

Master

ORDINANCE NO. 1331

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1000 OF THE CITY OF REDLANDS BY ADOPTING AMENDMENT NO. 76 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 33.00 Issuance of Building Permits, is hereby amended as follows:

SECTION 33.00 - ISSUANCE OF BUILDING PERMITS

A. GENERAL PROVISIONS

1. It shall be unlawful for any property owner, or his authorized agent, to commence any work pertaining to the erection, construction, re-construction, moving, conversion or alteration of any building, or any addition to any building, until a building permit has first been secured from the Director of Building and Safety for said work.
2. Each application for a building permit shall be made on a printed form to be obtained at the Department of Building and Safety and shall be accompanied by accurate information and dimensions as to the size and location of the lot; the size and location of the buildings on the lot, the dimensions of all yards and open spaces; and such other information as may be necessary for the enforcement of these regulations. Where complete and accurate information is not readily available from existing records, the Department of Building and Safety may require the applicant to furnish a survey of the lot prepared by a licensed surveyor. The original of such application shall be kept in the office of the Department of Building and Safety.
3. No building permit shall be issued for the erection or use of any structure or part thereof, or for the use of any land which is not in accordance with the provisions of this ordinance and in conformity with the approved site plan or conditional use permit, where required by this ordinance. Any permit issued contrary to the provisions of this ordinance or not in conformity with approved site plan or conditional use permit shall be void and of no effect.

4. No building permit shall be issued where the structure, or structures, to be erected will have the effect of depriving other persons of the use of their property, or will have the effect of invalidating the General Plan.
5. No building permit shall be issued for a residential building or structure on a lot which does not have a minimum frontage of thirty (30) feet and access on a dedicated street or way acceptable to the Commission. For hillside areas, see Section 45.00.

B. DEDICATION OF STREETS

The applicant for a building permit in any zone shall dedicate any half-streets that have not been dedicated, or applicant shall dedicate additional right-of-way as may be shown on the General Plan or on any approved precise street plan or setback ordinance which sets forth rights-of-way in excess of those now in existence. Any street not shown on any official plan shall have a right-of-way of not less than sixty (60) feet, and the applicant for a building permit shall dedicate additional right-of-way to provide for a thirty (30) foot half-street. All required setbacks shall be measured from the proposed right-of-way line shown on said General Plan, precise street plan, or setback ordinance.

C. IMPROVEMENTS

The applicant for building permit shall be required to improve street frontages and provide public facilities in accordance with the existing standards and regulations developed by the Director of Public Works of the City; generally the street improvements include paving, curbs, gutters and sidewalks.

The applicant for a building permit shall provide for the street improvements to be installed abutting the lots desired to be built upon. Said street improvements shall include the half-street and the concrete curbs and gutters immediately abutting the premises to which the building permit would apply. The street improvements shall also include sidewalks in accordance with standards developed by the Director of Public Works. Public facilities shall be installed by the developer for all construction and in accordance with requirements of the Public Works Department.

D. FLOOD HAZARD

The Director of Building and Safety is hereby authorized and shall have the duty to refuse the issuance of a building permit

or permits to any applicant whose lot is geographically located in such a manner as to constitute a flood hazard either to the proposed structure of the applicant or to structures adjacent to the lot or lots upon which the applicant desires to build. Persons aggrieved by the ruling of the Director of Building and Safety shall have the right to appeal to the Planning Commission. Upon written request of the appellant, the Planning Commission shall review the ruling of the Director of Building and Safety. Appellant or the Director of Building and Safety may appeal the ruling of the Planning Commission to the City Council. The decision of the City Council shall be final.

E. CERTIFICATE OF OCCUPANCY

No building shall be occupied or used unless a certificate of occupancy and a license for such use, where required, is first obtained from the department or person vested with the duty or authority to issue same. Such certificate shall be issued only after such building, enlargement, or alteration has been completed in conformity with the provisions of any regulating ordinance and with any approved site plan and required conditions, and when the proposed use conforms to this ordinance and required conditions.

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:

Peggy A. Moseley
City Clerk

APPROVED FOR FORM:

s/ Edward F. Taylor
City Attorney

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

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 21st day of February, 1967 by the following vote:

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

Peggy A. Moseley
City Clerk, City of Redlands