

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
 - Pet grooming
 - Restaurants See "*Eating establishments*"

COMMUNITY LAND USE

- Taxidermy
- Telephone exchanges
- Veterinarians and animal hospitals
- Vocational and tradeschools

(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.

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
 - 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.
- (6) Retail sales of pre-owned or used automobiles (as primary use) not in conjunction with new auto sales.

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.
- (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 and pre-owned 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 of the Redlands Municipal Code.
- (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, and outdoor motor vehicle holding areas for operational vehicles (not including display areas for auto sales), 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.