

ORDINANCE NO. 1338

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1000 OF THE CITY OF REDLANDS BY ADOPTING AMENDMENT NO. 79 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 31.00 O Open Land District, is hereby amended as follows:

SECTION 31.00: O OPEN LAND DISTRICT

The purpose of the "O" Open Land Districts is to provide for limited development of those areas of the city that are not suited for permanent occupancy or residence due to some specific characteristic of the land. Such lands may be subject to periodic flooding, erosion, or fire hazard. Publicly owned land and uses of a predominately open nature are included in this district. The following regulations shall apply to all land in the "O" Open Land District:

Section 31.10: ESTABLISHMENT

Land may be placed in the "O" District under the following conditions:

A. When land is in public ownership:

1. Public parks, playgrounds, wildlife preserves, and other public uses.
2. Drainage or flood control channels, creeks, rivers, zanjias, and other water courses.
3. Freeways, parkways and park drives.

B. Privately owned land when the use of said land would endanger the public health, safety and general welfare:

1. Areas where topography is too steep to build upon or where grading of the land may cause a public hazard due to erosion or flooding.
2. Areas subject to flooding or inundation from storm water.
3. Areas beyond fire servicing, where development might endanger life, property, or the watershed.

C. Buffer areas:

Areas separating industrial and commercial districts from residential districts.

Section 31.20: 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. Agricultural and open uses of land.
2. Recreational uses.
3. Flood control structures.
4. Bridle trails.
5. Off-street parking.
6. Public facilities and utilities.

B. USES PERMITTED BY CONDITIONAL USE PERMIT

The following uses may be permitted subject to approval of a Conditional Use Permit.

1. All principal permitted uses, whether public or private, involving the use of a building or structure, flood control structures excepted.
2. Excavation and removing of rock, sand, and gravel, including related equipment and apparatus therefor, and including accessory manufacturing uses which utilize the materials being excavated from the site as the primary component of the product. The site plan showing the location of all buildings, structures, and storage areas shall be submitted to the County Flood Control District for its recommendations. In addition to compliance with the provisions of Section 52.00, the Commission shall establish any other conditions deemed necessary to adequately protect surrounding properties.

Section 31.30: USES PROHIBITED

The following uses are specifically prohibited:

1. Residential uses, caretaker quarters excepted.

2. Commercial uses other than those incidental to permitted recreational uses.

3. Industrial uses, except as set forth in Section 31.20.

Section 31.40: PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all lands and buildings in the "O" zone:

A. LOT AREA

No minimum.

B. LOT DIMENSIONS

No minimums.

C. POPULATION DENSITY

None permitted, excepting caretaker and security personnel quarters.

D. MAXIMUM COVERAGE BY STRUCTURES

Permitted buildings and structures shall not exceed five (5) per cent of the lot area, public facilities excepted.

E. BUILDING HEIGHT

Building and structures shall have a height not greater than fifteen (15) feet. See Section 45.10 for exceptions.

F. YARDS

The yard provisions of the A-1 district shall apply.

G. FENCES, LANDSCAPING AND WALLS

The provisions of the M-1 district shall apply.

H. OFF-STREET PARKING

The provisions of Section 40.00 shall apply.

I. OFF-STREET LOADING

None required.

J. SIGNS

Signs related to a public use or purpose are permitted. Private signs showing the names of the occupant and/or the use of the premises are permitted, subject to Commission review and approval.

K. ACCESS

There shall be vehicular access to all property from a dedicated and improved street.

L. OUTDOOR STORAGE, USES AND WASTE DISPOSAL

The provisions of the M-1 District shall apply.

Section 31.41: PERFORMANCE STANDARDS

The performance standards of the M-2 District shall apply.

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 2nd day of May, 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