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.

(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 EV3.091O (4).

(4) Wholesale Trade, such as:

- Warehouses or logistics distribution 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. 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, of Redlands Municipal Code Title 18).

- 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
- 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.