

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)

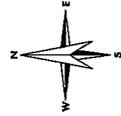
See Color Map Inserted into document with this Page Number

East Valley Corridor Specific Plan

Land Use Districts

-  Industrial
EVIPI, EVIIC, EVIR, EVISRP
-  Administrative
EVIAP
-  Commercial
EVIIC, EVICR, EVITC
-  Single Family Residential
EVI-R-S
-  Multi-Family Residential
EV2500RM, EV3000RM
-  Open Space
EVIOS
-  Public Institutional
EVIPI
-  Specific Plan
EVI-S-D

 Zoning Designation Boundary



Map produced on December 19, 2005 by the City of Redlands, Municipal Utilities Department, GIS Services

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.