

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.

- (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.