

ORDINANCE No. 950

AN ORDINANCE AMENDING ORDINANCE No. 875 (ZONING ORDINANCE) ENTITLED "AN ORDINANCE OF THE CITY OF REDLANDS CREATING, ESTABLISHING AND DIVIDING CITY INTO CERTAIN ZONES OR DISTRICTS WITHIN WHICH THE ERECTION, CONSTRUCTION, ALTERATION OR MAINTENANCE OF CERTAIN BUILDINGS, OR THE CARRYING ON CERTAIN TRADES OR CALLINGS THEREIN IS REGULATED AND PROVIDING FOR SET BACK LINES THEREIN, AND OTHER REGULATIONS FOR THE OCCUPANCY AND USE OF PROPERTY IN SAID CITY," AND WHICH ORDINANCE WAS ADOPTED MAY 15th, 1947.

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

Section One: Section 11(e) of Ordinance No. 875 is hereby amended to read as follows:

Section 11(e):

In Zone E, First Residential District, the minimum lot of the building site area and other requirements shall be determined by the location of each first residential zone to that certain survey line, described as follows:

Beginning at a point on the City Limit line one hundred and fifty feet North east of the East Property line of Terracina Blvd., thence south easterly along a line one hundred and fifty feet from and parallel with Terracina Blvd. to a point one hundred and fifty feet North of the North Property line of Olive Ave. thence North Easterly one hundred and fifty feet from and parallel with the North Property line of Olive Ave. to a point on the projected center line of Monterey street, thence South Easterly along said projected Center Line of Monterey Street to a point one hundred and fifty feet North of the North Property line of Highland Avenue, thence along a line one hundred and fifty feet from and parallel with the North Property Line of Highland Avenue to a point one hundred and fifty feet east of the East Property line of Cajon Street, thence along a line one hundred and fifty feet from and parallel to Cajon Street to a point one hundred and fifty feet South of Crescent Ave. Thence along a line one hundred and fifty feet from and parallel with East Crescent Avenue to the Center Line of U. S. Highway 99, thence North Westerly along the Center Line of U. S. Highway 99 to a point on the Center Line of Highland Avenue, thence North Easterly on the Center Line of Highland Avenue to a point one hundred and fifty feet east of the East Property line of Roosevelt Road thence North Westerly along a line one hundred and fifty feet from and parallel with Roosevelt Road to a point one hundred and fifty feet South of the South Property line of Palm Avenue, thence North Easterly along a line one hundred and fifty feet from and parallel with Palm Ave-

nue to a point one hundred and fifty feet West of the West Property line of Somers Street, thence North Westerly along a line one hundred and fifty feet from and parallel with Somers Street to a point South of the South Property line of Cypress Avenue, thence North Easterly to a point one hundred and fifty feet east of the East Property line of Somers Street and one hundred and fifty feet South of the South Property Line of East Citrus Avenue, thence along a line one hundred and fifty feet from and parallel with East Citrus Avenue to a point one hundred and fifty feet West of the West Property line of Redlands Street, thence North Westerly along a line one hundred and fifty feet from and parallel with Redlands Street to the Center Line of East Citrus Avenue; thence East along the Center Line of East Citrus Avenue to a point one hundred and fifty feet East of the East Property line of Judson Street, thence along a line one hundred and fifty feet north and parallel with Judson Street to a point one hundred and fifty feet north of the North Property line of East Lugonia Avenue, thence along a line one hundred and fifty feet from and parallel with East Lugonia Avenue to the Center Line of Wabash Avenue. (The east City Limits.)

All Zone E, or First Residential Districts to the North and West of the above described line shall have for the minimum lot or building site area an area of not less than six thousand five hundred (6,500) square feet, with a minimum frontage of sixty (60) feet and a minimum depth of one hundred (100) feet and no building or structure shall be erected or altered upon any lot to accommodate more than one family, and any building or structure shall have a minimum side set back line of five (5) feet.

All Zone E, or First Residential Districts, to the South and East of the above described line, with the exception of Zones F and F1, the Estate Residential Districts, shall have for the minimum lot or building site area an area of not less than nine thousand square feet, with a minimum frontage of seventy (70) feet and a minimum depth of one hundred (100) feet and no building or structure shall be erected or altered upon any lot to accommodate more than one family, and any building or structure shall have a minimum side set back line of six (6) feet.

All corner lots in Zone E, or First Residential Districts shall have an additional frontage and additional square feet in the lot area to amount to a ten per cent (10%) increase in frontage and in square feet over the requirements of the district in which such corner lots are located.

Section Two: A new sub-section be and it is hereby added to Section 11 of said Ordinance No. 875, entitled Section 11 (d) as follows:

Section 11 (d): That all lots devoted to residential use in the industrial, commercial, agricultural, light industry, and second residential districts shall have for the minimum lot or building site area an area of not less than six thousand five hundred (6,500) square feet, with a minimum frontage of sixty (60) feet and a minimum depth of one hundred (100) feet and any building or structure shall have a minimum side set back line of five (5) feet.

Section Three: Section 8 of said ordinance No. 875 is hereby amended to exclude churches and to read as follows:

Section 8: Other uses of property for which no provision is made in the foregoing zones or districts may be permitted under the following conditions:

For hospitals, private schools, public utilities and public services uses, large scale neighborhood housing projects and similar uses,

- (1) Upon filing of application,
- (2) Public notice and hearing, and
- (3) Approval by the Planning Commission and City Council as provided in Section 12 of a permit with conditions outlining yard, parking height and other requirements in each case, which conditions shall conform in as far as possible to the zone in which the improvement is to be made.

Section Four: A new section be and it is hereby added to said Ordinance No. 875, entitled Section 8 A as follows:

Section 8 A: Churches are to be permitted and allowed in the following zones: Zone A, Industrial; Zone B, Commercial; Zone B1, Agricultural; Zone B2, Light Industry, and Zone C, Second Residential, and are prohibited and not allowed in the following Zones: E, First Residential, and F and F1, Estate Residential.

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

Section Six: The City Clerk shall certify to the passage of this Ordinance and shall cause the same to be published once in the Redlands Daily Facts, a daily newspaper hereby designated for that purpose.

HUGH M. FOLKINS,
Mayor of the City of
Redlands, California.

Attest:

H. R. WHALEY,
City Clerk.

(SEAL)

I hereby certify that the foregoing ordinance was duly adopted by the City Council of the City of Redlands, at a regular meeting thereof held on the 3rd day of February, 1953, by the following vote:

Ayes: Councilmen, Putnam, Elkins, Anderson, Van Diest and Mayor Folkins.
Noes: None.
Absent: None.

H. R. WHALEY,
City Clerk.

(SEAL)