

ORDINANCE NO. 1327

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1000 OF THE
CITY OF REDLANDS BY ADOPTING AMENDMENT NO. 73 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, Section 19.80, R-2-2000 Multiple Family Residential District is amended as follows:

SECTION 19.80: R-2-2000 MULTIPLE FAMILY RESIDENTIAL DISTRICT

The purpose of the R-2-2000 Multiple Family Residential District is to provide for the development of quality type apartments on large lots, and further to encourage the combining of small lots in the R-2 District that individually do not meet the property development standards required for R-2-2000 uses in order to provide for the redevelopment of such areas. The following regulations shall apply to all land in the R-2-2000 Multiple Family Residential District.

Section 19.81: APPLICATIONS

Applications may be made by either of the following procedures:

A. CONDITIONAL USE PERMIT

1. The applicant may request and the Commission may recommend a Conditional Use Permit for the uses permitted herein subject to the regulations set forth in Section 52.00.
2. Applicant must be the property owner or an authorized agent of the owner.
3. Conditional Use Permit is granted to applicant only and is not transferable with the land.
4. Responsibility for the posting of bonds, fulfilling of city requirement for both ON and OFF-SITE improvements rests with the applicant.

B. CHANGE OF ZONE

1. The applicant may request and the Commission may recommend a Change of Zone for the uses permitted herein subject to the requirements of this section and the regulations of Section 51.00. The Commission may recommend and the Council may grant a Conditional Use Permit in lieu of a Change of Zone when this procedure is determined to be more appropriate.
2. All conditions fixed by the City Council in the amendment to the ordinance creating the district shall run with the land and shall be binding upon the applicant for the amendment, his heirs, successors, and assigns.

Section 19.82: 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. Multiple family dwellings either in one (1) structure or a group of structures. No groups of single family detached dwelling units may be placed on any lot or parcel of land.

B. ACCESSORY USES

1. Accessory building such as bath house, cabana, and storage shed.
2. Garage or carport.
3. Private swimming pool.

C. USES PERMITTED BY CONDITIONAL USE PERMIT

1. Uses listed in Section 52.00 in accordance with the provisions of that Section.

Section 19.83: USES PROHIBITED

The following uses are specifically prohibited.

1. Commercial, except as provided in Section 52.00.
2. Manufacturing.
3. Raising of animals and poultry.
4. Keeping of horses.

Section 19.84: PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all lands and buildings in the R-2-2000 zone:

A. LOT AREA

Each lot shall have a minimum area of twelve thousand (12,000) square feet.

B. LOT DIMENSIONS

1. Each lot shall have a minimum width of one hundred (100) feet.
2. Each lot shall have a minimum depth of one hundred and twenty (120) feet.

C. 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. BUILDING HEIGHT

No maximum building height limitation. See Section 45.10 for other exceptions.

F. FRONT YARD

Each lot shall have a front yard extending for the full width of the lot. For one and two story buildings said yard shall be not less than twenty-five (25) feet nor more than forty (40) feet in depth. For three story or more buildings said yard shall be not less than thirty-five (35) feet nor more than fifty (50) feet in depth.

See Section 37.00 (b) for regulations applying to partly built-up blocks.

See Section 37.00 (d) for regulations applying to key lots.

G. SIDE YARD

Lot shall have a side yard on each side of the main building of not less than ten (10) feet. Said yard to be increased five (5) feet in width for every story above the second story.

See Section 37.00 (e) for regulations applying to side yard on corner lots.

See Section 37.00 (f) for regulations applying to side yard for reversed corner lots.

H. REAR YARD

Each lot shall have a rear yard of not less than twenty-five (25) feet.

I. INTERIOR YARDS AND COURTS

1. Where there is more than one main building on a lot or building site, or where a building is constructed about a court, each building or wing shall have the following yards:

	<u>Front</u>	<u>Side</u>	<u>Rear</u>
For one story buildings	15'	10'	10'
For two story buildings	20'	10'	10'

For buildings having more than two stories each front, side and rear yard shall be increased five (5) feet for every story above the second story.

2. Where a driveway is included in the space between buildings, the total distance between buildings shall be increased by ten (10) feet to accommodate said driveway.
3. The distance between buildings or wings shall not be less than the sum of the yard requirements for each building or

wing as set forth herein. Main buildings and/or accessory buildings shall in no instance be closer than twenty (20) feet.

J. OUTDOOR LIVING SPACE

Outdoor living space for relaxation, recreation and visual pleasure shall be provided for each dwelling unit at a standard of one square foot of outdoor living area for each one square foot of gross floor area within each dwelling unit.

1. The outdoor living space may be provided in the form of common open space areas, private open space areas, or any combination thereof. Said spaces shall be provided in accordance with the following specifications:
 - a. Common Outdoor Living Space

Each common outdoor living space shall contain a minimum area of 2000 square feet and have a minimum dimension of 20 feet.

 - (1) Pools, putting greens, shuffleboard courts and similar open type recreational facilities may be located in the common outdoor living space.
 - (2) Recreation buildings may be located within the common outdoor living space; provided, however, that not more than 10 per cent of said space may be utilized for recreational building purposes. The space between buildings shall be increased by the dimensions of the recreational building(s).
 - (3) A minimum of thirty (30) per cent of the common open space area shall be landscaped and maintained.
 - b. Private Outdoor Living Space
 - (1) Private outdoor living space for dwelling units located on the ground floor shall contain a minimum area of 150 square feet with a minimum dimension of 10 feet. Said space shall be contiguous to the unit served.
 - (2) Private outdoor living space for dwelling units located above the first floor may be provided in the form of balconies or recessed areas open on at least two sides. Such space shall contain a minimum area of 150 square feet with a minimum dimension of 7 feet and be contiguous to the unit served.
2. Outdoor living spaces may be located in the required rear yards, side yards, and interior yards provided they comply with the minimum dimensions specified for each type of

outdoor living space. The required front setback area may not be included in the calculation.

3. No portion of off-street parking spaces, driveways, covered pedestrian accessways or utility areas such as drying yards or trash areas shall be included in the outdoor living space calculation.
4. All required outdoor living spaces shall be accessible to the occupants of the dwelling units.

K. TRASH STORAGE AREA

A trash storage and pickup area of adequate size shall be provided to the rear of the required front yard. Said area shall be completely enclosed and screened from view by solid fencing and/or walls.

L. ACCESSORY BUILDINGS

The provisions of Section 12.20 shall apply except that accessory buildings may occupy not more than eighty (80) per cent of the rear yard area.

M. OFF-STREET PARKING

The provisions of Section 39.00 shall apply. In addition, there shall be not more than one driveway to off-street parking and covered parking areas for each 100 feet of lot width.

N. FENCES, LANDSCAPING AND WALLS

The provisions of Section 43.00 shall apply.

O. SIGNS

The provisions of Section 42.20 and the applicable regulations of the Redlands Sign Ordinance shall apply.

P. SITE PLAN REVIEW

Site plans and elevations shall be submitted to the Commission for review and approval.

Q. EXISTING STRUCTURES

Before a building permit may be issued, all existing single family buildings and related structures shall be removed from the property.

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:

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

Peggy A. Moseley
City Clerk

APPROVED FOR FORM:

s/ Edward F. Taylor
City Attorney

I, Peggy A. Moseley, 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 3rd day of January, 1967, by the following roll call vote:

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

Peggy A. Moseley
City Clerk