

ORDINANCE NO. 1840

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1000 OF THE CITY OF
REDLANDS BY ADOPTING AMENDMENT NO. 168 THERETO

ORDINANCE TEXT AMENDMENT NO. 168

THE CITY COUNCIL OF THE CITY OF REDLANDS does ordain:

SECTION ONE: That Ordinance No. 1000 of the City of Redlands,
Section 52.10 pertaining to Development Provisions for Specific
Uses, be amended as follows:

SECTION 52.10: DEVELOPMENT PROVISIONS FOR SPECIFIC USES

H. SECOND DWELLING UNIT

The purpose of these provisions is to establish procedures for permitting a second dwelling unit on lots zoned for residential uses and to implement state law requiring consideration for such use and to protect and preserve existing neighborhoods by ensuring through established standards that secondary units shall not be permitted where incompatible with existing adjacent and neighboring residential uses and with the goal of providing affordable housing for persons 60 years of age and older and handicapped persons.

1. COMMISSION AND COUNCIL APPROVAL REQUIRED

Application shall be in the form of a Conditional Use Permit subject to the provisions of this section.

- a. A second dwelling unit shall be located on property zoned for residential uses.
- b. Only one second dwelling unit shall be permitted on any one lot.
- c. The second dwelling unit shall provide complete and independent living facilities.
- d. The lot shall contain an existing single family detached dwelling unit.
- e. The second dwelling unit shall be for the sole occupancy of one adult or two adult persons who have reached the age of 60 years or are handicapped. A deed restriction, acceptable to the city attorney, specifying the occupancy limitations for the second dwelling unit shall be recorded on the property.
- f. The total floor area of the second dwelling unit shall not exceed 640 square feet.
- g. The second dwelling unit may either be an attached or detached unit.
- h. One of the residential units on the lot shall be occupied by the owner.
- i. The second dwelling shall not be sold separately.
- j. There shall be no separate utility service to the second dwelling unit.

2. DEFINITIONS

- a. Second Dwelling Unit. A detached or attached dwelling unit which provides for complete, independent living facilities for one or more persons, inclusive of, but not limited to; permanent provisions for living, sleeping, eating, cooking, access and sanitation, on the same lot or parcel as the permitted primary dwelling.

3. PROPERTY DEVELOPMENT STANDARDS

- a. The lot upon which the second dwelling is to be created shall conform to the minimum area and dimension standards of the zoning district in which it is located.
- b. The yard for accessory buildings shall apply to a detached unit.
- c. The yard standards for the primary residence shall apply to an attached unit.
- d. One parking space in a permitted location shall be provided on the same lot as the second dwelling unit in addition to the required parking spaces serving the primary unit.
- e. Each second dwelling unit shall be provided with a separate outside entrance not visible from the street with adequate pedestrian access from a public street to the entrance.
- f. The minimum dwelling unit area for the second unit shall be not less than 300 square feet and shall not exceed 640 square feet.
- g. The maximum lot coverage provisions of the zone shall apply.

4. DESIGN CONTINUITY

A second dwelling unit shall be designed and constructed with the materials of construction that are comparable to and compatible with the primary residence.

5. NON-CONFORMING CONDITIONS

Any conditions pertaining to parking, building code and property development standards of the zone that are non-conforming shall be corrected as a condition for approval of a second dwelling unit.

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 this City.

Carole Beswick
Mayor of the City of Redlands

ATTEST:

Lorrie Poyzer
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 3rd day of April, 1984, by the following vote:

AYES: Councilmembers Johnson, DeMirjyn, Martinez, Larsen;
Mayor Beswick
NOES: None
ABSENT: None

Lorrie Poyzer
City Clerk