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 or logistics distribution centers with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, that were legally established prior to the effective date of Ordinance No. 3002 (or the property has a valid land use entitlement approved prior to the effective date of Ordinance No. 3002). Such warehouses or logistics distribution facilities shall be subject to the applicable provisions contained in Chapter 18.156, Article XII, of the Redlands Municipal Code.
- Warehousing, in buildings with less than 50,000 square-feet in gross floor area, and not more than five truck docks or dock high loading doors (see Chapter 18.156, Article XII, in Redlands Municipal Code Title 18).
- Warehousing, ancillary to another primary use (see Chapter 18.156, Article XII, of Redlands Municipal Code Title 18).
- 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

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 a residential district
Rear yard	

(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 porticos, porte-cocheres, 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.

(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.

U) 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.