

ORDINANCE NO. 2136

AN ORDINANCE OF THE CITY OF REDLANDS AMENDING CHAPTER 18.44 OF THE REDLANDS MUNICIPAL CODE RELATING TO PLANNED RESIDENTIAL DEVELOPMENTS REGULATIONS

R.P.C. NO. 761

SECTION ONE: Be it ordained that the City of Redlands Municipal Code Chapter 18.144 shall be amended to read as follows:

SECTION TWO: Section 18.144.030, Establishment conditions and procedures, is hereby amended to read as follows:

"18.144.030 Establishment conditions and procedures.

A planned residential development may be permitted in any residential or agricultural district. Such a development shall have sufficient land area to meet the objectives and standards set forth in this section and Sections 18.144.020 and 18.144.040 through 18.144.060. The requirements and procedure established herein shall prevail over any conflicting requirements of this title, or those in the laws and ordinances governing the subdivision of land."

SECTION THREE: Section 18.144.050, Dwelling units per acre, is hereby amended to read as follows:

"18.144.050 Dwelling units per acre.

- A. The maximum number of dwelling units per acres of net development area for sites under 15% slope shall be as follows:

<u>Zone</u>	<u>Number</u>
R-1	6.5
R-S	4.5
R-E	3.0
R-A	2.0

Densities within the R-R, A-1 and A-2 are established by the zone classification.

- B. The maximum number of dwelling units per area for sites with an average slope of 15% or over shall be in accordance with the HD, Hillside Development, District, 18.138.
- C. Net development area is defined as the gross area of the site less land area required for completion of perimeter streets and/or streets required by the circulation element of the General Plan and less land area within the project set aside for schools, churches, flood control improvements, and other nonresidential uses. Common Open space shall be considered in calculating the gross area of the site. Public parks if included as part of the open space shall also be considered in calculating the gross area of the site."

SECTION FOUR: Section 18.144.070, Permitted uses and accessory uses, is hereby amended to read as follows:

"18.144.070 Permitted uses and accessory uses.

No building, structure or land shall be used, and no building shall be erected or structurally enlarged except for the following purposes:

A. Principal Permitted Uses:

1. Attached and detached single-family homes, townhouses, patio houses or combinations thereof not exceeding four units in any one group shall be permitted, and such other uses as are permitted in the zone in which the planned residential development is to be located.
2. For the purposes of this title, all permitted dwelling types are considered to be single-family in nature. Each unit shall be a separate and complete entity extending from the lowest floor level to the highest point of the building. There shall be no placement of separate dwelling units above one another in order that each unit will be directly accessible to private, ground-level open spaces.
3. Where dwelling units and/or accessory structures abut on adjacent lots, such dwellings or structures shall be structurally independent, with not less than one inch of separation between them.
4. Citrus and avocado groves and other agricultural uses as permitted by the underlying zone.

B. Accessory Uses. In addition to the accessory uses permitted in the district, the following uses are permitted only where they are in integral part of the planned development and are maintained as an integral part thereof, and where the purpose of such facilities is to provide for the residents of the development rather than the general public:

1. Swimming pools.
2. Recreation buildings, structures and areas.
3. Private parks, parkways, walking and riding paths.
4. Citrus and avocado groves."

SECTION FIVE: Section 18.144.100 of the Redlands Municipal Code is hereby amended to read as follows:

"18.144.100 Lot area.

- A. Individual lot areas may be reduced below the minimum standard required for the zone; provided, however, it must be demonstrated by the developer that there is a direct relationship between the lot size and adjacent open space area within the development. Individual lots shall contain sufficient area to provide all required setbacks, yards and private outdoor living areas.
- B. When lots created form a standard subdivision within the R-E, R-A, R-R, A-1 or A-2 zone classification, they must meet the following minimum requirements:

<u>Zone</u>	<u>Number</u>
R-E	10,000
R-A	14,000
R-R	20,000
A-1	20,000
A-2	20,000

These minimum requirements do not pertain to air space or townhome subdivisions (condominiums)."

SECTION SIX: Section 18.144.200, Open Space, is hereby amended to read as follows:

"18.144.200 Open space.

Projects processed under these regulations shall meet one of the following open space standards as described below:

A. Properties under 15% slope:

Not less than 20% of the gross land area shall be developed in common, landscaped, recreational open space. Such open space shall contain a minimum dimension of 50 feet, and be accessible to each lot through a system of public or private walkways. Open space areas may include swimming pools, putting greens, court games, and other recreational-leisure facilities. Such areas shall be identified as permanent open space on the final tract map. Open space calculations shall not include buildings, private patios, balconies, driveways, and off-street parking areas.

B. Properties with an average slope of 15% or more:

Not less than 25% of the gross land area shall be in common open space. Not less than 5% of the gross land area shall be developed in common, landscaped, recreational open space. Such open space shall contain a minimum dimension of 25 feet, and be accessible to each lot through a system of public or private walkways. Open space areas may include swimming pools, putting greens, court games, and other recreational-leisure facilities. Such areas shall be identified as permanent open space on the final tract map. Open space calculations shall not include buildings, private patios, balconies, driveways, and off-street parking areas.

C. Preservation of Citrus Groves:

The City recognizes the desire to maintain citrus and avocado groves and other agricultural uses as a means to provide open space for the community. The open space requirement may be met by preserving citrus and/or avocado groves or other agricultural uses determined appropriate by the Planning Commission or City Council, and assuring ongoing maintenance through a conservation easement or other legal mechanism to the R-E, R-A, R-R, A-1 and A-2 zones. A minimum of 2½ acres of citrus land must be provided and a minimum percentage of open space shall be provided as follows:

<u>Zone</u>	<u>Minimum Percentage of Open Space</u>
R-E	20%
R-A	30%
R-R	40%
A-1	60%
A-2	50%

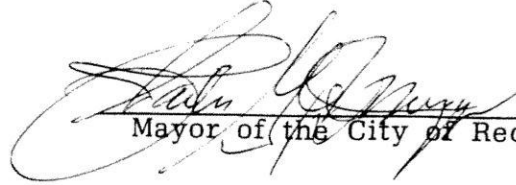
D. Definition of Common Open Space:

Common open space may include common areas held in common by associations and/or other perpetual open space guaranteed by acceptable legal mechanisms including public and private easements and conservation easements. If an applicant proposes to dedicate a portion of their site as public park lands, this area may be considered as common open space if determined to be appropriate by the Planning Commission."

SECTION SEVEN: This ordinance shall be in force and take effect as provided by law.

SECTION EIGHT: The City Clerk shall certify to the adoption of this ordinance and cause it, or a summary of it, to be published once in the Redlands Daily Facts, a newspaper of general circulation printed and published in this City.

ATTEST:


Mayor of the City of Redlands

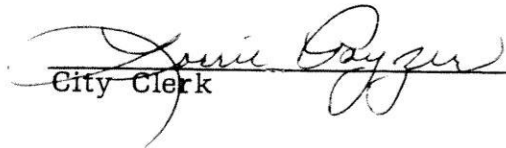

City Clerk

I, Lorrie Poyzer, City Clerk, City of Redlands, hereby certify that the foregoing ordinance was duly adopted by the City Council at a regular meeting thereof held on the 4th day of December, 1990, by the following vote:

AYES: Councilmembers Beswick, Cunningham, Larson, Milson;
Mayor DeMirjyn

NOES: None

ABSENT: None


City Clerk