

ORDINANCE NO. 1343

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1000 OF THE CITY OF REDLANDS BY ADOPTING AMENDMENT NO. 82 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 21.00, Administrative and Professional Office District, is hereby amended as follows:

SECTION 21.00: ADMINISTRATIVE AND PROFESSIONAL OFFICE DISTRICT

The purpose of the A-P zone is to provide for the development of business and professional offices which, by nature of their operation and normal business hours, are compatible with residential uses within and adjacent to the district.

The regulations set forth in the A-P zone are intended to encourage a high standard of development which will improve the overall quality of the community.

The following regulations shall apply to all uses in the A-P Administrative-Professional District:

Section 21.10 - GENERAL PROVISIONS

- A. No structure originally designed as a residence, or as an accessory to a residence, shall be used for any business or professional use.
- B. No business or professional building shall be erected, constructed, or established on the same lot together with a building originally designed as a residence.
- C. All uses except parking and loading shall be conducted within a completely enclosed building.
- D. Alleys may be required by the Commission.

Section 21.20 - USES PERMITTED

No building, structure, or land shall be used, and no building shall hereafter be erected, structurally altered or enlarged except for the following purposes:

A. RESIDENTIAL USES:

Uses permitted in the "R-3" District subject to the regulations of the "R-3" District.

B. RESIDENTIAL AND NON-RESIDENTIAL USES COMBINED

Residential uses may be combined with non-residential uses provided an entirely new building is constructed for said purposes.

C. BUSINESS AND PROFESSIONAL OFFICES

Accounting, auditing and bookkeeping services
Administrative headquarters
Architectural and engineering services
Business associations
Business and management consulting services
Federal, State, county and local government offices
Insurance offices
Law offices and legal services
Professional membership associations
Real estate offices
Secretarial and clerical services

D. MEDICAL AND HEALTH SERVICES

Chiropractors
Dentists and oral surgeons
Medical, dental, and biological laboratories
Medical, dental and therapeutic clinics
Optometrists
Osteopathic physicians
Physicians and surgeons

E. USES PERMITTED BY CONDITIONAL USE PERMIT

Charitable organizations
Churches
Libraries
Mortuaries
Museums and art galleries
Prescription pharmacy services
Social and fraternal organizations

F. SIMILAR USES PERMITTED BY COMMISSION DETERMINATION

The Commission may, by resolution of record, permit any other use which it may determine to be similar to those permitted and in conformity with the intent and purpose of this zone.

Section 21.30 - USES PROHIBITED

All uses and structures not listed as permitted in Section 21.20 are hereby deemed to be specifically prohibited.

Section 21.40 - PROPERTY DEVELOPMENT STANDARDS

The provisions of the R-3 District shall apply for all residential uses. The following property development standards shall apply to all uses of land and buildings other than residential in the A-P zone:

A. LOT AREA

Each lot shall have a minimum area of ten thousand (10,000) square feet.

B. LOT DIMENSIONS

Each lot shall have a minimum width of eighty (80) feet and a minimum depth of one hundred twenty (120) feet.

C. BUILDING HEIGHT

No maximum building height.

D. YARDS

The provisions of the R-3 District shall apply except when an entirely new building is constructed for Administrative-Professional office uses only, the rear yard may be reduced to not less than five (5) feet. Said rear yard shall be increased two and one-half (2½) feet in depth for every story above the second story.

E. WALLS, FENCES, AND LANDSCAPING

The provisions of Section 43.00 shall apply.

F. ACCESS

Each lot shall have a minimum of fifty (50) feet of access on a dedicated and improved street.

G. COVERAGE

Maximum coverage shall be sixty (60) per cent of the total lot area for one and two story structures. For three story structures maximum coverage shall be fifty (50) per cent of the total lot area. For structures over three stories in height the maximum coverage shall be forty (40) per cent of the total lot area.

H. OFF-STREET PARKING

The provisions of Section 39.00 shall apply.

I. SIGNS

The provisions of the Redlands Sign Ordinance shall apply.

J. STORAGE

All storage and trash areas shall be located within enclosed areas completely screened from public view.

K. SITE PLAN REVIEW

Site plans and elevations for all new construction and/or additions, except single family residential, shall be submitted to the Commission for review and approval.

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 3rd day of October, 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