

ORDINANCE NO. 1821

AN ORDINANCE OF THE CITY OF REDLANDS REGULATING GLARE FROM BUILDINGS AND AMENDING ZONING ORDINANCE NO. 1000 BY ADOPTING AMENDMENT NO. 166 THERETO, AND RESCINDING ORDINANCE NO. 1692

R.P.C. NO. 598

THE CITY COUNCIL OF THE CITY OF REDLANDS does ordain as follows:

SECTION ONE: The City Council of the City of Redlands hereby finds that it is necessary to regulate reflective surfaces of buildings to prevent unwanted, dangerous and annoying reflective glare upon adjacent or nearby streets and other public and private properties.

SECTION TWO: After the effective date of this ordinance, specular reflective materials added to or installed on the exterior of buildings, other than those buildings included in occupancy groups R-1, R-3, and M as set forth in the Uniform Building Code adopted by the City of Redlands, may not exceed a reflectance value of twenty-five percent (25%). The term "specular reflectance" shall be defined as any mirror-like reflection, as contrasted to diffused reflection from surfaces such as concrete or vegetation.

SECTION THREE: Section 32.30 D.7 shall be added to Ordinance No. 1000 of the City of Redlands as follows:

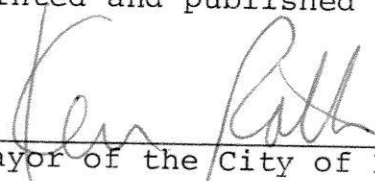
7. Glazing or image reflective surfaces (specular reflectance) shall be limited to a maximum reflectance value of twenty-five percent (25%). Specular reflectance is defined as any mirror-like reflection as contrasted to diffused reflection from such surfaces as concrete or vegetation.

SECTION FOUR: The property development standards imposed by this ordinance shall be subject to the provisions of Section 50.00 of Ordinance No. 1000 of the City of Redlands, as amended, pertaining to variances.

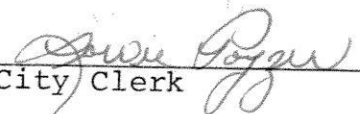
SECTION FIVE: This ordinance shall be in force and take effect as provided by law.

SECTION SIX: 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 this city.

ATTEST:



Mayor of the City of Redlands



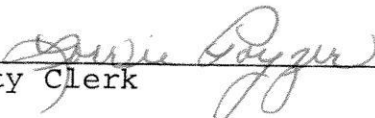
City Clerk

I, Lorrie Poyzer, 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 16th day of August, 1983, by the following vote:

AYES: Councilmembers Gorman, Johnson, Martinez; Mayor Roth

NOES: Councilman DeMirjyn

ABSENT: None



City Clerk