

ORDINANCE NO. 1167

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1000 OF THE CITY OF REDLANDS BY ADOPTING AMENDMENT NO. 36.

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

SECTION ONE: The City of Redlands hereby adopts Amendment No. 36 to Zoning Ordinance No. 1000, amending said ordinance to read as follows:

19.10 SUBJECT TO CONDITIONAL USE PERMIT

Uses permitted in the R-2-2,000 District, subject to the provisions of Section 19.80, regulating said district, and Section 52.00, Conditional Use Permits.

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19.80 R-2-2,000 MULTIPLE FAMILY RESIDENTIAL DISTRICT REGULATIONS.

The following regulations shall apply in the "R-2-2,000" Medium Density Multiple Family Residential District.

19.81 USES PERMITTED

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

- a. Same as those permitted in the R-2 Zone, 19.10, except that no groups of single family detached dwelling units may be placed on any lot or parcel of land in one ownership.

19.82 PROPERTY DEVELOPMENT STANDARDS

- a. Minimum lot area: Twelve thousand (12,000) square feet.
- b. Minimum lot dimensions: One hundred and twenty (120) feet in depth. One hundred (100) feet in width.
- c. Maximum Population Density: Two thousand (2,000) square feet of lot area per dwelling unit.
- d. Maximum Coverage by structures: Forty-five (45) per cent of the lot area.
- e. Maximum building height: None.

19.83 FRONT YARDS

Same as set forth in 19.30.

19.84 SIDE YARDS

Each building or structure shall be set back from the side property lines a distance of five (5) feet for each story of height of said building or structure.

In addition the applicable provisions of 19.40 shall be complied with.

19.85 REAR YARDS

Same as set forth in 20.50.

19.86 YARDS FOR GROUP DWELLINGS

Where two (2) or more buildings or structures are located on a lot the following regulations shall apply:

- a. Where buildings side to each other or are so offset that no portion of any building occupies the space in front of, or to the rear of another building the space between buildings shall be not less than ten (10) feet or the sum of the stories multiplied times two and one half (2-1/2) feet for each story. Whichever space is greater shall apply. Space between side to side multiple story buildings with no windows on the facing sides may be reduced to ten (10) feet.
- b. Where buildings face or rear to each other or are arranged front to rear, the space between buildings shall be not less than the sum of the stories multiplied times five (5) feet for each story. The minimum space shall, however, be not less than thirty (30) feet. A rear yard facing the side lot line shall be five (5) for each story of height, however, said space shall not be less than ten (10) feet.
- c. Where buildings are placed in a single row side-by-side series facing a side lot line the side yard in front of the buildings shall be fifteen (15) feet plus five (5) feet for each story of height. The rear yard facing the side lot line shall be five (5) feet for each story of height, however, said space shall not be less than ten (10) feet.
- d. Where the front of a building or structure faces the side of another building or structure, the space between buildings shall be ten (10) feet plus the sum of the stories multiplied times two and one half (2-1/2) feet.

19.87 EXISTING STRUCTURES

Before a building permit may be issued for lots in the R-2-2,000 District, all existing buildings and structures shall be removed from the property.

19.88 SITE PLAN REVIEW

Before a building permit may be issued, a site plan shall be submitted to the Planning Department for Review and Approval.

19.89 PARKING, FENCES, SIGNS, LOADING, ETC.

- (a) Off-street parking: See 39.00
- (b) Fences, hedges and walls: See 43.00.
- (c) Signs: See 42.00, 42.10, and 42.20.

SECTION TWO: Before adopting this Ordinance, the City Council held a public hearing, notice of which was published in the City of Redlands on the 24th day of June, 1961, eleven days before the hearing.

SECTION THREE: This Ordinance shall be in force and take effect as provided by law.

SECTION FOUR: The City Clerk shall certify to the adoption of this Ordinance and cause the same to be published once in the Redlands Daily Facts, a newspaper

of general circulation printed and published in this City.

CHARLES C. PARKER
Mayor of the City of Redlands,
California

ATTEST:

Harry R. Whaley
City Clerk
By Hazel M. Soper, Deputy

I hereby certify that the foregoing Ordinance was adopted by the City Council of the City of Redlands, at a regular meeting thereof, held on the 5th day of July, 1961, by the following vote.

AYES: Councilmen Ward, Wilson, Mayor Parker

NOES: None

ABSENT: Councilmen Martinez, Burroughs

Harry R. Whaley, City Clerk
Hazel M. Soper, Deputy