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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

COMMUNITY LAND USE

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.

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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.

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- (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.

COMMUNITY LAND USE

- (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.