

ORDINANCE NO. 1477

AN ORDINANCE OF THE CITY OF REDLANDS AMENDING ARTICLE 925 OF THE REDLANDS ORDINANCE CODE, AMENDING SECTION 4 (e) OF SUBDIVISION ORDINANCE NO. 921, AND AMENDING ORDINANCE NO. 985

THE CITY COUNCIL OF THE CITY OF REDLANDS DOES ORDAIN AS FOLLOWS:

SECTION ONE: Section 4 (e) of Subdivision Ordinance No. 921 and Article 925 of the Redlands Ordinance Code are hereby amended as follows:

SECTION 4.

(e) Regulations Governing Tract Developments

The following regulations shall apply to the development of all residential tracts:

1. Definitions:

- a. Tract Development: Shall mean the construction of a group of buildings on adjacent lots that are part of a subdivision tract.
- b. Building Setback 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.
- c. Elevation: Shall mean the architectural design of the building.

2. Approval of Construction:

Prior to the issuance of a building permit for any structure in a residential tract development, the Planning Commission shall review and approve the placement and elevations of all structures. Planning Commission approval shall be based on the following criteria:

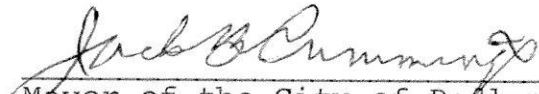
- a. The building setback shall be not less than that established for the district in which the subject property is located except a variation in the setback of buildings is encouraged whenever practical to do so within the minimum side and rear yard requirements of the zoning ordinance.

- b. Not more than two (2) adjacent structures in a tract development shall have the same garage location and driveway treatment.
- c. A reasonable variation in the exterior treatment of front elevations in tract developments is required. Said variations shall include differences in exterior materials, including roofs, as well as the location of entries and garages. There shall be a minimum of three elevation variations for tracts containing up to 10 units. For each 10 additional units, or fraction thereof, an additional elevation variation shall be provided.

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

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

ATTEST:


Mayor of the City of Redlands

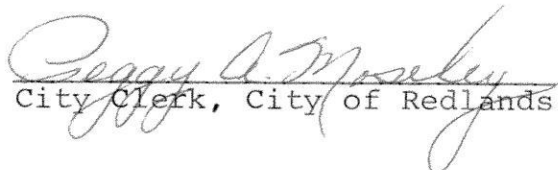

City Clerk

APPROVED FOR FORM:

s/ Edward F. Taylor
City Attorney

I, Peggy A. Moseley, City Clerk of the City of Redlands, hereby certify that the foregoing ordinance was duly adopted by the City Council at a regular meeting thereof on the 15th day of February, 1972 by the following vote:

AYES: Councilmen DeMirjyn, Knudsen, Miller, Sewall, Mayor Cummings
NOES: None
ABSENT: None


City Clerk, City of Redlands