

ORDINANCE NO. 2244

AN ORDINANCE OF THE CITY OF REDLANDS AMENDING CHAPTER 18.160 OF THE REDLANDS MUNICIPAL CODE BY ADOPTING ZONING ORDINANCE TEXT AMENDMENT NO. 230 RELATING TO HOME OCCUPATIONS

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

SECTION ONE: That Section 18.160.020 of the City of Redlands Municipal Code shall be amended as follows:

18.160.020 Validity - Criteria for staff decision.

The following criteria shall be used to determine a valid home occupation:

- A. There shall be no employment of persons other than the resident family of the dwelling. The individual primarily responsible for the home occupation shall live in the dwelling.
- B. There shall be no material or equipment used that is not recognized as being part of the normal practices in the residential district.
- C. There shall be no direct sales of products or merchandise from the home, except for produce (fruit or vegetables) grown on the subject property.
- D. The home occupation shall not allow customers or clientele to visit the dwelling. However, incidental uses such as music lessons, tutoring, and the sale of produce may be permitted if the intensity of such use is approved by the Community Development Director.
- E. The home occupation shall not involve the use of commercial vehicles for delivery of materials to or from the premises beyond those commercial vehicles normally associated with residential uses.
- F. The home occupation shall not involve the use of advertising signs on the premises, or any other local advertising media which calls attention to the fact that the home is being used for business purposes, telephone number listing excepted.
- G. No more than ten (10) percent of the total square footage of the dwelling or one (1) room of the dwelling, whichever is less, shall be employed for the home occupation. Use of the garage for the home occupation may be permitted if such use does not obstruct required parking.

- H. No accessory building or space outside of the main building shall be used for the home occupation. No outdoor storage, including the storage or parking of vehicles associated with the use, shall be permitted.
- I. In no way shall the appearance of the structure be altered or the occupation within the residence be conducted in a manner which would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, signs, or the emission of sound, noise, vibrations, or other visible evidence of the activity.
- J. There shall be no increase in the use of utilities (including water, sewer, electricity, and garbage collection) or community facilities so that the combined total use for the dwelling and home occupation does not exceed that normal to the use of the property for residential purposes.
- K. Use of the United States Postal Service in conjunction with a mail order home occupation shall be done by means of a post office box.
- L. A Home Occupation Permit is not valid until a current City business license is obtained.
- M. If an applicant is not the legal property owner of property where a home occupation is to be conducted, notarized written permission from the property owner approving use of the dwelling must be submitted with the application.

SECTION TWO: That Section 18.160.050 of the City of Redlands Municipal Code shall be amended as follows:

18.160.050 Review procedures.

- A. Applications for a home occupation shall be filed with the Planning Department in a manner prescribed by the Community Development Director. Upon acceptance of a home occupation, the Community Development Director or their designee, shall review the request for compliance with the above conditions. Following a review period, the Community Development Director shall render a decision. The decision shall clearly state, in writing, any conditions of approval or reasons for denial. Immediately following the effective date of an approved home occupation, when no appeal has been filed, the applicant shall obtain a City business license.

- B. The decision of the Community Development Director shall be final unless an appeal is taken to the Planning Commission as provided for in Section 18.160.100. Such decisions shall not become effective for ten (10) days from the date that the written decision has been made and notice thereof mailed to the applicant. A copy of the decision shall be forwarded to the Planning Commission. Following the denial of a home occupation, no application for a home occupation for the same or substantially the same home occupation on the same site shall be filed within six (6) months from the date of denial.

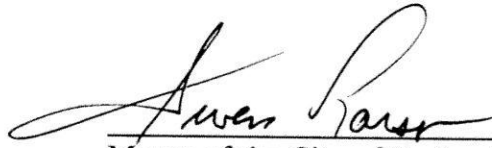
SECTION THREE: That Section 18.160.080 of the City of Redlands Municipal Code shall be amended as follows:

18.160.080 Validity - Time limit and annual renewal.

- A. The initial time limit shall not exceed one (1) year, such time limits to be granted to the nearest business licensing expiration date occurring during the year.
- B. Home occupation permits shall be renewed annually with the annual renewal of the City business license. The fee for annual renewal of the home occupation permit, as set by the City Council, shall be paid in conjunction with the renewal of the City business license.
- C. The annual renewal of the home occupation permit shall include a signed statement from the applicant identifying the continued compliance with Section 18.160.020.

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

SECTION FIVE: The 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.



Mayor of the City of Redlands

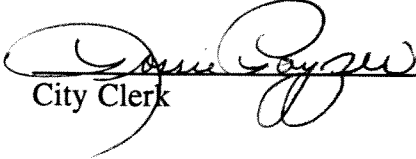
ATTEST:



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 May, 1994, by the following vote:

AYES: Councilmembers Foster, Cunningham, Gilbreath, Gil;
Mayor Larson
NOES: None
ABSENT: None


City Clerk