

## **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.