

ORDINANCE NO. 1411

AN ORDINANCE OF THE CITY OF REDLANDS ADOPTING AMENDMENT NO. 92 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 be amended by adding Section 52.50 (through Section 52.55) PRD PLANNED RESIDENTIAL DEVELOPMENT REGULATIONS, as follows:

SECTION 52.50: PRD PLANNED RESIDENTIAL DEVELOPMENT REGULATIONS

The purpose of the planned residential development provisions is to provide for greater flexibility in the design of residential developments and the promotion of a more efficient, esthetically pleasing and desirable use of land. It is intended that developments proposed under the provisions of this part shall be planned and designed in a manner that will retain the general configuration of the natural terrain and existing plantings in order to maintain and enhance the locally recognized values of community appearance.

Section 52.51: GENERAL PROVISIONS

A. DEFINITION

A planned residential development is a development located on a site approved as a subdivision, to be constructed by a person or corporate body, involving a variety of residential structure types, planned as a total entity and, therefore, subject to approval, development and regulation as one land use complex.

B. PLANNED RESIDENTIAL DEVELOPMENT, A PERMITTED USE

A planned residential development may be permitted in any residential district. Such a development shall have sufficient land area to meet the objectives and standards set forth in this Section. The requirements and procedure established herein shall prevail over any conflicting requirements of this ordinance or those in the laws and ordinances governing the subdivision of land.

C. REVIEW CRITERIA

The Planning Commission shall review the site plan and elevations for the proposed development to determine its conformity with the standards set forth in the city's General Plan, the regulations of this section and recognized principles of urban design, land use planning, circulation, and landscape architecture. The Commission may approve the proposed plan, impose

essential conditions regarding the layout, circulation, and methods of operation and maintenance of the proposed development, and, in addition, the Commission may require that appropriate and enforceable deed restrictions acceptable by the city be filed with the County Recorder. The Commission may disapprove the plan if in their opinion the application does not comply with any of these criteria.

D. CONFORMANCE WITH ZONE DENSITY REQUIRED

The maximum number of dwelling units permitted shall be determined by dividing the net development area by the minimum lot area per family required by the district or districts in which the land is located. Net development area shall be determined by subtracting the area set aside for churches, schools or other non-residential uses, from the gross development area (total area of the project site) and deducting 10% of the remainder for streets regardless of the amount of land actually utilized for streets. The area set aside for common open space or recreation use shall be included in determining the number of dwelling units permitted.

E. ARRANGEMENT OF BUILDING TYPES

The location and distribution of the various permitted dwelling unit types shall be approved by the Commission. Particular attention will be given to those units to be located on the perimeter of the site taking into consideration the relationship and compatibility of such dwelling to the character and future development of surrounding properties. The Commission may require that only single family detached dwellings be located in those areas of the site where other types of permitted dwelling units are determined to be not in conformity with the character of the adjacent area.

Section 52.52: USES PERMITTED

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

A. PRINCIPAL PERMITTED USES

Attached and detached single family homes, townhouses, patio houses or combinations thereof not exceeding four (4) units in any one group shall be permitted, and such other uses as are permitted in the zone in which the planned residential development is to be located.

For purposes of this ordinance all permitted dwelling types are considered to be single family in nature. Each unit shall be

a separate and complete entity extending from the lowest floor level to the highest point of the building. There shall be no placement of separate dwelling units above one another in order that each unit will be directly accessible to private ground level open spaces.

Where dwelling units and/or accessory structures abut on adjacent lots, such dwellings or structures shall be structurally independent with not less than one (1) inch of separation between them.

#### B. ACCESSORY USES

In addition to the accessory uses permitted in the district, the following uses are permitted only where they are an integral part of the planned development and are maintained as an integral part thereof, and where the purpose of such facilities is to provide for the residents of the development rather than the general public.

1. Swimming pools.
2. Recreation buildings, structures and areas.
3. Private parks, parkways, walking and riding paths.

#### Section 52.53: USES PROHIBITED

All uses and structures not listed as permitted in Section 52.52 are hereby deemed to be specifically prohibited.

#### Section 52.54: PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land and building in a planned residential development.

##### A. LOT AREA

Individual lot areas may be reduced below the minimum standard required for the zone provided, however, it must be demonstrated by the developer that there is a direct relationship between the lot size and adjacent open space area within the development. Individual lots shall contain sufficient area to provide all required setbacks, yards, and private outdoor living areas.

##### B. LOT DIMENSION

Lot widths and depths may be reduced below the standard of the district; however, to preserve and maintain the quality of the zone and surrounding neighborhoods, all lots abutting a dedicated public street shall have a lot width not less than the

minimum required for the zone. Certain exceptions may be approved by the commission where it can be shown that a reduction in lot width will not adversely affect the character and quality of the surrounding neighborhood.

C. POPULATION DENSITY

Varies in accordance with the density permitted for the zone in which the site is located.

D. MAXIMUM COVERAGE BY STRUCTURES

Thirty (30) percent of the total project area.

E. BUILDING HEIGHT

The height provisions of the zone shall apply.

F. FRONT YARD

The minimum front yard provisions of the zone in which the site is located shall apply to all lots whether abutting a public or private street.

G. SIDE YARD

The side yard provisions of the zone in which the site is located shall apply to all properties in the planned development which abut property not a part of the development.

For the remainder of the development the side yard(s) for a residence or group of residences may be modified as follows:

- (a) For a single family detached residence on a separate lot, one side yard may be reduced to zero provided the opposite side yard is not less than the total required for each side yard in the zone. No window or door openings are permitted on the zero setback line.
- (b) For attached single family residences or patio houses and town houses, both interior side yards between structures in a series or group may be reduced to zero provided the exterior side yards of the series or group are set back a distance not less than ten (10) feet for each story of height of each building series or group. No window or door openings are permitted on the zero setback line.

H. REAR YARD

The rear yard provisions of the zone in which the site is located shall apply.

I. ACCESSORY BUILDINGS

The provisions of the zone in which the site is located shall apply.

Garages or carports for attached dwellings in any series or group shall not front on any public or private street.

J. OFF-STREET PARKING

The provisions of Section 39.00 shall apply. In addition, an appropriate number of off-street parking spaces shall be provided to compensate for the reduction in on-street parking resulting from the less linear feet of streets typically associated with PRD. The number and distribution of such required additional spaces shall be determined by an analysis of the plan by the Planning Department.

K. OPEN SPACE

Not less than twenty (20) percent of the gross land area shall be developed in common, landscaped, recreational open space. Said open space shall contain a minimum dimension of fifty (50) feet and be accessible to each lot through a system of public or private walkways. Open space areas may include swimming pools, putting greens, court games and other recreational-leisure facilities. Said areas shall be identified as permanent open space on the final tract map. Open space calculations shall not include buildings, private patios, balconies, driveways, and off-street parking areas.

L. ACCESS

Each dwelling site shall have adequate and permanent ingress and egress easements from a dedicated public street. The conveyance of such easements shall be approved as to form by the City Attorney.

M. VEHICULAR ACCESS

All streets within a planned residential development, whether public or private, shall have a curb to curb pavement width of not less than 36 feet. Special street cross-sections with lesser paving width, such as a divided one-way, and modified street terminals such as a loop, may be permitted for private streets provided accessibility and vehicular maneuverability is at least equivalent to a standard street. All streets, alleys, and driveways, whether public or private, shall be improved in accordance with standards of the Public Works Department.

N. PEDESTRIAN ACCESS

There shall be a concrete walkway system not less than five (5) feet in width extending throughout the site to serve as pedestrian access to a dedicated public sidewalk.

O. DEDICATED STREETS

A basic street system shall be dedicated to the city. Said system shall be not less than the minimum determined necessary by the Public Works Department to properly serve the planned residential development and surrounding areas. All streets surrounding a planned residential development shall be dedicated.

P. STORAGE

All storage and trash areas shall be located within enclosed areas completely screened from public view. Common storage and trash areas shall be within 200 feet of the dwelling served.

Q. LIGHTING

In addition to standard street lights for all dedicated streets, a system of adequate lighting shall be provided for all private interior streets and walkways. The spacing and height of all light support structures and the intensity of all lights shall be reviewed by the Public Works Department to determine the adequacy of such lighting for safe pedestrian and vehicle circulation.

R. PRIVATE OUTDOOR LIVING AREA

Each dwelling unit shall have a private outdoor living area with minimum dimensions of twenty-five (25) feet. Said outdoor living area shall be located to the rear of the front setback line and may not contain any detached accessory building, or be used for off-street parking of motor vehicles.

S. GRADING

It is intended that there be a minimum of grading involved in the development of a PRD project. Where grading is found necessary to improve the overall development of the site, all cut and fill slopes shall not exceed 3 to 1 (i.e.) three horizontal to one vertical. All other applicable provisions of the Redlands Grading Code shall apply.

Section 52.55: APPLICATION PROCEDURE

A. CONDITIONAL USE PERMIT REQUIRED

An application for a planned residential development shall be



in the form of a Conditional Use Permit in accordance with the provisions of Section 52.00. Such permit shall be subject to the additional requirements of this section. Where conflicts occur the regulations of this section shall apply.

#### B. PRELIMINARY PLAN

The applicant shall submit a preliminary development plan to the Planning Commission for approval in principle.

Approval in principle of the preliminary development plan shall be limited to the general acceptability of the proposed land use distribution and its relationship to adjacent properties and each other. The preliminary plan shall be accurately prepared to scale and contain the following information as well as that required in Section 52.00:

1. Legal description or boundary survey map of subject property.
2. Distribution of land uses with a tabulation of the acreage designated for each type of use.
3. General circulation pattern indicating both public and private vehicular and pedestrian ways.
4. Approximate arrangement and dimensions of individual lots.
5. Location and arrangement of all structures.
6. Relationship of development to surrounding properties and uses.
7. Existing topography with proposed grading and drainage plans.
8. Location of proposed common open spaces.
9. A statement of provisions for ultimate ownership and maintenance of the parts of the development, including streets, structures, and open spaces.
10. Schematic plans and elevations of all structures other than detached single family residential to indicate architectural type and construction materials.
11. Such other information as may be appropriate to assist in the consideration of the proposed development.

#### C. PROFESSIONAL TEAM REQUIRED

The combined professional services of qualified urban planners, registered landscape architects, registered civil engineers or

licensed land surveyors, and licensed architects may be required; however, not less than the services of the latter two professional classifications shall be utilized in the preparation of the preliminary plan.

D. CONDITIONS TO APPROVAL

In its report to the Council recommending approval of a preliminary plan, the Commission shall set forth such conditions as it deems necessary and reasonable to protect the best interests of the surrounding property or neighborhood, the General Plan or the intent thereof.

E. FINAL DEVELOPMENT PLAN

Following approval by the Commission and Council of a preliminary development plan, the applicant shall submit the final development plan, including all requirements set forth by the Commission and Council for Commission Review and Approval. The final plan shall be completely and accurately detailed to show all lots, street alignments, finish grades, the location and type of all buildings and structures, street and walkway lighting, walkways, parking areas, landscaping, walls or fences, open spaces and other pertinent information which will clearly show the completed development of the property.

F. STAGE DEVELOPMENT

If development is to be carried out in progressive stages, each stage shall be so planned that it shall be in conformity with the approved final development plan and all requirements set forth in said approval. The intent of the planned residential development provisions shall be fully complied with at the completion of any stage and each stage shall provide required open spaces to serve the residents in that stage.

G. DEVELOPMENT SCHEDULE

A development schedule shall be filed with the final development plan. The schedule shall indicate (1) the approximate date for start of construction; (2) the stages in which the project will be built and approximate starting date; (3) anticipated rate of development and approximate dates for completion of each phase.

H. RECORDED SUBDIVISION MAP REQUIRED

A separate tract map shall be filed for the total development or each approved stage. The tract map may be filed concurrently with the final development plan or following approval of the final development plan. The final map shall show the building



lines, common land, pedestrian easements and other applicable features required in the approval of the final development plan. No building permit shall be issued until a final tract map of each stage of the proposed development is approved as provided for herein and is recorded with the County Recorder of San Bernardino County.

#### I. SPECIAL CONDITIONS

The Commission may require one or more of the following in instances where the proposed development appears to create special problems of traffic, landscaping, or economic feasibility.

1. Circulation studies, prepared by a Traffic Engineer, showing the movement of vehicular and pedestrian traffic within the planned development and to and from existing thoroughfares. Special engineering features and/or traffic regulation devices needed to facilitate or insure safety of circulation may be required.
2. A landscaping and tree planting plan prepared by a landscape architect.
3. An economic feasibility report or market analysis prepared by a qualified economist.

#### J. GUARANTEE OF COMPLETION

As a condition for approval of a final development plan the Commission may require a contract with safeguards satisfactory to the City Attorney guaranteeing completion of the development plan.

#### K. CONTINUING CONTROL

No changes shall be made in the final development plan unless approved by the Planning Commission. No change shall be authorized which in any way is determined to be inconsistent with the purposes and intent of the final plan.

#### L. NOTATION ON ZONING MAP

The boundary of an approved planned residential development shall be outlined on the zoning map with the letters PRD noted after the zone classification (e.g.) R-E-PRD. Such designation is for identification purposes only and does not constitute an amendment to the official zoning map.

M. TIME LIMIT FOR START OF DEVELOPMENT

An initial time limit for start of construction of one (1) year shall be established on the Council approval date of the preliminary development plan. An extension of said time limit not to exceed one year may be granted by the Council upon demonstration of cause by the applicant. Failure to begin development within the approved time limit shall forfeit all rights to develop and require a new application.

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

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

ATTEST:

Alice G. Walls  
Deputy City Clerk

Jack B. Cummings  
Mayor of the City of Redlands

APPROVED FOR FORM:

s/ Edward F. Taylor  
City Attorney

I, Alice G. Walls, Deputy City Clerk, City of Redlands, hereby certify that the foregoing ordinance was duly adopted by the City Council at a regular meeting thereof on the 7th day of July, 1970 by the following vote:

AYES: Councilmen DeMirjyn, Knudsen, Miller, Sewall, Mayor Cummings  
NOES: None  
ABSENT: None

Alice G. Walls  
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