3-story building)
Street side yard	25 feet (35 feet for 3-story building)
Side yard	10 feet (add 5 feet for each story above first)
Rear yard	25 feet
  - (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 side or rear yard abuts a commercial or industrial district, dwelling unit(s) shall be set back at least twenty-five (25) feet from

property line.  
(4) For permitted projections into yards, see zoning code of governing jurisdiction.

(g) Interior yards and courts for grouped dwellings

See Section EV3.0325 (g)

(h) Outdoor living space

See Section EV3.0325 (h)

(i) Trash Storage Area

A trash storage and pickup area of adequate size shall be provided to the rear of the required front yard. said area shall be completely enclosed and screened from view by solid masonry walls.

(j) Accessory Buildings

Accessory buildings may occupy not more than eighty (80) percent of the rear yard area.

(k) Off-Street Parking

The provisions of Section EV4.0201 (a) shall apply. In addition, there shall be not more than one driveway to off-street parking and covered parking areas for each 100 feet of lot width.

Whenever a driveway or open parking spaces are located within a side yard or rear yard, a planting area with not less than a three (3) foot wide interior diameter shall be provided adjacent to the interior property line(s).

(l) Parking Screening

All open parking spaces when adjacent to a public right-of-way shall be screened from public view as required in Section EV4. 0250.

All covered parking spaces shall have solid walls extending from the ground to roof along the end adjacent to a public right-of-way and shall be fully enclosed on all sides with walls and doors for at least the first seventy-five (75) feet of lot depth. In addition, entryways to covered parking spaces that are viewable from a public right-of-way shall be enclosed by doors.

Structures having roofs and exterior walls comprised of sheet metal shall not be located closer than 100 feet from any dedicated street and shall not be viewable from any public right-of-way.

(m) Fences, Landscaping, Walls and Signs

The provisions of Division 4 shall apply.

(n) Mechanical Equipment

All heating, ventilating and air conditioning equipment, including ducts, meters, plumbing lines and tanks, shall be architecturally screened from public view. Mechanical and plumbing equipment shall be screened from view as follows:

- (1) By masonry walls when mounted at grade;
- (2) By parapet walls on flat roofs;
- (3) By parapet walls or in roof wells on pitched roofs.

Plumbing vent pipes, all heater flues, and all roof penetrations shall be gathered and concealed from view as required in (2) and (3).

(o) Existing Structures

Before a building permit may be issued, all existing single-family buildings and related structures shall be removed from the property.

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## **CHAPTER 5. ADMINISTRATIVE PROFESSIONAL DISTRICT**

### **Section EV3.0501 Intent**

The Administrative Professional District creates, preserves and enhances areas for businesses and professions which provide services primarily from offices and maintain no stock of goods for retail trade. This district provides an opportunity for the grouping of businesses, professions and other services having related and compatible functions. The number of consumer visits would be less frequent and traffic generation more moderate than for retail commercial uses. This district is also intended to provide a transition or buffer between more intensive retail and service centers and residential land uses or between major arterials and adjacent residential neighborhoods.

### **Section EV3.0505 Locational Standards**

- (a) The area is substantially occupied and will be occupied by a relatively contiguous grouping of service establishments which conduct their operations in offices.
- (b) The District is located on the edge of a more intensive commercial district, along major streets, or between highways and adjacent residential uses, with proper consideration given to parking, landscaping and general amenities of adjoining uses.
- (c) The location shall be consistent with the General Plan text and maps.

### **Section EV3.0510 Permitted Land Uses**

The following uses are permitted within the Administrative Professional 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) Professional Services, similar but not limited to the following types of uses:
  - Accounting, auditing, bookkeeping
  - Counseling (marriage and family)
  - Engineering, architectural and planning
  - Legal services

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- Medical and dental laboratories
  - Physicians, surgeons, chiropractors, osteopathic physicians, dentists, oral surgeons, orthodontists,
  - Prescription pharmacy and optical services
- (3) Business Services, similar but not limited to the following types of uses:
- Advertisement, business and management
  - Consulting
  - Detective and protective services
  - Stenographic, secretarial, clerical and mailing
  - Collection agencies
  - Blueprinting and photocopy
  - Employment agencies
- (4) Financial Services, similar but not limited to the following types of uses:
- Banks, savings and loans, and credit unions
  - Commodity services
  - Holding and investment services
  - Insurance carriers, agents, brokers
  - Real estate agents and brokers
  - Real estate developers and builders (office only)
  - Title abstracting
- (5) Miscellaneous Services, similar but not limited to the following types of uses:
- Business associations
  - Civic, social and fraternal associations
  - Live theaters (except adult theaters as defined by the Redlands Municipal Code)
  - Libraries and reading rooms
  - Museums and galleries
  - Private adoption agencies
  - Professional membership organizations
  - Welfare and charitable services

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### **Section EV3.0513 Conditionally Permitted Uses**

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

- (1) Day care centers for thirteen (13) or more children.
- (2) Churches and other institutions facilitating worship.
- (3) Public utilities and public service uses or structures including, but not limited to, reservoirs, pumping plants, electrical substations, central communication office, microwave and repeater huts and towers, and satellite receiving stations.
- (4) Hospitals.
- (5) Limited commercial uses such as:
  - (a) Bookstore
  - (b) Bridal Shop
  - (c) Coffee House
  - (d) Florist
  - (e) Gift Shop
  - (f) Hobby and/or Yarn Shop
  - (g) Interior Decorator
  - (h) Jewelry and/or Clock Shop
  - (i) Photo Studio
  - (j) Restaurant (no drive through)
  - (k) Stationary Store
  - (l) Video Store
- (6) Weddings and receptions on property designated by the City, state or federal governments as an historic landmark.

### **Section EV3.0515 Prohibited Uses**

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

### **Section EV3.0520 Development Standards**

- (a) Minimum lot area shall be ten thousand (10,000) square feet.
- (b) Minimum parcel width shall be eighty (80) feet and minimum parcel depth shall be one hundred twenty (120) feet.



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- (c) Maximum structure height shall be thirty-five (35) feet.
- (d) Maximum building coverage shall be sixty (60) 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.
- (f) For requirements on parking, landscaping, access, loading, storage, signs, and other design standards, the provisions of Division 4 shall apply.

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## **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.

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## **CHAPTER 7. GENERAL COMMERCIAL**

### **Section EV3.0701 Intent**

The General Commercial District creates, preserves and enhances areas for businesses which provide a variety of goods and services serving a community or regional market. The District provides for the grouping of retail and service uses that are compatible in the type of commodity sold, the scope of services provided or the method of operation.

The District may contain major department stores, administrative/ professional headquarters and community or regional shopping centers. Smaller businesses which benefit from the customer drawing power of the larger stores and provide specialty goods and services may also be located here. The creation of a pleasant and efficient environment for shopping and business is the primary function of this District.

### **Section EV3.0705 Locational Standards**

- (a) The area is occupied or will be occupied by stores and businesses which provide retail sales and services for a wide range of consumer needs, characterized by relatively long-term utility.
- (b) The District is located either at the intersection of major streets or along major streets and freeways.
- (c) The area is free of environmental constraints and has physical conditions which can sustain commercial development, including all required parking, circulation, landscaping and yards.
- (d) The location shall be consistent with the General Plan text and maps.

### **Section EV3.0710 Permitted Land Uses**

The following uses are permitted within the General Commercial District. New construction shall require Commission Review and Approval as required by 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 structures and appurtenances thereof.

- (2) Uses permitted in the Neighborhood Commercial District and Administrative Professional District.
- (3) Retail sale of goods generally characterized by relatively long-term utility or consumption, including but not limited to the following types of goods and/or stores:
- Antiques
  - Appliances
  - Art galleries, print and frame shops
  - Auto and motorcycle parts and accessories (new)
  - Automobiles, motorcycles and other motor vehicles (new)
  - Bicycles and parts
  - Boats
  - Commercial nursery, retail
  - Computers and accessories
  - Department and general merchandise stores
  - Draperies, curtains, upholstery
  - Fur goods and apparel
  - Furniture and home furnishings
  - Home improvement centers
  - Jewelry, precious metals, coin and stamp dealers
  - Office supplies and equipment
  - Photographic equipment and supplies
  - Plumbing and heating equipment and supplies
  - Radio, TV, stereo
  - Secondhand merchandise and thrift shops
  - Swimming pools and spas
  - Vintage or collectible vehicles
  - Wall and floor coverings
- (4) Provision of services to individuals and business establishments, generally including but not limited to the following types of services:
- Automobile rental (limited to offices and storage of vehicles only; no on-site repair or maintenance of rental vehicles permitted)
  - Car washes
  - Eating establishments (including on-site sale of alcoholic beverages), with the exception of drive-through restaurants, which shall require a Conditional Use Permit
  - Funeral parlors and mortuaries
  - Furniture repair and re-upholstery
  - Medical massage therapy; provided, that (a) a minimum of eighty percent (80%) of the establishment's clients are from referrals by state-licensed health care providers, and (b) the establishment's records are kept on the premises and made accessible to the City upon request for compliance

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- Pet grooming
  - Restaurants See *"Eating establishments"*
  - Taxidermy
  - Telephone exchanges
  - Veterinarians and animal hospitals
  - Vocational and trade schools
- (5) Repair and servicing of any article which is permitted to be sold in this District.

### **Section EV3.0712 Accessory Land Uses**

The following uses are permitted as an accessory use to a primary permitted or conditionally permitted use:

- (1) Sale of used automobiles and other vehicles, if accessory to the sale of new vehicles.
- Nightclubs
  - Recreation centers
  - Skating rinks (indoor)
- (5) Hotels and Motels
- (6) Conditionally permitted uses in the Administrative Professional District and Neighborhood Commercial District.

### **Section EV3.0713 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) Auto service and repair centers
- (2) Commercial repair garages for motor vehicles and equipment (including body and paint work)
- (3) Cultural, Entertainment and Recreational Facilities, generally including but not limited to the following:
- Arcades, pool halls, discotheques
  - Bars and cocktail lounges
  - Bowling alley and miniature golf
  - Drive-in theaters
  - Gymnasiums, health and athletic clubs, figure salons

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- Live theaters (except adult theaters as defined by the Redlands Municipal Code)
  - Meeting halls (lodge and union)
  - Motion picture theaters
  - Nightclubs
  - Recreation centers
  - Skating rinks (indoor)
- (4) Hotels and Motels
- (5) Conditionally permitted uses in the Administrative Professional District and Neighborhood Commercial District.

### **Section EV3.0715 Prohibited Uses**

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

### **Section EV3.0720 Development Standards**

- (a) All lots shall have adequate width, depth and area to accommodate all required parking, setbacks, landscaping, loading, trash enclosures, and access requirements.
- (b) No maximum building height is established. Height limits shall be determined in accordance with Part 77 of the FAA regulations. Also refer to Floor Area Ratio-Section EV4.0240(a).
- (c) Minimum building setbacks shall be as follows:
- |     |                     |  |
|-----|---------------------|--|
| (1) | Front yard          | 25 feet  |
|     | Street side yard    | 25 feet  |
|     | Side and rear yards | None except where adjoining residential district |
- (2) Where district abuts a street designated as a Special Landscaped Street in Section EV4.0115 (a), see Section EV4.0155 for setback and landscaping requirements.
- (3) Where district abuts a residential district or residential portion of a Planned Development, see Section EV4.0225 (d) 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.

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- (d) For requirements on landscaping, walls, access, parking, loading, trash enclosures, lighting and storage, the provisions of Division 4 shall apply.
- (e) The provisions of Division 4 shall apply to signs. In addition, the maximum area of any sign facing a residential district shall be 75 feet.
- (f) All access ways 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 access ways shall be at intervals of not less than one hundred (100) feet.
- (g) Automobile Sales Development Standards

The purpose of these provisions are to establish standards for the development of new automobile sales facilities where sales are conducted outdoors.

The following property development standards shall apply when they are more restrictive than the development standards for the particular zone in which new automobile sales are proposed to be conducted:

- (1) Site Area. Each site shall have a minimum area of 50,000 square feet.
- (2) Site Dimensions. The minimum lot width and depth dimensions shall be 200 feet.
- (3) Parking. Off-street parking shall be provided in accordance with the provisions of Chapter 18.164.
- (4) Landscaping. A minimum of ten percent of the site shall be landscaped. Landscaping shall be placed along the entire street frontage, except for driveway openings and walkways. Landscaping shall be oriented to enhance public views and accent on-site structures.
- (5) Architectural Treatment. It is the policy of the City to require high quality architectural treatment. The design of the facilities shall be harmonious with the character and quality of the neighborhood and community.
- (6) Service Areas and Facilities. Service areas and facilities shall be completely screened from view from the public right of way. Screening shall be by use of walls, earth berms, landscaping or a combination thereof.



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## CHAPTER 8. REGIONAL COMMERCIAL DISTRICT

### Section EV3.0801 Intent

The Regional Commercial District is intended to create and preserve an area for development as a regional center, containing major retail outlets, office complexes, hotels and motels, entertainment centers, and secondary commercial and service uses. Because of the intensity and diversity of permitted uses, all parcels within this district shall be developed in accordance with a site plan proposed for the entire District. Innovation and variety of design will be encouraged in development of this District. Emphasis will also be placed upon pedestrian vehicular circulation facilities within and adjacent to the District, due to the anticipated high volume of traffic which will be generated in the District.

### Section EV3.0805 Locational Standards

- (a) The area is occupied or will be occupied by stores and businesses which provide retail sales and services for a wide range of consumer needs, characterized by relatively long-term utility or a regional service area.
- (b) The District is located at the intersection of major streets and has access by freeway.
- (c) The area is free from environmental constraints and has physical conditions which can sustain commercial development, including all required parking, circulation, landscaping and yards.
- (d) The location shall be consistent with the General Plan text and maps.

### Section EV3.0810 Permitted Land Uses

The following uses are permitted within the Regional Commercial District. Determinations regarding similar uses not specifically listed shall be made pursuant to §EV3.0135(b).

Prior to any development within this District, a Planned Development application as defined and provided for in Division 1, shall be submitted over all parcels within the Regional Commercial District, with each phase subject to final approval prior to issuance of permits.

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- (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.
- (2) Uses permitted in the Neighborhood Commercial District, Administrative Professional District, and General Commercial District.
- (3) Hotels
- (4) Conference and convention centers
- (5) Stadiums and amphitheaters
- (6) Regional mall (individual uses within a mall or constructed as part of a mall project may require a Conditional Use Permit if required by this Specific Plan).

### **Section EV3.0812 Accessory Land Uses**

The following uses are permitted as an accessory use to a primary permitted or conditionally permitted use:

- (1) Storage of merchandise or products for retail sale on the premises.
- (2) Parking structures.

### **Section EV3.0813 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) Conditionally permitted uses in the Administrative Professional District, Neighborhood Commercial District, and General Commercial District.

### **Section EV3.0815 Prohibited Uses**

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

### **Section EV3.0820 Development Standards**

- (a) All lots shall have adequate width, depth and area to accommodate all required parking, setbacks, landscaping, loading, trash enclosures, and access requirements.

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- (b) No maximum building height is established. Height limits shall be determined in accordance with Part 77 of the FAA regulations. Also refer to Floor Area Ratio-Section EV4.0240 (a).
- (c) Minimum building setbacks shall be as follows:
  - (1)

Front yard	25 feet
Street side yard	25 feet
Side and rear yards	None except where adjoining residential district
  - (2) Where district abuts a street designated as a Special Landscaped Street in Section EV4.0115 (a), see Section EV4.0115 for setback and landscaping requirements.
  - (3) Where district abuts a residential district or residential portion of a Planned Development, see Section EV4.0225 (d) 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.

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## CHAPTER 9. COMMERCIAL INDUSTRIAL DISTRICT

### Section EV3.0901 Intent

The Commercial Industrial District is intended for uses which serve a regional area with a wide variety of wholesale, retail and service uses. Goods and services available in this District may serve businesses located in other commercial and industrial districts, but may not be compatible with other commercial districts due to intensity of uses permitted. Some light manufacturing of a non-polluting type would also be allowed in this District. The District is located near commercial and industrial districts and major transportation routes.

### Section EV3.0905 Locational Standards

- (a) The area is occupied or will be occupied by stores and businesses which sell at retail or wholesale a variety of goods and services serving a regional market, and other compatible activities such as light manufacturing.
- (b) The area is located in proximity to commercial, industrial or agricultural districts which are served by the commodities and services offered in this District.
- (c) The District is located either at the intersection of or adjacent to major streets and freeways, or served by railroad access, and has access to existing or planned public services and facilities.
- (d) The area is free of environmental constraints and has physical conditions which can sustain commercial and light industrial development, including all required parking, circulation, landscaping and yards.
- (e) The location shall be consistent with the General Plan text and maps.

### Section EV3.0910 Permitted Land Uses

The following uses are permitted within the Commercial Industrial 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 and as regulated in the Administrative/ Professional District.
- (3) Research and Development Research laboratories, product development facilities, and testing laboratories and facilities, typified by, but not limited to

facilities for products or processes which typically do not involve the potential for producing odors, air pollutant emissions, or other potential impacts on adjoining properties or public infrastructure:

- Electrical
  - Film and photographic
  - Mechanical
  - Medical and dental
  - Metallurgical
  - Optical
  - Pharmaceutical
  - X-Ray
- (4) Establishments primarily engaged in manufacturing which takes place entirely within an enclosed building with no external emissions or other indication of the processes taking place in the building. Other products may also be manufactured within enclosed buildings. Uses which produce external emissions shall require a Conditional Use Permit, per Section EV3.0913. The following are typical of the products which can be manufactured in this manner.
- Apparel, drapery, upholstery, millinery, and related cloth and clothing items.
  - Fabricated metal products, including heating and air conditioning equipment, communication equipment, electrical equipment, plumbing fixtures, and radio.
  - Furniture and fixtures, including office furniture, store fixtures, blinds and shades, furniture, and shelving.
  - Miscellaneous manufactured goods, including jewelry, lapidary, precious metals, toys, sporting goods, umbrellas, brushes, novelties, notions, silverware, pictures and frames, musical instruments, tobacco products, artist supplies and similar goods.
  - Professional and scientific goods, including measuring instruments, clocks and watches, optical goods, surgical and medical instruments, photographic equipment, engineering, scientific and research instruments, computers, orthopedic, prosthetic and surgical appliances, ophthalmic goods, and similar equipment and supplies

- Publishing, including newspapers, business forms, typesetting, photoengraving, bookbinding, and printing.
  - TV equipment, appliances, wiring, cutlery and hand tools, fasteners, and similar equipment and supplies.
- (5) Retail sales as permitted in the General Commercial District.
- (6) Provision of services to individuals and businesses, typified by but not limited to the following types of services:
- Animal hospitals
  - Auto rental
  - Business and research offices related to the administration and operation of the permitted industrial uses
  - Beauty Salons, including salons that provide medical massage therapy as a supplemental service, provided: (1) that the beauty salon fronts directly on a Major Arterial street, as defined in the City's General Plan; (2) that the location of the beauty salon has parking as required by Section EV4.0201; and (3) if medical massage therapy services are provided, that (a) a minimum of eighty percent (80%) of the beauty salon's massage clients are from referrals by state-licensed health care providers, and (b) the beauty salon's records are kept on the premises and made accessible to the City upon request.
  - Equipment rental
  - Furniture upholstery
  - Hotels
  - Ice manufacture, cold storage and frozen food lockers
  - Mail order houses
  - Off-street parking
  - Parcel delivery
  - Pest control
  - Printing, lithographing, publishing
  - Public scales
  - Public utility offices and service yards
  - Radio and television broadcasting studios
  - Repair of any item permitted to be sold in this district
  - Restaurants, cafes, and cafeterias
  - Restaurants operated for employees on the premises
  - Sign painting
  - Trade union halls
- (7) Other uses typically associated with light manufacturing within enclosed buildings, including but not limited to the following:
- Business, technical, trade or professional schools
  - Clubs, lodges and similar organizations
  - Government buildings
  - Warehouses and distribution centers
  - Wholesale trade of most consumer items, including motor vehicles, drugs, dry goods, apparel, groceries, building materials and paper products.



**Section EV3.0913 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) Conditionally permitted uses in the Administrative Professional District, Neighborhood Commercial District, General Commercial District, and Regional Commercial District.
- (2) Bowling lanes, skating rinks, sports arenas
- (3) Cocktail lounges and bars
- (4) Laboratories, product development facilities, testing laboratories and manufacturing facilities typified by, but not limited to, facilities for products or processes which may involve the potential for producing odors, air pollutant emissions, or other potential impacts on adjoining properties or public infrastructure, including but not limited to the following products or processes:
  - Biochemical
  - Chemical
  - Chemicals, including pharmaceutical, botanical, soaps and detergents, chemical fertilizer, perfumes and cosmetics, candles and wax.
  - Fabricated plastic products
  - Paper products, including envelopes, bags, wallpaper, containers, pressed and molded pulp goods.
  - Stone, clay and glass products, including plate glass, mirrors, dishes and earthenware, pottery, porcelain and china, fixtures and supplies, and cut stone.
- (5) Service uses which typically involve activities which could create noise or other nuisances affecting adjacent or surrounding properties. Uses in this category are typified by, but not limited to:
  - Ambulance services
  - Auto services, including repair of brakes, glass, mufflers and body work, provided no open service bays are visible from the public right-of-way
  - Bus terminals and similar transit facilities
  - Cleaning and dyeing plants, laundries, linen and towel service
  - Retreading of tires
- (6) Hotels
- (7) Mini-storage facilities, warehouses or spaces

**Section EV3.0915 Prohibited Uses**

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

**Section EV3.0920 Development Standards**

- (a) Minimum lot area shall be twenty thousand (20,000) square feet. The requirement shall not be construed to prevent condominium-type developments which have smaller lot sizes as long as they have a mandatory owners association, and the land area under the jurisdiction of the association meets the minimum lot size requirements.
- (b) Minimum parcel width shall be one hundred (100) feet, and minimum parcel depth shall be one hundred fifty (150) feet.
- (c) Buildings and structures shall have a height not greater than fifty (50) feet.
- (d) Lot area coverage by buildings or structures shall not exceed fifty (50%) percent of the total lot area.
- (e) Minimum building setback lines shall be as follows:
  - (1) 

Front yard	25 feet
Street side yard	25 feet
Interior side yard	None required except adjacent to
Rear yard	residential district
  - (2) Where district abuts a street designated as a Special Landscaped Street in Section EV4.0115 (a), see Section EV4.0115 for setback and landscape requirements.
  - (3) Where district abuts a residential district or residential portion of a Planned Development, see Section EV4.0225 (d) 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, walls and fences, loading, lighting, storage and other design standards, the provisions of Division 4 shall apply.

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- (g) All lots shall have a minimum of sixty (60) feet of access on a dedicated and improved street.
- (h) The provisions Division 4 shall apply to signs. In addition, the maximum area of any sign facing a residential zone shall be seventy-five (75) square feet.
- (i) Any structure originally designed as a residence, or as an accessory to a residence, shall not be used for any commercial or industrial purpose.
- (j) A commercial or industrial building shall not be constructed or established on the same lot together with an existing residential building.
- (k) All buildings erected, constructed or established, shall be entirely new and complete structures designed for commercial or industrial purposes only.
- (l) All uses shall be conducted within a completely enclosed building except as follows:
  - (1) Off-street parking and loading areas.
  - (2) Automobile service stations - all merchandise must be displayed within the building or under canopy cover.
  - (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 said display is maintained in a neat and orderly manner.
- (m) New buildings or structures having exterior walls of sheet metal shall not be located closer than one hundred and fifty (150) feet from the property line along any Freeway, Major or Secondary Highway, or closer than one hundred (100) feet from the property line along any other dedicated street, except that said buildings or structures may be located closer to the street if any of the following conditions prevail:
  - (1) The sheet metal comprises less than twenty-five (25%) percent of the exterior wall area of said building or structures, or
  - (2) The sheet metal consists of panels with stainless steel, baked enamel or similar finish, or
  - (3) Said building or structure is concealed from view from the public street by walls, fences, landscaping, or other buildings or structures.

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## **CHAPTER 10. REGIONAL INDUSTRIAL**

### **Section EV3.1001 Intent**

The Regional Industrial District creates areas for light industrial and associated operations having high standards of performance. Operations are conducted primarily in enclosed buildings, with outdoor storage completely screened. The District is intended to create an environment in which industrial and allied uses may be conducted with a minimum of conflicts, and in which intrusion of residential and other non-compatible uses are prevented. Commercial and business uses which are supportive to industrial activities, or which serve daily needs of employees in the District are permitted, while general commercial uses generating high traffic volumes from commercial customers are restricted. The District is intended for high quality industrial parks or manufacturing areas producing only a small to moderate environmental impact on surrounding properties.

### **Section EV3.1005 Locational Standards**

- (a) The area is occupied or will be occupied by manufacturing, wholesale, research and development, service storage and comparable light industrial land uses having minimal environmental impacts, or by supportive commercial uses that directly serve industrial operations and employees.
- (b) The area has rail or highway access.
- (c) There is a commitment to provide public services and utilities needed for industrial operations.
- (d) The area is free from environmental constraints, has physical conditions which can sustain industrial development, and has large parcels of land with adequate space for structures, storage, loading, parking, landscaping and setbacks.
- (e) The location shall be consistent with the General Plan text and maps.

### **Section EV3.1010 Permitted Land Uses**

The following uses are permitted within the Regional Industrial 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.

## COMMUNITY LAND USE

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- (2) Research and development uses permitted in the Commercial Industrial District, as listed in Section EV3.0910 (3).
- (3) Manufacturing uses permitted in the Commercial Industrial District, as listed in Section EV3.0910 (4).
- (4) Wholesale Trade, such as:
  - Warehouse and distribution centers
  - Wholesale trade of durable and non-durable goods to commercial, industrial and professional business uses, including motor vehicles, sporting goods, electrical appliances, hardware, machinery and equipment for industry, construction, professional and service establishments
- (5) Supportive service and commercial uses, typified by but not limited to the following:
  - Business and research offices related to administration and operation of the permitted industrial uses
  - Commercial sales and service incidental to a principal permitted use
  - Electrical/electronic repair
  - Equipment rental
  - Heavy equipment repair
  - One (1) dwelling unit on the same parcel of land as a permitted use needing continual supervision, to be occupied exclusively by a superintendent or a caretaker and his family
  - Open space and recreation areas for employee use
  - Parcel delivery
  - Personal storage facilities (mini-warehouse)
  - Restaurants operated for employees on the premises
  - Truck rental and leasing
  - Welding and metal repair

### **Section EV3.1013 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) Manufacturing of the following and similar products:
  - Fabricated rubber products
  - Industrial chemicals
  - Paints, varnishes, lacquers, enamels and allied products (excluding boiling processes)
  - Pesticides and agricultural chemicals

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- Plastic, synthetic rubber and synthetic fibers
  - Prefabricated wooden buildings, veneer and plywood, and containers
- (2) Recycling operations conducted entirely within an enclosed building.
  - (3) Conditionally permitted uses in the Commercial Industrial District, except for those conditionally permitted uses from other land use districts which are incorporated by reference in the Commercial Industrial District.
  - (4) Automobile service stations.
  - (5) Child-care centers operated for employees on the premises.
  - (6) Motor freight terminals.
  - (7) Truck terminals or “truck stops” which provide services such as storage, parking, repair, and sale of fuel to the trucking industry.

### **Section EV3.1015 Prohibited Uses**

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

### **Section EV3.1020 Development Standards**

The development standards of the Commercial Industrial District (Section EV3.0920) shall apply to all property in the Regional Industrial District.



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## **CHAPTER 11. SPECIAL DEVELOPMENT DISTRICT**

### **Section EV3.1101 Intent**

The Special Development District is intended to provide an alternative, more flexible site planning process which encourages creative and imaginative planning of administrative professional, commercial or industrial developments, or a mixture of such uses, within the framework of a single cohesive concept plan. The Special Development process provides greater regulatory, land use, and design flexibility than conventional land use district regulations, in order to achieve a more economical and efficient use of the land.

The Special Development District preserves areas in large acreage, providing for interim and support uses, until such time as a Planned Development is approved. Except for interim uses, any development within this district shall be subject to a Planned Development (PD) application, as defined and provided for in Division 1 of the Specific Plan. The development standards for PD projects shall be based upon the approved development plan or use permit and conditions of approval.

### **Section EV3.1105 Locational Standards**

- (a) The district is located in undeveloped urban areas having relatively large parcel sizes, where flexibility of design and land use designations would provide beneficial development.
- (b) The area has access to existing or planned infrastructure facilities to support planned development.
- (c) The location shall be consistent with the General Plan text and maps.

### **Section EV3.1110 Permitted Interim Land Uses**

The following uses are permitted as interim uses and do not require submittal of a Planned Development application:

- (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) Single family dwelling units on parcels of twenty (20) acres or more.

### **Section EV3.1111 Permitted Land Uses**

The following uses are permitted subject to approval of a Planned Development application:

- (1) Uses permitted in the General Commercial or Commercial Industrial District.

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- (2) Uses permitted in the Administrative Professional District.
- (3) Uses permitted in the Public Institutional District.
- (4) Uses permitted in the Open Space District.

### **Section EV3.1112 Buffer Land Uses**

Where determined to be appropriate, a special buffer area shall be established adjacent to existing single family residential homes which abut the Special Development District, in order to ensure a logical transition of uses. The following uses are permitted within this buffer area:

- (1) All uses listed in Sections EV3.1110 and EV3.1111.
- (2) All uses permitted in the Single Residential District.

### **Section EV3.1113 Accessory Land Uses**

All accessory uses listed in the General Commercial District, Commercial Industrial District, Administrative Professional District, and Public Institutional District are permitted as accessory uses in the Special Development District.

### **Section EV3.1114 Conditionally Permitted Land Uses**

All conditional uses listed in the General Commercial District, Commercial Industrial District, Administrative Professional District, and Public Institutional District are permitted in the Special Development District subject to approval of a Conditional Use Permit.

### **Section EV3.1115 Prohibited Uses**

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

### **Section EV3.1120 Development Standards**

- (a) For interim uses as listed in Section EV3.1110 (a), development standards are as follows:
  - (1) Minimum lot size shall be twenty (20) acres.
  - (2) Maximum building height shall be thirty-five (35) feet.

(3) Minimum building setbacks:

(A) Front Yard	25 feet
Street side yard	25 feet
Side and rear yards	20 feet

(B) 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.

(b) Development standards for Planned Development projects shall be based upon the approved development plan or use permit and conditions of approval attached to the plan by the reviewing agency. All Planned Developments shall adhere to the Community Design standards as outlined in Division 4, and to the requirements for PD approval contained in Division 1, Chapter 4. Where the SD District is located adjacent to existing single family residential uses, special attention shall be paid to the development compatibility standards set forth in Section EV4.0225.

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## **CHAPTER 12. PUBLIC INSTITUTIONAL**

### **Section EV3.1201 Intent**

The Public Institutional District is intended to preserve and protect public facilities and those privately owned facilities which provide a service to the general public, including schools, post offices, fire stations, hospitals, civic centers, and publicly owned land. Due to the broad service function of this District and the difficulty of planning all public uses in advance, the Public Institutional District may be designated throughout the plan area, provided the use does not conflict with other established uses.

### **Section EV3.1205 Locational Standards**

- (a) The area is occupied or will be occupied by public or closely related private facilities providing services or functions for the general public.
- (b) The uses are not detrimental to adjacent land uses.
- (c) The area has adequate public services to accommodate the needs of the proposed use on a given site.
- (d) The location shall be consistent with the General Plan text and maps.

### **Section EV3.1210 Permitted Land Uses**

The following uses are permitted within the Public Institutional 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) Government offices and facilities, including corporate yards.
- (3) Sewage treatment plants operated by a government agency.

**Section EV3.1213 Conditionally Permitted Land Uses**

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

- (1) Transportation, Communication and Utility Facilities, including but not limited to the following types of uses:
  - Airports, heliports, and associated uses
  - Electrical, gas, water and sewage transmission facilities
  - Microwave communication towers and facilities
  - Radio and television stations and towers
  
- (2) Public Services:
  - Executive, legislative and judicial functions and offices
  - Government protective functions and postal services
  - Hospitals, sanitariums, convalescent and rest homes
  - Public works maintenance and storage yards
  - Sanitary landfills including the following support activities:
    - The excavation and storage of soil as cover for a sanitary landfill.
    - The use of an outdoor load consolidation area for recyclable materials
  - Recycling operations conducted entirely within an enclosed building.
  
- (3) Educational Services
  - Day Care Centers (public or private)
  - Primary, middle/junior high, and high schools
  - Private Universities, colleges, junior colleges, and professional schools.
  - Vocational, trade, and special training schools
  
- (4) Cultural, Entertainment and Recreational Facilities
  - Convention facilities
  - Golf courses
  - Historical and monument sites

- Museums and art galleries
  - Parks, playgrounds, athletic fields
  - Planetariums, aquariums, botanical gardens and zoos
  - Recreation and community centers
- (5) Other uses similar to the above listed uses if approved by the Planning Commission at a public hearing, as provided in Section EV3.0135.

**Section EV3.1215 Prohibited Uses**

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

**Section EV3.1220 Development Standards**

- (a) All lots shall have adequate width, depth and area to accommodate all required parking, setbacks, landscaping, loading, trash enclosures and access requirements.
- (b) Building or structure height shall not exceed FAA height limits as determined in accordance with Part 77 of the FAA regulations. Also refer to Floor Area Ratio - Section EV4.0240 (a).
- (c) Minimum building setbacks shall be as follows:
- |     |                  |         |
|-----|------------------|---------|
| (1) | Front yard       | 25 feet |
|     | Street side yard | 25 feet |
|     | Side yards       | 10 feet |
|     | Rear yard        | 20 feet |
- (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.
- (d) For requirements on landscaping, walls, access, parking, loading, trash enclosures, lighting and storage, and signs, the provisions of Division 4 shall apply.



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## CHAPTER 13. OPEN SPACE DISTRICT

### Section EV3.1301 Intent

The Open Space District creates and preserves areas for limited development which are not suited for permanent occupancy or intensive uses due to some specific characteristic of the land. Such lands may be subject to environmental hazards, may contain resources requiring preservation, or may be designated as suitable for recreational open space. Publicly owned land and uses of a predominantly open nature are included in this district.

### Section EV3.1305 Locational Standards

- (a) The area consists of land under public ownership.
- (b) The area consists of privately owned land when use of **said** land would endanger public health, safety and welfare due to topographic constraints or environmental hazards.
- (c) The area consists of a buffer separating industrial or commercial districts from residential districts.

### Section EV3.1310 Permitted Land Uses

The following uses are permitted within the Open Space 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, including orchards, groves, nurseries, field crops, tree crops, berry corps, bush crops, truck gardening and commercial flower growing.
- (2) Cultural, Entertainment and Recreational Facilities, including but not limited to:
  - Arboretums, rose gardens, botanical gardens
  - Golf courses
  - Hiking, bicycle, and equestrian paths and trails
  - Parks, playgrounds, athletic fields
- (3) Flood control structures
- (4) One (1) dwelling unit on the same parcel of land as a permitted use needing continual supervision, to be occupied exclusively by a caretaker and his family.

**Section EV3.1315 Prohibited Uses**

Any use not listed as permitted or conditionally permitted is prohibited in the Open Space District.

**Section EV3.1320 Development Standards**

- (a) No minimum lot area shall be required.
- (b) No minimum lot dimensions shall be required.
- (c) Maximum coverage by structures shall be five (5%) percent of the lot area.
- (d) Buildings and structures shall have a maximum height of fifteen (15) feet.
- (e) Minimum building setbacks shall be as follows:
  - (1)

Front yard	25 feet
Street side yard	25 feet
Interior side yard	10 feet
Rear yard	20 feet
  - (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.
- (f) For requirements on walls, fences, lighting, access, parking, signs and other design standards, the provisions of Division 4 shall apply.

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## **CHAPTER 14. SCIENCE RESEARCH PARK**

### **Section EV3.1401 Intent**

The Science Research Park Land Use District creates, preserves and enhances areas for science, medical, and research and development uses seeking a special working environment which has prestige value. This district provides for the grouping of high technology industries and supportive business, professional, very light manufacturing, assembly and accessory retail services having related and compatible functions. The science research park district incorporates high development standards and land uses of low potential adverse environmental affects to insure a high level of compatibility with more sensitive land use, and to minimize impacts on existing citrus uses.

### **Section EV3.1405 Locational Standards**

- (a) The area will be substantially occupied by relatively contiguous groupings of science, research, business and professional establishments which conduct their operations wholly within enclosed structures.
- (b) The district may be located adjacent to sensitive land uses and may function as a buffer between potentially incompatible land use.
- (c) The District will be compatible with impacts typically associated with moderate industrial and mineral extraction uses including noise, vibration and air quality.
- (d) The area is free of environmental constraints and has physical conditions which can sustain proposed development, including all required parking, circulation, landscaping and setbacks.
- (e) The location shall be consistent with the General Plan text and maps.

### **Section EV3.1410 Permitted Land Uses**

The following uses are permitted within the Science Research Park 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) Administrative and professional services which are related to and supportive of the science and research. Such uses may include but are not limited to:

- Accounting, Auditing and Bookkeeping
  - Attorneys and Legal Services
  - Counseling
  - Engineering, Architectural and Planning offices
  - Medical and Dental Laboratories
  - Physicians, Surgeons, Chiropractors, Dentists, Oral Surgeons, Orthodontists
- (3) Retail services which are incidental and accessory to a permitted use. (For example: A pharmacy associated with a medical facility, or food services developed within a corporate office.)
- (4) Services, including but not limited to the following types of uses:
- Advertising firms
  - Banks, savings and loans, and credit unions
  - Blueprinting and Photocopying Services.
  - Business and Management
  - Commodity services
  - Consulting firms
  - Corporate facilities
  - Detective and Protective services
  - Holding and Investment services
  - Insurance companies
  - Stenographic, Secretarial, Clerical and Mailing services
- (5) Manufacturing firms primarily engaged in manufacturing professional and scientific goods, including but not limited to:
- Clocks and watches
  - Computers
  - Engineering, scientific and research instruments
  - Measuring instruments
  - Optical goods
  - Orthopaedic and prosthetic and surgical appliances
  - Photographic equipment
  - Surgical and medical instruments
- (6) Business and research offices related to the administration and operation of permitted industrial uses.

**Section EV3.1412 Accessory Land Uses**

The following uses are permitted as an accessory use to a primary permitted or conditionally permitted use:

- (1) Retail uses which are incidental to a permitted use

**Section EV3.1415 Prohibited Uses**

Any use not listed as permitted, conditionally permitted, or permitted as an accessory use is prohibited in the Science Research Park District.

**Section EV3.1420 Development Standards**

- (a) Minimum lot area shall be twenty thousand (20,000) square feet. The requirement shall not be construed to prevent condominium-type developments which have smaller lot sizes as long as they have a mandatory owners association, and the land area under the jurisdiction of the association meets the minimum lot size requirements.
- (b) Minimum parcel width shall be one hundred (100) feet, and minimum parcel depth shall be one hundred fifty (150) feet.
- (c) Buildings and structures shall have a height not greater than fifty (50) feet.
- (d) Lot area coverage by buildings or structures shall not exceed sixty (50%) percent of the total lot area.
- (e) Minimum building setback lines shall be as follows:
  - (1)

Front yard	35 feet
Street side yard	25 feet
Interior side yard	None required except adjacent to
Rear yard	residential district
  - (2) Where district abuts a street designated as a Special Landscape Street in Section EV4.0115 (a), see Section EV4.0115 for setback and landscape requirements.
  - (3) Where district abuts a residential district or residential portion of a Planned Development, see Section EV4.0225 (e) for setback and landscape buffer requirements.
- (f) For requirements on parking, landscaping, walls and fences, loading, lighting, storage and other design standards, the provisions of Division 4 shall apply.
- (g) All lots shall have a minimum of sixty (60) feet of access on a dedicated and improved street.
- (h) The provisions Division 4 shall apply to signs. In addition, the maximum area of any sign facing a residential zone shall be seventy-five (75) square feet.



- (i) Any structure originally designed as a residence, or as an accessory to a residence, shall not be used for any industrial purpose.
- (j) A business or industrial building shall not be constructed or established on the same lot together with an existing residential building.
- (k) All buildings erected, constructed or established, shall be entirely new and complete structures designed for business or industrial purposes only.
- (l) All uses shall be conducted within a completely enclosed building except as follows:
  - (1) Off-street parking and loading areas.
  - (2) No outdoor storage shall be permitted except for fleet vehicles and light trucks (not exceeding 6,000 pounds) outdoor storage tanks may be permitted at a height not to exceed eight (8) feet from highest finished grade wind screen from public view by concrete masonry or other similar materials.

## CHAPTER 15. COMMERCIAL TRANSITION DISTRICT

### Section EV3.1501 Intent

The Commercial Transition Zone is intended for uses which serve a community and regional area with a variety of Administrative/Professional Offices, Retail Sales and Business Park Uses.

The Administrative/Professional Office designation includes all uses allowed in the Administrative/Professional District under the categories of Professional Services, Business Services and Financial Services.

The Retail Sales designation includes those uses that support the principal Business Park use and serves the needs of the onsite employees. This designation would also include retail and wholesale sales of products manufactured or distributed from the premises.

The Business Park designation includes those uses allowed in the Commercial Industrial district under the categories of Research and Development, Manufacturing (which takes place entirely within an enclosed building), Professional and Scientific products, Publishing and Printing, Services to individuals and businesses (excluding auto repair), other light manufacturing and assembly uses including wholesale trade of consumer items (excluding motor vehicles), and warehouse and distribution facilities as it relates to goods sold and/or manufactured on-site.

### Section EV3.1505 Locational Standards

- (a) The area is occupied or will be occupied by stores and businesses which sell at retail or wholesale a variety of goods and services serving either a community or regional market and other compatible activities such as light manufacturing.
- (b) The area is located in proximity to commercial or industrial districts which are served by the commodities and services offered in this district.
- (c) The area is free of environmental constraints and has physical conditions which can sustain commercial and light industrial development, including all required parking, circulation, landscaping and yards.
- (d) The location shall be consistent with the General Plan text and maps.

### Section EV3.1510 Permitted Land Uses

The following uses are permitted within the Commercial Transition 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 orchard, groves, nurseries, field crops, bush crops, truck gardening, and commercial flower growing, and structures and appurtenances thereof.
- (2) Uses permitted in the Administrative and Professional District under the categories of Professional Services, Business Services, and Financial Services.
- (3) Research and Development Research laboratories, product development facilities, and testing laboratories and facilities, typified by, but not limited to facilities for products or processes which typically do not involve the potential for producing odors, air pollutant emissions, or other potential impacts on adjoining properties or public infrastructure:
  - Electrical
  - Film and photographic
  - Mechanical
  - Medical and dental
  - Metallurgical
  - Optical
  - Pharmaceutical
  - X-Ray
- (4) Establishments primarily engaged in manufacturing and or assembly of parts which takes place entirely within an enclosed building with no external emissions or other indication of the processes taking place in the building. Other products may also be manufactured within enclosed buildings. The following are typical of the products which can be manufactured in this manner.
  - Professional and scientific goods, including measuring instruments, photographic equipment, engineering and scientific and research instruments, computers, orthopedic, prosthetic and surgical appliances, ophthalmic goods, and similar equipment and supplies.
  - Publishing, including newspapers, business forms, typesetting, photoengraving, bookbinding, and printing
  - TV equipment, appliances, wiring, cutlery and hand tools, fasteners and similar equipment and supplies.
- (5) Retail sales as permitted in the General Commercial District.
- (6) Provision of services to individuals and business establishments, generally including but not limited to the following types of services:
  - Business and research offices related to the administration and operation

of the permitted industrial uses.

- Furniture upholstery
- Mail order houses
- Parcel delivery
- Printing, lithographing, publishing
- Public utility offices
- Repair of any item permitted to be sold in this district
- Restaurants, cafes, and cafeterias
- Restaurants operated for employees on the premises
- Sign painting.

(7) Other uses typically associated with light manufacturing within enclosed buildings, including but not limited to the following:

- Business, technical, trade or professional schools
- Government buildings
- Warehousing, ancillary to primary use
- Wholesale trade of most consumer items, including drugs, dry goods, apparel, building materials and paper products.

### **Section EV3.1513 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) Conditionally permitted uses in the Administrative Professional District, Neighborhood Commercial District, General Commercial District, and Regional Commercial District.

### **Section EV3.1515 Prohibited Uses**

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

### **Section EV3.1520 Development Standards**

- (a) All lots shall have adequate width, depth and area to accommodate all required parking, setbacks, landscaping, loading, trash enclosures, and access requirements.
- (b) No maximum building height limit is established. The maximum allowable floor area ratio shall not exceed 0.60 of the total lot area. Height limits shall be determined in accordance with Part 77 of the FAA regulations.

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- (c) Lot coverage by buildings or structures shall not exceed fifty (50%) percent of the total lot area.
- (d) Minimum building setbacks shall be as follows:
  - (1) 

Front yard	25 feet
Street side yard	25 feet
Side and rear yards	None except where adjoining residential district
  - (2) Where district abuts a street designated as a Special Landscaped Street in Section EV4.0115 (a), see Section EV4.0155 for setback and landscaping requirements.
  - (3) Where district abuts a residential district or residential portion of a Planned Development, see Sections EV4.0225(d) for setback and landscape buffer requirements.
- (e) For requirements on landscaping, walls, access, parking, loading, trash enclosures, lighting and storage, the provisions of Division 4 shall apply. A minimum portion of 20% of the site shall be landscaped.
- (f) All lots shall have a minimum of sixty (60) feet of access on a dedicated and improved street.
- (g) The provisions of Division 4 shall apply to signs. In addition, the maximum area of any sign facing a residential district shall be 75 feet.
- (h) Any structure originally designed as a residence, or as an accessory to a residence, shall not be used for any commercial or industrial purpose.
- (i) A commercial or industrial building shall not be constructed or established on the same lot together with an existing residential building.
- (j) All buildings erected, constructed or established, shall be entirely new and complete structures designed for commercial or industrial purposes only.
- (k) All uses shall be conducted within a completely enclosed building except as follows:
  - (1) Off-street parking and loading areas.
  - (2) Automobile service stations -all merchandise must be displayed within the building or under canopy cover.
- (i) New buildings or structures having exterior walls of sheet metal shall not be permitted.