

ORDINANCE NO. 1481

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1000 OF THE
CITY OF REDLANDS BY ADOPTING AMENDMENT NO. 103 THERETO

THE CITY COUNCIL OF THE CITY OF REDLANDS DOES ORDAIN AS FOLLOWS:

SECTION 1. That Zoning Ordinance No. 1000 of the City of Redlands,
Section 38.00: Computation of Yards, is hereby amended as follows:

SECTION 38.00: COMPUTATION OF YARDS

A. GENERAL PROVISIONS

1. In measuring a front yard or side yard adjoining a street, it shall be the perpendicular distance between the street and a line through the corner or face of said building closest to and drawn parallel with the street excluding any architectural features permitted in SECTION 45.30.
2. If any future right-of-way line has been established by provisions of a specific ordinance, or by the General Plan, then the measurement of the yard shall be made from the future right-of-way line, or future property line so defined.

B. SIDE YARD IN HILLSIDE AREAS

1. Where building sites are graded into generally horizontal planes and where the difference in elevation between contiguous building sites is greater than three (3) feet, the required side yard at the toe of the slope shall be increased by one (1) foot for each foot, or portion thereof, over three feet of elevation differential. In no case may any building or structure be closer than three (3) feet from the toe of the slope in said side yard so as to provide for drainage away from the building.

C. SPECIAL YARD PROVISIONS FOR NEW SINGLE FAMILY SUBDIVISION IN
THE R-1 AND R-S ZONES

The purpose of these provisions is to provide for flexibility in the location and arrangement of homes in smaller lot subdivisions in order to permit a greater variety in the design of such homes. The buildable area within the context of this section is defined as the lot area within the standard setback of the zone.

1. The side and rear yard requirements may be varied in accordance with the following provisions:

SIDE YARDS

- a. Structures may be placed along one side property line for up to 65% of the lot depth provided that the opposite side yard is not less in width than the combined side yard requirement for the zone. For corner lots one side yard shall be considered a rear yard; however, the combined side and rear yard for corner lots need not exceed 25 feet. The distance from structures on

adjacent lots shall be not less than ten (10) feet. Where structures have zero side yards, appropriate easements for painting and maintenance shall be provided on the adjacent lot. No zero side yards may be located along property lines abutting land not a part of the subdivision. No window or door openings are permitted on the zero setback line.

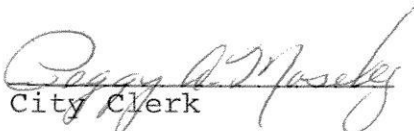
REAR YARDS

- a. A portion of the main building or attached garage up to 30 feet in width may project into the required rear yard area to within ten (10) feet of the rear property provided that there is a corresponding reduction in the buildable area which is equal to the area of the projection.
2. Recording of Setback Lines and Easements Required:
 - a. All setback lines shall be approved by the Director of Planning and designated on the final recorded tract map.
 - b. All required easements and covenants necessary to provide appropriate access for adjacent properties shall be filed with the final tract map and recorded as a part thereof.

SECTION 2. This ordinance shall be in force and take effect as provided by law.

SECTION 3. The City Clerk shall certify to the adoption of this ordinance and cause the same to be published once in the Redlands Daily Facts, a newspaper of general circulation printed and published in this City.

ATTEST:


City Clerk

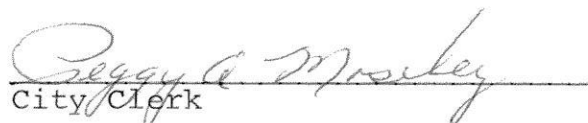

Mayor of the City of Redlands

APPROVED FOR FORM:

s/ Edward F. Taylor
City Attorney

I, Peggy A. Moseley, City Clerk, City of Redlands, hereby certify that the foregoing ordinance was duly adopted by the City Council at a regular meeting thereof held on the 4th day of 1972, 1972 by the following vote:

AYES: Councilmen DeMirjyn, Knudsen, Miller, Sewall, Mayor Cummings
NOES: None
ABSENT: None


City Clerk