

ORDINANCE NO. 1336

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1000 OF THE
CITY OF REDLANDS BY ADOPTING AMENDMENT NO. 78 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 34.00 Home Occupations, is hereby amended as follows:

SECTION 34:00: HOME OCCUPATIONS

The purpose of the Home Occupation provisions is to permit the conduct of a part-time business for supplemental income purposes in the residential districts. Home occupations are limited to those uses which may be conducted within a residential dwelling without in any way changing the appearance or condition of the residence.

Section 34.10: CONSIDERATION BY COMMISSION

The following criteria shall be employed by the Planning Commission to determine a valid home occupation:

1. No employment of help other than the members of the resident family.
2. No use of material or equipment not recognized as being part of the normal practices in the residential district.
3. No direct sales of products or merchandise from the home.
4. The use shall not generate pedestrian or vehicular traffic beyond that normal to the residential district.
5. It shall not involve the use of commercial vehicles for delivery of materials to or from the premises.
6. Not more than six (6) cubic feet of space within the home may be utilized for storage of materials and supplies related to the home occupation. No outdoor storage permitted.
7. The home occupation shall not involve the use of advertising signs on the premises or any other local advertising media which calls attention to the fact that the home is being used for business purposes, telephone number listing excepted.
8. Not more than one room in the dwelling shall be employed for the home occupation.

9. No building or space outside of the main building shall be used for home occupational purposes.
10. In no way shall the appearance of the structure be altered or the occupation within the residence be conducted in a manner which would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, signs, or the emission of sounds, noises, vibrations.
11. There shall be no use of utilities or community facilities beyond that normal to the use of the property for residential purposes.
12. Specifically excluded from this section: real estate offices, insurance offices, house-to-house salesmen, and beauty salons.

Section 34.20: PROCEDURE

A. Application

Application for a Home Occupation shall be made to the Planning Commission on a form provided by the Planning Department, and shall be accompanied by a filing fee of Twenty Dollars (\$20.00).

B. Scope

In cases where the Planning Department considers the application not within the scope of the Home Occupation criteria, the applicant will be so informed, whereon if the application is accepted, it shall be signed by the applicant to the effect that he was so informed.

C. Public Hearing Date and Notice

1. A public hearing shall be held by the Planning Commission on the nearest scheduled meeting date not less than twenty-one days after the filing of the application.
2. Notices shall be mailed not less than five (5) days prior to the date of the meeting to owners of property within a radius of two hundred (200) feet of the external boundaries of the property described in the application, using for this purpose the name and address of such owners as are shown on the latest official tax roll of the County of San Bernardino. Such notice shall contain all pertinent data related to the case.

D. Decisions by Commission

The decision of the Commission shall be final unless an appeal therefrom is taken to the Council as provided for in Section 34.30. Such decision shall not become effective for ten (10) days from the date that the written decision has been made and notice thereof mailed to the applicant.

E. Notice of Decision

Not later than ten (10) days following the Planning Commission's action in granting or denying the Home Occupation, a written report of the decision shall be mailed to the applicant at the address shown on the application form. A copy of said report shall also be forwarded to the City Council.

F. Time Limit

1. The initial time limit shall not exceed one (1) year. Said time limit to be granted to the nearest business licensing expiration date occurring during the year.
2. Requests for a time extension in one year increments shall be submitted to the Planning Department in writing, accompanied by a Five (\$5.00) dollar renewal fee, one month prior to expiration.
3. Notices of the requested time extension shall be mailed to neighboring property owners in accordance with the procedure described in paragraph C2 of this section.
4. The request shall be reviewed and an inspection made of the property by the planning staff to verify continued compliance with the necessary criteria and conditions established with the initial approval. If in the opinion of the Planning Department the applicant has not complied with the necessary conditions, the matter shall be referred to the Planning Commission for consideration.

G. Voiding of Permit

The commission may void any Home Occupation for non-compliance with the conditions set forth in approving the permit.

Section 34.30: APPEAL OF COMMISSION DECISION

1. Appeals may be taken to the Council by the applicant or any other person aggrieved by the Commission's decision.

2. Appeals shall be filed on forms supplied by the Planning Department with the Council within ten (10) days from the date of the Commission decision or at the next regular Council meeting following the Planning Commission meeting.
3. On the appeal, the Council shall review the decision of the Commission, hear new evidence and testimony, if offered, and in deciding the appeal may either affirm, reverse, or modify the decision of the Commission.
4. The Council may, on its own motion, cause any Commission decision to be appealed.

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 an adjourned regular meeting thereof on the 28th 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