

ORDINANCE NO. 1333

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1000 OF THE CITY OF REDLANDS BY ADOPTING AMENDMENT NO. 77 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 22.00 T Transitional District, be hereby amended as follows:

SECTION 22.00: T TRANSITIONAL DISTRICT

The purpose of the T Transitional District is to provide for the orderly and compatible development of off-street parking facilities between residential and non-residential districts. The following regulations shall apply to all land in the T Transitional District:

Section 22.10: 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. Residential uses permitted in the residential district abutting, facing on, or backing up to the lots in the "T" District, subject to the requirements and property development standards for the particular residential district.
2. Off-street parking facilities related to an adjacent district requiring such parking.

B. USES PERMITTED BY CONDITIONAL USE PERMIT

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

Section 22.11: USES PROHIBITED

The following uses are specifically prohibited:

1. Lots in the "T" District shall not be used jointly for residential and off-street parking purposes related to the requirements of the adjacent commercial, industrial, or administrative-professional districts. All residential structures shall be removed from the premises as a condition to the use of the land in the "T" district for off-street parking.

2. Lots in the "T" District shall not be used for the expansion of any non-residential use other than off-street parking.

Section 22.20: PROPERTY DEVELOPMENT STANDARDS

When land in the "T" District is used for residential purposes, the property development standards for the abutting residential district shall apply. When said land is utilized for off-street parking purposes the following property development standards shall apply:

A. LOT AREA

Each lot shall have a minimum area of five thousand (5,000) square feet.

B. LOT DIMENSIONS

1. Each lot shall have a minimum width of fifty (50) feet.
2. Each lot shall have a minimum depth of one hundred (100) feet.

C. POPULATION DENSITY

None permitted.

D. MAXIMUM COVERAGE BY STRUCTURES

No structures permitted.

E. FRONT YARD

Each lot shall have a front yard extending for the full width of the lot. Said yard shall be not less than ten (10) feet in depth, except that any "T" lot which immediately abuts a residential zone shall have a front setback of not less than that required for the residential zone.

F. SIDE YARD

A side yard adjacent to any street shall be not less than ten (10) feet. No side yard setback is required adjacent to any interior property line; however, protection for the adjacent property in the form of wheel stops and/or solid masonry walls shall be provided.

G. REAR YARD

No rear yard setback is required; however, protection for the adjacent property in the form of wheel stops and/or solid masonry walls shall be provided.

H. LANDSCAPING

All required yard areas, and not less than five (5) per cent of surface area of the parking lot, shall be landscaped and maintained in accordance with the landscaping provisions of Section 43.00.

I. WALLS

A solid masonry wall not less than five (5) feet nor more than six (6) feet in height shall be located along all interior property lines adjacent to a residential use or zone. Said wall to be reduced to three (3) feet in height at the front setback line of the adjacent residential use or zone.

There shall be a three (3) foot high solid masonry wall located along the required front setback line.

J. SIGNS

The provisions of Section 42.00 and the applicable regulations of the Redlands Sign Ordinance shall apply.

K. IMPROVEMENT REQUIRED

All parking areas shall be paved and maintained in accordance with the provisions of Section 40.00.

L. LIGHTING

Lighting facilities shall be arranged in a manner which will protect neighboring properties and streets from direct glare or hazardous interference of any kind.

M. SITE PLAN REVIEW

A completely dimensioned site plan showing parking lot layout, paved areas, accessways, landscaping, sprinkling system, required walls, signs, and lighting shall be submitted to the Planning Department for approval or reference to the Planning Commission for approval when determined necessary by the Planning Director.

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 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 7th day of March, 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