

ORDINANCE NO. 1316

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1000 OF THE CITY OF REDLANDS BY ADOPTING AMENDMENT NO. 68 THERETO

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

SECTION ONE: That Zoning Ordinance No. 1000 of the City of Redlands be and is hereby amended by adopting Amendment No. 68 which amends a section as follows:

SECTION 31.60: FP FLOOD PLAIN DISTRICT

The purpose of the Flood Plain District is to provide for the protection of the public health, safety and general welfare in those areas of the city which, under present conditions, are subject to periodic flooding and accompanying hazards.

Section 31.61: OBJECTIVE

The objective of the Flood Plain District shall be:

1. To prohibit occupancy or the encroachment of any structure, improvement, or development that would obstruct the natural flow of flood waters within a designated floodway on the flood plain.
2. To keep developments in the remainder of the flood plain above the design flood flow elevation.
3. To prevent economic loss caused by excessive flooding and to prevent loss of life or property.

Section 31.62: DEFINITION OF TERMS

1. DESIGN FLOOD: The selected flood against which protection is provided, or eventually will be provided, by means of flood protective or control works. When a federal survey has been authorized the design flood will be determined by the appropriate federal agency and in all other cases it will be determined by the San Bernardino County Flood Control District. It is the basis for design and operation of a particular project after full consideration of flood characteristics, frequencies, and potentials and economic and other practical considerations.
2. FLOOD: Any temporary rise in streamflow or water surface level that results in significant adverse effects in the flood plain. Adverse effects of floods may

include damages from overflow of land areas, effects of temporary backwater on sewers and local drainage channels, bank erosion or channel shifts, unsanitary conditions or other unfavorable conditions resulting from deposition of materials in stream channels during flood recessions, rise of ground water coincident with increased stream flow, and interruption of traffic at bridge crossings.

3. FLOOD PLAIN: The relatively flat area or lowlands adjoining the channel of a stream or watercourse and subject to overflow by flood waters.
4. STANDARD PROJECT FLOOD: A flood that would result from a storm that is considered reasonably characteristic of the region in which the drainage area is located, giving consideration to the runoff characteristics of the drainage area and excluding rare combinations of meteorologic and hydrologic conditions. Such a flood provides a reasonable upper limit to be considered in designing flood control improvements and flood plain limits.
5. FLOODWAY: The channel of a stream and that part of the flood plain inundated by a flood and, therefore, used to carry flood flow.
6. SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT: A district established by act of the State Legislature, empowered to protect the watercourses of said district and governed by the Board of Supervisors of the County of San Bernadino acting as ex-officio governing Board of the District.
7. SELECTED FLOOD: A flood of a recurrence interval determined by the Planning Commission or City Council after a recommendation of the Chief Engineer of the San Bernardino County Flood Control District.
8. FLOOD PLAIN ZONING: The flood plain of the design flood shall be subdivided into two zones for regulation purposes:
 - a. Zone FP-1, "Designated floodway." The channel of a stream and that portion of the adjoining flood plain required to reasonably provide for the construction of a project for passage of the design flood including the lands necessary for construction of project levees.
 - b. Zone FP-2, "Restrictive Zone." The portion of the natural floodway between the limits of the designated floodway and the limits of the flood plain, as determined by the selected floods, where inundation may occur but where depths and velocities are generally low.

Section 31.63 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. PRINCIPAL PERMITTED USES

1. FP-1 District:

- a. Flood control channels, levees, spreading grounds, and basins, roads, bridges and diversion drains, where plans are approved by the San Bernardino County Flood Control District.
- b. Grazing, field crops, truck gardening, berry and bush crops, flower gardening, wildlife preserves, forest preserve and similar open or agricultural uses.

2. FP-2 District:

- a. All uses permitted in FP-1 district.
- b. Orchards, tree crops, nurseries for producing trees, vines and other horticultural stock, and similar open or agricultural uses.

B. SIMILAR USES PERMITTED BY COMMISSION DETERMINATION

The Commission may, by resolution of record, permit any other uses which it may determine to be similar to those listed above, in conformity with the intent and purpose of this zone, and not more obnoxious or detrimental to the public health, safety and welfare or other uses permitted in this zone.

C. USES PERMITTED BY CONDITIONAL USE PERMIT

1. FP-1 District:

None

2. FP-2 District:

- a. Excavation and removal of rock, sand and gravel.
- b. Recreation areas, parks, playgrounds, fishing lakes, golf courses, polo fields, baseball and football fields, parking lots and similar uses involving the open use of land, without structures or improvements, where it can be shown that the natural flow of flood or storm waters would not be obstructed.

Section 31.64 USES PROHIBITED

The following uses are specifically prohibited:

1. FP-1:
 - a. Excavation and/or fill operations.
 - b. Residential.
 - c. Storage of floatable substances or other materials which, in the opinion of the San Bernardino County Flood Control District, would add to the debris loads of the stream or watercourse.
 - d. Improvements, structures or developments which, in the opinion of the San Bernardino County Flood Control District, would obstruct the natural flow of flood waters or which would endanger life or property.
2. FP-2:
 - a. Same as FP-1, except as provided in Section 31.63C2

Section 31.65: NON-CONFORMING STRUCTURES

Structures existing at the effective date of any application of the FP zone, which are inconsistent with the provisions thereof, will be allowed to remain under the conditions as set forth in Section 46.00 except that:

1. If the useful life of a structure has not expired by a date fifteen (15) years after the effective date of the application of the FP zone, the life of the structure shall be considered to have expired automatically and said structure shall be removed.
2. Any existing structure damaged in excess of seventy-five (75) per cent of its reasonable value, by fire, explosion, floods, acts of God or the enemy shall be removed.
3. The enlargement, expansion, extension or change in use of any structure is not permitted.

Section 31.66: NON-CONFORMING USE OF LAND

The Provisions of Section 46.20 shall apply.

SECTION TWO: Before adopting this ordinance, the City Council held a public hearing, notice of which was published once in the City of Redlands on the 10th day of May, 1966, seven 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.

ATTEST:

Peggy A. Moseley
City Clerk

s/ Waldo F. Burroughs
Mayor of the City of Redlands

APPROVED FOR FORM:

s/ Edward F. Taylor
City Attorney

I, Peggy A. Moseley, do hereby certify that the foregoing ordinance was duly adopted by the City Council of the City of Redlands at a regular meeting thereof on the 17th day of May, 1966, by the following vote:

AYES: Councilmen Martinez, Hartzell, Cummings, Mayor Burroughs
NOES: None
ABSENT: Councilman DeMirjyn