

ORDINANCE NO. 1238

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1000 OF THE CITY  
OF REDLANDS BY ADOPTING AMENDMENT NO. 44 THERETO

The City Council of the City of Redlands does ordain as follows:

SECTION ONE: That Zoning Ordinance No. 1000 of the City of Redlands be and is hereby amended by adopting Amendment No. 44 which amends various sections as follows:

SECTION 21.00: ADMINISTRATIVE AND PROFESSIONAL OFFICE DISTRICT

The following regulations shall apply to the "A-P" Administrative and Professional District.

SECTION 21.10: USES PERMITTED

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

A. PERMITTED

(a) RESIDENTIAL USES:

Uses permitted in the "R-3" District, with the same requirements and property development standards as are listed in the District in which the uses were first permitted.

(b) NON RESIDENTIAL USES:

Non-residential uses shall be located in entirely new buildings designed and constructed for said purposes. All existing residential structures shall be removed prior to the issuance of a building permit.

Administrative and professional offices  
Banks, Savings and Loan offices  
Biological and medical offices  
Commercial facilities related and incidental to the permitted uses. No display or advertising signs permitted.  
Public buildings.

(c) RESIDENTIAL AND NON-RESIDENTIAL USES COMBINED

Residential uses may be combined with non-residential uses provided an entirely new building is constructed for said purposes. Required parking shall be provided for each use calculated in accordance with the individual requirements for the particular uses. Plot plans and elevations shall be submitted for Commission Review and Approval.

B. SIMILAR USES PERMITTED BY COMMISSION DETERMINATION

The Commission may, by resolution of record, permit any other use which it may determine to be similar to those permitted and in conformity with the intent and purpose of this zone.

C. PERMITTED SUBJECT TO COMMISSION REVIEW AND APPROVAL

Residential and non-residential uses combined in a new building to be constructed for such purposes.

D. PERMITTED BY CONDITIONAL USE PERMIT

Churches

Clubs and lodges (Non-profit)

Fraternity and sorority houses when related to a public or private educational institution

Hospitals, sanitariums and rest homes

Museums and libraries

E. USES PROHIBITED

All uses and structures not permitted in Section 21.10 are here deemed to be specifically prohibited.

SECTION 21.30: PROPERTY DEVELOPMENT STANDARDS

The general provisions of the R-3 District shall apply.

A. LOT AREA

Each lot shall have a minimum area of eight thousand one hundred (8100) square feet.

B. LOT DIMENSIONS

Each Lot shall have a minimum width of sixty (60) feet and a minimum depth of one hundred thirty-five (135) feet.

C. BUILDING HEIGHT

Maximum building height shall be four (4) stories or fifty (50) feet.

D. YARDS

The provisions of the R-3 District shall apply except when an entirely new building is constructed for Administrative-Professional office uses only, the rear yard may be reduced to not less than five (5) feet. Said rear yard shall be increased two and one-half ( $2\frac{1}{2}$ ) feet in depth for every story above the second story.

E. WALLS, FENCES, AND LANDSCAPING

The provisions of Section 43.00 shall apply.

F. ACCESS

Each lot shall have a minimum of fifty (50) feet of access on a dedicated and improved street.

G. COVERAGE

Maximum coverage shall be sixty (60) per cent of the total lot area for one and two story structures. For three story structures maximum coverage shall be fifty (50) per cent of the total lot area. For four story structures maximum coverage shall be forty (40) per cent of the total lot area.

H. OFF-STREET PARKING

The provisions of Section 39.00 shall apply.

I. SIGNS

The provisions of the Redlands Sign Ordinance shall apply.

J. STORAGE

All storage and trash areas shall be located within enclosed areas completely screened from public view.

SECTION TWO: Before adopting this Ordinance, the City Council held a public hearing, notice of which was published in the City of Redlands on the 10th day of December, 1963, 7 days before the hearing.

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

SECTION FOUR: 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/ Charles C. Parker  
Mayor of the City of Redlands

s/ Hazel M. Soper  
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 17th day of December, 1963, by the following vote:

AYES: Councilmen Martinez, Wagner, Burroughs, Mayor Parker

NOES: Councilman Hartzell

ABSENT: None

s/ Hazel M. Soper  
City Clerk of the City of Redlands