

CHAPTER 2. SINGLE FAMILY RESIDENTIAL DISTRICT

Section EV3.0201 Intent

The Single Family Residential District creates, preserves and enhances neighborhoods where permanent, one-household residential uses are predominant.

Section EV3.0205 Locational Standards

- (a) The area is substantially occupied or will be occupied by one-family homes.
- (b) The area is served by appropriate public facilities, including recreation and neighborhood shopping facilities, and by major streets, generally located on the periphery of the neighborhood.
- (c) The area is free from environmental hazards that would significantly impact residential development.
- (d) There is a commitment to provide a full range of urban services to the area, including water, sewers, street systems, flood control, fire, police, schools, parks, libraries and medical facilities.
- (e) The location shall be consistent with the General Plan text and maps.

Section EV3.0210 Permitted Land Uses

The following uses are permitted within the Single Family Residential District. New construction shall require Commission Review and Approval if required by the Redlands Municipal Code.

- (1) Single family residential use, not to exceed one (1) dwelling unit per parcel.
- (2) Agriculture as a continuation of the existing land use, including orchards, groves, nurseries, field crops, tree crops, berry crops, bush crops, truck gardening and commercial flower growing, and all necessary structures and appurtenances thereof.

Section EV3.0212 Accessory Land Uses

The following uses are permitted as an accessory to a permitted or conditionally permitted use. Determinations regarding similar uses not specifically listed shall be made pursuant to §EV3.0135(b):

- (1) Accessory building such as bath house, cabana, and storage shed
- (2) Garage or carport with space for maximum of four vehicles
- (3) Guest house (bathroom plumbing only; no kitchen facilities permitted)
- (4) Home occupation as defined in and subject to the requirements of the Redlands Municipal Code
- (5) Private greenhouse or horticultural collection incidental to the residential use of the premises
- (6) Private swimming pool, as defined by the Uniform Building Code.
- (7) Recreational facilities intended for use by the residents of a residential development and their guests, including playgrounds, tennis courts, athletic fields, and equestrian facilities.

Section EV3.0213 Conditionally Permitted Uses

The following uses may be permitted subject to approval of a Conditional Use Permit. Determinations regarding similar uses not specifically listed shall be made pursuant to §EV3.0135(b):

- (1) Recreational facilities, including playgrounds, tennis courts, and athletic fields not intended for use by residents of a residential development and their guests.
- (2) Large family day-care home, serving seven (7) to twelve (12) children.
- (3) Second units (“granny flats”) as defined and regulated by the Redlands Municipal Code.
- (4) Churches and other institutions facilitating worship.

- (5) Day care centers for thirteen (13) or more children.
- (6) Board and care homes for more than six (6) residents.
- (7) Adult day care facilities.
- (8) Public utilities and public service uses or structures including, but not limited to, reservoirs, pumping plants, electrical substations, central communication office, but not including any of the following: microwave and repeater huts and towers, satellite receiving stations, and cellular telephone antennae.

Section EV3.0215 Prohibited Land Uses

Any use not listed as permitted, conditionally permitted, or permitted as an accessory use is prohibited in the Single Family Residential District.

Section EV3.0220 Prohibited Building Types

- (a) Independent mobilehomes
- (b) Mobilehome parks

Section EV3.0225 Development Standards

- (a) Minimum lot area shall be 7200 square feet, except where the General Plan specifies a permitted density of less than six (6) units per acre, in which case the density shall be determined by the General Plan.
- (b) Minimum lot dimensions
 - (1) For lots from 7200 up to 14,000 square feet, minimum lot widths, measured at the building setback line, shall be sixty (60) feet on an interior lot, seventy (70) feet on a corner lot, and forty (40) feet on a cul-de-sac lot. Minimum lot depth shall be one hundred (100) feet.
 - (2) For lots of 14,000 square feet or greater, minimum lot width shall be one hundred (100) feet and minimum lot depth shall be one hundred twenty (120) feet.
- (c) Maximum population density shall be one dwelling unit per parcel.
- (d) Maximum coverage by structures shall be thirty (30) percent.

- (e) Maximum structure height shall be thirty-five (35) feet.
- (f) Minimum building setbacks shall be as follows:
 - (1)

Front yard	25 feet
Street side yard	15 feet
Side yards	5 feet & 10 feet
Rear yards	15 feet
 - (2) Where front or side street is designated as a Special Landscaped Street in Section EV4.0115 (a), see Section EV4.0115 for setback and landscaping requirements.
 - (3) Where side or rear yard abuts a Commercial, Industrial or Administrative Professional district, dwelling unit shall be set back at least twenty-five (25) feet from the property line.
 - (4) For permitted projections into yards, see zoning code of governing jurisdiction.