

ORDINANCE NO. 1339

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1000 OF THE CITY OF REDLANDS BY ADOPTING AMENDMENT NO. 80 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 39.00 Residential Parking Space Requirements, is hereby amended as follows:

SECTION 39.00 - RESIDENTIAL PARKING SPACE REQUIREMENTS

Section 39.10 - GENERAL PROVISIONS

A. PARKING FACILITIES REQUIRED

Any dwelling unit constructed or located after the effective date of this Ordinance, or any subsequent amendment thereto, shall be required to provide off-street parking facilities in accordance with the provisions of this Ordinance.

B. PARKING FACILITIES, NONCONFORMING

Any dwelling or dwelling group which, on the effective date of this Ordinance, or of any subsequent amendment thereto, is nonconforming as to the regulations relating to off-street parking facilities, may be continued in the same manner as if the parking facilities were conforming. However, any existing dwelling that is enlarged by the addition of one or more bedrooms shall be required to provide off-street parking facilities in accordance with the provisions of this Ordinance.

C. PERMISSIVE PARKING FACILITIES

Nothing in this Ordinance shall be deemed to prevent the voluntary establishment of off-street parking facilities in excess of those required by this Ordinance, provided that all regulations herein governing the location, design, and operation of such facilities are adhered to.

D. CONTINUING OBLIGATION

The required off-street parking facilities shall be a continuing obligation of the property owner. It shall be unlawful for an owner to discontinue or dispense with the required vehicle parking facilities without providing other vehicle parking facilities which meet the requirements of this Ordinance.

Section 39.20 - PARKING SPACE REQUIREMENTS

The number of off-street parking spaces required shall be not less than that set forth in this Section.

A. SINGLE FAMILY RESIDENTIAL DWELLINGS

1. In the A-1, A-2, R-A, R-E, R-S, R-1, and R-1-D districts, there shall be not less than two (2) covered parking spaces in a garage or carport for every dwelling unit.
2. A lot of record less than fifty (50) feet in width may provide only one (1) parking space in a garage or carport; however, a single family dwelling unit containing more than two (2) bedrooms shall provide two (2) covered parking spaces regardless of lot width.

B. MULTIPLE FAMILY RESIDENTIAL DWELLINGS

1. In the R-2, R-2-2000, R-3, and A-P Districts (when used for residential purposes) there shall be not less than the following number of covered parking spaces:

No bedroom and one bedroom units	1
Two bedroom units	1½
Three or more bedroom units	2

2. In addition, all multiple residential projects in the R-2 and R-2-2000 districts containing twelve (12) or more units per lot of record shall provide one (1) uncovered off-street parking space for each two (2) units or fraction thereof.

Section 39.30 - PROPERTY DEVELOPMENT STANDARDS

A. LOCATION OF PARKING FACILITIES

1. The off-street parking facilities required by this Ordinance shall be located on the same lot or parcel of land as the residential unit they are intended to serve.
2. Parking spaces shall not be located in any required front yard except in mountain areas or hillside lots where garages or carports may be located in the front yard when approved by the Planning Commission.
3. Not more than three (3) carports or garages on any one lot shall have their entryway facing the street.

4. Not more than 25 per cent of the required front yard area on each street shall be paved for driveway access to parking facilities, remaining front yard area to be landscaped.

B. SIZE OF PARKING SPACES

1. Each covered parking space in a garage or carport shall have dimensions not less than ten (10) feet in width and twenty (20) feet in length.
2. Each uncovered off-street parking space shall have dimensions not less than nine (9) feet in width and nineteen (19) feet in length, except parallel parking stalls which shall be a minimum of eight (8) feet in width and twenty-four (24) feet in length. No part of the area of a required parking space shall be used for driveways, aisles, walkways, or other required improvements.

C. ACCESS TO PARKING FACILITIES

The following requirements shall govern access to off-street parking facilities:

1. Access to parking facilities from a dedicated street or alley is required.
2. Dwelling units located on lots which adjoin a major or secondary highway and do not have access from a side street or alley shall provide vehicular turn-around facilities on the lot to permit forward travel upon entering a street. Such facilities may be required for lots adjacent to collector streets.
3. The width of driveway entrances and exits from a public street shall be measured at the property line and shall comply with the following standards unless specific exemptions are made by the Director of Public Works for exceptional circumstances:

Minimum driveway width	10 feet
Maximum driveway width	20 feet

Section 39.40 - PARKING LIMITATIONS

1. All motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an enclosed parking space.

2. All detached truck campers, trailers of any type, mobile homes, boats and similar equipment incapable of movement under their own power shall be parked in an approved parking space or stored in an area screened from the street. No parking or storing permitted in a driveway or front yard area.

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:

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 3rd day of October, 1967 by the following vote:

AYES: Councilmen Martinez, Hartzell, Cummings, Mayor Burroughs

NOES: Councilman DeMirjyn

ABSENT: None

Peggy A. Moseley
City Clerk, City of Redlands