

ORDINANCE NO. 1302

AN ORDINANCE OF THE CITY OF REDLANDS ADOPTING AMENDMENT NO. 63 TO ZONING ORDINANCE NO. 1000 OF THE CITY OF REDLANDS

THE CITY COUNCIL OF THE CITY OF REDLANDS DOES ORDAIN:

Section One: That Zoning Ordinance No. 1000 of the City of Redlands, Section 16.00, R-S (Suburban Residential) District, is hereby revised as follows:

SECTION 16.00: R-S SUBURBAN RESIDENTIAL DISTRICT (R-1-10,000)

The purpose of the Suburban Residential District is to provide an environment conducive to the development of low density single family homes with no mixing of incompatible uses. The following regulations shall apply to all land in the R-S Suburban Residential District.

SECTION 16.10: USES PERMITTED

No building, structure or land shall be used, and no building or structure shall be hereafter erected, structurally altered or enlarged except for the following purposes:

A. PRINCIPAL PERMITTED USES

1. Uses permitted in the A-2 Estate Agricultural District, provided the area of the lot shall be not less than that required in the A-2 District.
2. Single family residential use, not more than one (1) dwelling unit per lot.
3. Keeping of horses provided that stables and corrals for horses are located not less than 40 feet from any dwelling on the property and not less than 50 feet from any property lines, and not less than 100 feet from any existing or future dwelling on adjacent properties, and not less than 100 feet from a public park or school; and further
 - a. That evergreen planting screens, or other protective devices, shall be provided along property lines or surrounding the corral and stable areas.
 - b. No grazing shall be permitted in any required yard.
 - c. Lot area for each horse shall be not less than one (1) acre.
 - d. Not more than three (3) horses may be kept on any lot or parcel.

B. ACCESSORY USES

1. Accessory building such as bath house, cabana, and storage shed.
2. Garage or carport.
3. Guest house.
4. Home occupation as defined in this Ordinance and subject to the provisions of Section 34.00.
5. Private greenhouse or horticultural collection incidental to the residential use of the premises.
6. Private swimming pool.
7. The keeping of not more than three (3) adult dogs and three (3) adult cats and their litters up to the age of ten (10) weeks.

C. USES PERMITTED BY CONDITIONAL USE PERMIT

Uses listed in Section 52.00 in accordance with the provisions of that Section.

SECTION 16.11: USES PROHIBITED

The following uses are specifically prohibited:

1. Commercial, except as provided in Section 52.00.
2. Manufacturing.
3. Raising of animals and poultry.

SECTION 16.20: PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land and buildings in the R-S zone:

A. LOT AREA

Each lot shall have a minimum area of ten thousand (10,000) square feet.

B. LOT DIMENSIONS

1. Each lot shall have a minimum width of eighty-five (85) feet. Cul-de-sac lots shall have a minimum width of fifty (50) feet.
2. Each lot shall have a minimum depth of one hundred (100) feet.

C. POPULATION DENSITY

One dwelling unit per lot.

D. MAXIMUM COVERAGE BY STRUCTURES

Thirty (30) per cent of the lot area.

E. BUILDING HEIGHT

Buildings and structures shall have a height not greater than two and one-half ($2\frac{1}{2}$) stories or thirty-five (35) feet. See Section 45.10 for exceptions.

F. FRONT YARD

Each lot shall have a front yard extending for the full width of the lot. Said yard shall be not less than twenty-five (25) feet nor more than forty (40) feet in depth.

See Section 37.00 (b) for regulations applying to partly built-up blocks.

See Section 37.00 (d) for regulations applying to key lots.

G. SIDE YARD

Each lot shall have a side yard of not less than five (5) feet on one side and not less than ten (10) feet on the opposite side.

For lots containing less than the required minimum frontage the aggregate side yard dimensions shall be not less than twenty (20) per cent of the width of the lot; provided, however, the minimum side yard on either side shall be not less than five (5) feet.

See Section 37.00 (e) for regulations applying to side yard on corner lots.

See Section 37.00 (f) for regulations applying to side yard on reversed corner lots.

H. REAR YARDS

Each lot shall have a rear yard of not less than twenty-five (25) feet. See Section 45.30 for permitted exceptions.

I. ACCESSORY BUILDINGS

The provisions of Section 12.20 shall apply except that accessory buildings may occupy not more than twenty (20) per cent of the rear yard area.

J. OFF-STREET PARKING

The provisions of Section 39.00 shall apply.

K. LANDSCAPING, FENCES AND WALLS

The provisions of Section 43.00 shall apply.

L. SIGNS

The provisions of Section 42.20 and the applicable regulations of the Redlands Sign Ordinance shall apply.

Section Two: This ordinance shall be in force and take effect as provided by law.

Section Three: The City Clerk shall certify to the adopting of this ordinance and cause the same to be published once in the Redlands Daily Facts, a newspaper of general circulation printed and published in this City.

ATTEST:

s/ William T. Hartzell
Vice-Mayor of City of Redlands

Geggy A. Moseley
City Clerk

APPROVED FOR FORM:

s/ Edward F. Taylor
City Attorney

I hereby certify that the foregoing Ordinance was adopted by the City Council of the City of Redlands at a regular meeting thereof held on the 21st day of September, 1965 by the following vote:

AYES: Councilmen Wagner, Cummings, Hartzell

NOES: None

ABSENT: Mayor Burroughs, Councilman Martinez

Geggy A. Moseley
City Clerk, City of Redlands