

ORDINANCE NO. 1448

AN ORDINANCE OF THE CITY OF REDLANDS ADOPTING AMENDMENT NO. 96 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 22.50 "E" EDUCATIONAL DISTRICT, as follows:

SECTION 22.50: "E" EDUCATIONAL DISTRICT

The purpose of the Educational District is to provide for the orderly development of public and private educational institutions wherein all directly related types of uses may be located and to set forth those development standards necessary to insure that such uses will be compatible with surrounding land uses. The following regulations shall apply to all uses in the "E" Educational District:

Section 22.51: USES PERMITTED

The following uses shall be permitted in the "E" Educational District. No building or structure or land shall be used, and no building or structure shall be designed, erected, structurally altered, or enlarged except for the following purposes:

A. PRINCIPAL PERMITTED USES

1. Educational institutions, together with normal and necessary buildings, uses and functions, so long as these activities are under the auspices of an educational institution. Uses specifically provided for in other sections of this Code are not excluded from this District as long as they are operated by and for the benefit of educational institutions and provided that such operations are a part of and necessary to the educational program of such institutions.
2. Existing permanent residential uses and structures.
3. Non-residential uses permitted in this District shall be located in entirely new buildings, designed and constructed for said uses.

B. USES PERMITTED BY CONDITIONAL USE PERMIT

The following uses when proposed for location within one hundred (100) feet of any residential zone shall require approval of a Conditional Use Permit:

1. Stadia

2. Tennis courts
3. Maintenance buildings and yard facilities
4. Bus and truck storage areas
5. Buildings over thirty-five (35) feet in height

Section 22.52: PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land and structures in the "E" Educational District:

A. LOT AREA

No specific minimum.

B. LOT DIMENSIONS

No specific minimums.

C. BUILDING HEIGHT

No maximum building height except as set forth in Section 22.51 B 5.

D. YARDS

Each site shall have a front, side and rear yard of not less than twenty-five (25) feet. Yards for buildings greater than two stories in height shall be increased ten (10) feet for each story above the second story. Yards between buildings shall be not less than twenty (20) feet.

E. LANDSCAPING, FENCES, AND WALLS

The provisions of Section 43.00 shall apply.

F. COVERAGE

Maximum coverage by enclosed buildings shall be fifty (50) per cent of the total site area.

G. OFF-STREET PARKING

The provisions of Section 40.00 shall apply.

H. ACCESS

Each site shall have access on a dedicated and improved street.

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.

K. LIGHTING

Lighting facilities shall be arranged in a manner which will protect neighboring properties and streets from direct glare or hazardous interference of any kind.

L. SITE PLAN REVIEW

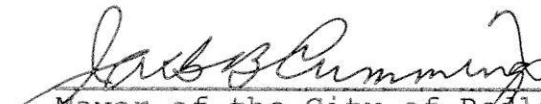
Site plans and elevations for all new buildings and structures shall be submitted to the Commission for review and approval.

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:


City Clerk

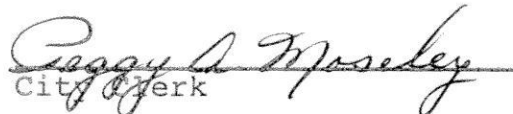

Mayor of the City of Redlands

APPROVED FOR FORM:

s/ Edward F. Taylor
City Attorney

I, Peggy A. Moseley, 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 on the 1st day of June, 1971 by the following vote:

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


City Clerk