

ORDINANCE NO. 2169

AN ORDINANCE OF THE CITY OF REDLANDS AMENDING CHAPTER 18.138 OF THE REDLANDS MUNICIPAL CODE BY ADOPTING ZONING ORDINANCE TEXT AMENDMENT NO. 209 RELATING TO THE HD (HILLSIDE DEVELOPMENT) DISTRICT

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF REDLANDS AS FOLLOWS:

SECTION ONE: That the Section 18.138.050 of the City of Redlands Municipal Code shall be amended as follows:

SECTION 18.138.050 Slope density requirements.

- A. Maximum dwelling unit density on portions of land parcels with a cross slope of fifteen to thirty percent shall not exceed one dwelling unit per two and one-half acres. Note: In the A-1 Zone these densities shall be used for the purpose of combining under Paragraph D; however, the total number of lots shall not exceed the number permitted by the A-1 Zoning standards.
- B. Maximum dwelling unit...
- C. Maximum dwelling unit density on portions of land parcels with a cross slope of less than fifteen percent shall be as determined by the General Plan and zoning standards. In the A-1 Zone, a density of one dwelling unit per two and one-half acres shall apply. Note: In the A-1 Zone these densities shall be used for the purpose of combining under Paragraph D; however, the total number of lots shall not exceed the number permitted by the A-1 Zoning standards.
- D. Permitted densities may be combined within any land parcel, so long as the number of dwelling units to be placed on a parcel does not exceed the sum of the units permitted in each slope category area of the parcel. Units may be transferred from greater slope categories to lesser slope categories. However, when a proposed subdivision results in a density transfer within a site, the entire parcel shall be subject to review as a Planned Residential Development; Minor Subdivisions may substitute a Conservation Easement to protect open space and the natural environment over the portions of the parcel that have slopes greater than 30% and integral contiguous areas. Such Conservation Easement shall preclude these areas from contributing toward density transfers for any future subdivisions. Density bonus shall not be allowed in the Hillside Development District.
- E. Fractions of units in different slope categories shall be dropped and may not be added together in order to obtain additional whole units. Exception: One additional lot may be obtained in Minor Subdivisions (four lots or less) by adding fractions of units calculated in various slope categories. When this exception is used, the resulting subdivision shall provide accessible homesites on the flatter portion of the property with a minimum amount of grading.

SECTION TWO: That Section 18.138.070 of the City of Redlands Municipal Code shall be amended as follows:

SECTION 18.138.070 Development plan requirements.

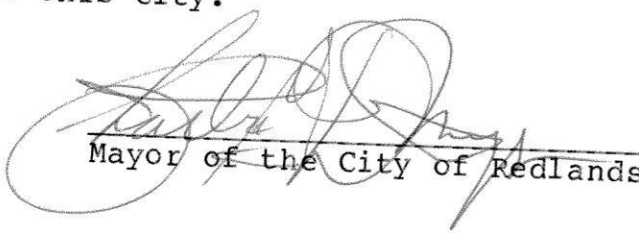
In addition, to the requirements of Title 17, Subdivisions, tentative maps and development plans shall include:

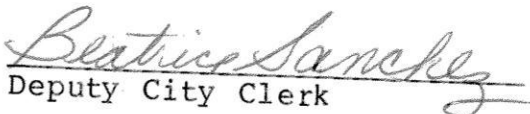
- A. A topographic map of the existing terrain utilizing a scale no smaller than one inch equals one hundred feet, and five-foot contour intervals depicting the following cross slope categories; zero to fifteen percent, fifteen to thirty percent and greater than thirty percent. The topographic map shall be prepared by the City or by private consultants pursuant to contract with the City. The person or entity proposing to carry out the project shall bear all costs incurred by the City in preparing the topographic map. Exception: Depiction of cross slope categories is not required when all of the proposed lots have ten or more acres.

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

SECTION FOUR: The Deputy City Clerk shall certify to the adoption of this ordinance and cause it, or a summary of it, to be published once in the Redlands Daily Facts, a newspaper of general circulation printed and published in this City.

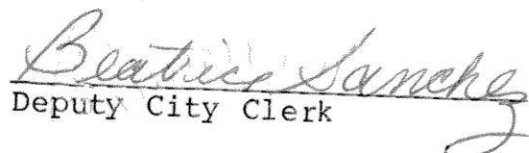
ATTEST:

  
Mayor of the City of Redlands

  
Deputy City Clerk

I, Beatrice Sanchez, Deputy 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 15th day of October, 1991, by the following vote:

AYES: Councilmembers Beswick, Cunningham, Milson;  
Mayor DeMirjyn  
NOES: None  
ABSENT: Councilmember Larson

  
Deputy City Clerk