

ORDINANCE NO. 2533

AN ORDINANCE OF THE CITY OF REDLANDS AMENDING ARTICLE VII OF  
CHAPTER 18.156 OF THE REDLANDS MUNICIPAL CODE RELATING TO  
SECOND RESIDENTIAL DWELLING UNITS

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

Section 1. Article VII of Chapter 18.156 of the Redlands Municipal Code relating to second dwelling units is hereby amended to read as follows:

"Article VII Second Residential Dwelling Units

18.156.430 Purpose of provisions.

The purpose of this Article is to establish the procedure for permitting a second residential dwelling unit on lots zoned for residential uses.

18.156.440 Second unit defined.

"Second unit" means a detached or attached residential dwelling unit which provides complete independent living facilities for one or more persons, inclusive of, but not limited to, permanent provisions for living, sleeping, eating, cooking and sanitation on the same lot as a single-family dwelling is situated. A second unit also includes an efficiency unit as defined in California Health and Safety Code section 17958.1, and a manufactured home as defined in California Health and Safety Code section 18007.

18.156.450 Approval required.

Application for construction of a second unit shall be made in the form of a site plan, floor plan and building elevations and shall be granted by the City's Community Development Director provided the application meets the provisions of this Article. The application must demonstrate compliance with the following criteria:


- A. The second unit is located on property zoned for a single family or multifamily use.
- B. The lot contains an existing single-family dwelling.
- C. The square footage for the second unit does not exceed the following standards:
  1. The total area of floor space for a detached second unit shall not exceed one thousand two hundred square feet.
  2. The increased floor area for an attached second unit shall not exceed thirty percent of the existing living area of the primary unit.

- D. The second unit is either attached to the existing dwelling and located within the living area of that dwelling (which means the interior habitable area of a dwelling unit including basements and attics, but not including a garage or an accessory structure) or is a detached unit located on the same lot as the existing dwelling.
- E. The second unit is not intended for sale and may be rented.
- F. The second unit complies with City requirements relating to height, setback, lot coverage, architectural review and maximum size of the unit.
- G. The second unit complies with standards that prevent adverse impacts on any real property that is listed in the California Register of Historic Places.

18.156.460 Property development standards.

- A. The lot upon which the second unit is proposed shall conform to the minimum area and dimension standards of the zoning district in which the lot is located.
- B. One parking space shall be provided on the same lot as the second unit, in addition to the required parking spaces serving the primary unit.
- C. The second 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.
- D. All second units shall comply with the standards of an efficiency dwelling unit as defined by the Uniform Building Code.
- E. Second unit shall be located to the rear of the primary unit."

Section 3. The Mayor shall sign this ordinance and the City Clerk shall certify to the adoption of this ordinance and shall cause it, or a summary of it, to be published once in the Redlands Daily Facts, a newspaper of general circulation within the City, and thereafter, this ordinance shall take effect as provided by law.

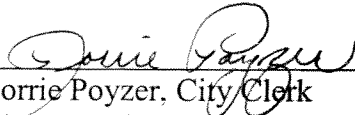
  
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Mayor of the City of Redlands

ATTEST:

  
\_\_\_\_\_  
City Clerk

I, Lorrie Poyzer, City Clerk of the City of Redlands, hereby certify that the foregoing ordinance was duly adopted by the City Council at a regular meeting thereof held on the 17th day of June, 2003, by the following vote:

AYES: Councilmembers Pepler, Gilbreath, George, Harrison; Mayor Haws  
NOES: None  
ABSENT: None  
ABSTAIN: None

  
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Lorrie Poyzer, City Clerk  
City of Redlands