

**ORDINANCE No. 985**  
**AN ORDINANCE AMENDING ORDINANCE No. 921 ENTITLED "SUBDIVISION ORDINANCE," ADOPTED NOVEMBER 8th, 1950, BY ADDING NEW SECTIONS THERETO.**

The City Council of the City of Redlands does ordain as follows:

Section One: A new Section is hereby added to said Ordinance No. 921, entitled Section 4, Sub-paragraph D Sub-Section 12 to read as follows:

"All Water lines are to be laid pursuant to plans and specifications of the Water Board of the City of Redlands."

Section Two: A new Section is hereby added to said Ordinance No. 921, entitled Section 4, Sub-paragraph E to read as follows:

**REGULATIONS GOVERNING TRACT DEVELOPMENTS**

Definitions: Whenever in this section the following words and phrases set forth in this section are used, they shall for the purpose of this ordinance have the following meaning:

Tract Development: Shall mean the construction of a group of buildings on adjacent lots that are part of a subdivision tract.

Building Set Back Line: Shall mean that line, parallel to the front property line, which establishes the minimum distance between the front property line and any building placed on the lot.

Before the Building Official shall issue a building permit for any building or buildings in a tract development, the Planning Director shall review and approve a site plan and elevations showing the nature of the proposed buildings and the location of all said buildings in said tract. Approval shall be based on compliance of the following:

1. The set back line shall be not less than that established for the district in which the subject property is located.
2. Not more than two (2) structures in a tract development, when such structures are located side by side shall have the same garage location and driveway treatment.
3. There shall be a reasonable variation in the exterior treatment of front elevations in tract developments, said variations to include exterior materials, location of entries and garages.

Section Three: This Ordinance shall be in force and take effect as provided by law.

Section Four: The City Clerk shall certify to the passage of this Ordinance and shall cause the same to be published once in the Redlands Daily Facts, a daily newspaper hereby designated for that purpose.

**JOHN H. ELKINS,**  
Mayor of the City of  
Redlands.

Attest: **H. R. WHALEY,**  
City Clerk.  
(SEAL)