

*H.R. Whaley
City Clerk*

ZONING ORDINANCE

**CITY OF REDLANDS
CALIFORNIA**

Ordinance No. 1000

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ORDINANCE NUMBER ~~977~~ 1000

AN ORDINANCE OF THE CITY OF REDLANDS ESTABLISHING LAND USE ZONING DISTRICTS TO REGULATE: THE USE OF BUILDINGS, STRUCTURES AND LAND; THE HEIGHT, NUMBER OF STORIES, AND THE SIZE OF BUILDINGS AND OTHER STRUCTURES; THE SIZE OF YARDS AND OTHER OPEN SPACES; THE DENSITY OF POPULATION AND THE INTENSITY OF THE USE OF LAND; ADOPTING A MAP DEFINING SAID LAND USE DISTRICTS; PROVIDING FOR AMENDMENTS, VARIANCES, CONDITIONAL USE PERMITS, AND THE ENFORCEMENT OF ITS PROVISIONS; PRESCRIBING PENALTIES FOR VIOLATIONS THEREOF AND REPEALING ALL ORDINANCES IN CONFLICT HEREWITH. *and in Particular*

Repealing Ordinances Numbered 875, 883, 898, 907, 903, 931, 950, 987, 989, 992 and 994

THE ~~MAYOR~~ CITY COUNCIL OF THE CITY OF REDLANDS ~~DO~~ ORDAIN AS FOLLOWS:

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SECTION 1.00 INTENT AND PURPOSE

An official Land Use Zoning Ordinance for the City of Redlands is hereby adopted and established as is hereinafter set forth in this Ordinance in order to encourage the most appropriate use of land; to conserve and stabilize the value of property; to provide adequate open spaces for light and air, and to prevent and permit adequate control of fires; to prevent undue concentration of population; to lessen congestion on streets; to facilitate adequate provision for community facilities and utilities, including transportation, water supply, sewage disposal, schools, parks and other public requirements which tend to promote the health, safety and public welfare; all in accordance with a comprehensive plan for the orderly development of the City and its environs.

SECTION 2.00 TITLE

This Ordinance shall be known as the "LAND USE ZONING ORDINANCE OF THE CITY OF REDLANDS".

SECTION 3.00 CONTINUATION OF EXISTING REGULATIONS

The provisions of this Ordinance, insofar as they are substantially the same as existing ordinances relating to the same subject matter, shall be construed as restatements and continuations and not as new enactments. The adoption of this Ordinance shall not constitute a validation of any use not conforming with the provisions of the zone in which it is located.

SECTION 4.00 EXISTING USES

The existing use, or uses, of all buildings, improvements and premises not in conformity with the standards or requirements of the Land Use Zoning District in which they are located, in accordance with the provisions of this Ordinance, and which uses are legal, or for which permits, variances or conditional exceptions were granted under previous zoning ordinances, may continue as "NON-CONFORMING USES", or "VARIANCES", as hereinafter defined, and subject to the provisions regulating such non-conforming uses.

SECTION 5.00 EXISTING LOTS

The area and dimension provisions of the sections dealing with "PROPERTY DEVELOPMENT STANDARDS" shall apply to all lots, provided however, that where a lot has a width or area less than that required in the zoning district of which it is a part and was held under separate ownership, or was of record, at the time this Ordinance became effective, such lot may be occupied by the uses permitted in the district, subject to the area per dwelling unit and yard requirements and such other regulations as apply uniformly to all lots in said district.

SECTION 6.00 DEFINITIONS

For the purpose of carrying out the intent of this Ordinance, words, phrases and terms shall be deemed to have the meaning ascribed to them in the following sections covering definitions:

SECTION 6.10 GENERAL TERMINOLOGY

When not inconsistent with the context, words used in the present tense include the future; words in the singular number include the plural, and those in the plural number include the singular.

The word "building" includes the word "structure".

The word "shall" is mandatory and the word "may" is permissive.

The word "used" includes the words "arranged for, designed for, occupied or intended to be occupied for".

The word "Council" shall mean the City Council of the City of Redlands.

The word "Commission" shall mean the Planning Commission of the City of Redlands.

The word "City" shall mean the City of Redlands.

SECTION 6.20 SPECIFIC DEFINITIONS

ACCESSORY BUILDING shall mean a detached subordinate building located on the same lot with a main building, the use of which is customarily incidental to that permitted in the main building, or to the land upon which the main building is located. A garage, attached to the main building shall be considered a part of the main building.

ACCESSORY USE shall mean a use incidental or subordinate to and devoted exclusively to the main use of the land or building thereon.

ACCESSORY LIVING QUARTERS - see GUEST HOUSE.

ADVISORY AGENCY. The City Planning Commission is hereby designated as the Advisory Agency to the Mayor and City Council on all matters related to the zoning and use of land and structures.

AIRPORT shall mean any area which is used or is intended to be used for the taking-off and landing of aircraft, including helicopters, and any appurtenant areas which are used or

are intended to be used for airport building or facilities, including open spaces, taxiways and tie-down areas.

ALLEY shall mean a public or private way, at the rear or side of property, permanently reserved as a means of secondary vehicular access to abutting property.

ALTERED - see STRUCTURAL ALTERATION.

ANIMAL HOSPITAL shall mean a place where animals or pets are given medical or surgical treatment and are cared for during the time of such treatment. The use of the premises as a kennel or a place where animals or pets are boarded for remuneration may be permitted only when incidental to the principal use.

APARTMENT - see DWELLING UNIT.

APARTMENT HOTEL shall mean a building or portion thereof containing individual guest rooms or suites of rooms and dwelling units.

APARTMENT HOUSE shall mean a building, or portion thereof, designed or used for three (3) or more dwelling units, or a combination of three (3) or more dwelling units, and not more than five (5) guest rooms or suites of rooms.

AUTO AND/OR TRAILER CAMP shall mean any area or tract of land where space is rented or held for rent to owners or users of trailer coaches, or where free camping is provided owners or users of trailer coaches for the purpose of securing their trade.

AUTOMOBILE AND TRAILER SALES LOT shall mean an open area used for the display, sales, and/or rental of new or used automobiles and trailer coaches, but where no repair, repainting or remodeling is done.

AUTOMOBILE TRAILER AND/OR HOUSE TRAILER shall mean any building or structure used for living or sleeping purposes and equipped with wheels or other means to facilitate movement from place to place, and vehicles when used for living or sleeping purposes.

AUTOMOBILE WRECKING shall mean the wrecking or dismantling of used motor vehicles or trailers, or the storage of, sale of, or dumping of dismantled, partly dismantled, obsolete or wrecked motor vehicles, or their parts.

AUTOMOBILE SERVICE STATION shall mean an area which provides for the servicing of motor vehicles, including tube and tire repairs, battery charging, storage of merchandise and supplies related to the servicing of motor vehicles, sale of gasoline and lubricants, automobile washing (not including automatic car wash) and grease racks, but excluding automobile repairs,

body and fender works, engine over-hauling and other similar activities.

BASEMENT shall mean a space wholly or partly underground, and having more than one-half (1/2) of its height, measuring from its floor to its ceiling, below the average adjoining grade; if the finished floor level directly above a basement is more than six (6) feet above grade at any point, such basement shall be considered a story.

BLOCK shall mean a parcel of land surrounded by public streets, highways, freeways, railroad right-of-way, flood control channel, creek, wash, river or unsubdivided acreage, or any combination thereof.

BOARDING HOUSE shall mean a building within which lodging with meals is provided for compensation for not more than five (5) persons unrelated by blood or marriage to the owner or operator; not to include rest homes or homes for the aged.

BUILDING shall mean any structure having a roof and walls built and maintained for the support, shelter or enclosure of persons, animals, chattels or property of any kind, including an apartment house, hotel or dwelling, either singly or in combination.

BUILDING HEIGHT shall mean the vertical distance measured from the adjoining curb level to the highest point of the structure, exclusive of chimneys and ventilators; provided however, that where buildings are set back from the street line, the height shall be measured from the average elevation of the finished grade at the front of the building.

BUILDING LINE shall mean any private property line coterminous with a street, or a building line established by County or City ordinance.

BUILDING MAIN shall mean a building within which is conducted the principal use permitted on the lot, as provided by this Ordinance.

BUILDING SITE shall mean the ground area of a building, together with all the open space required by this Ordinance.

BUILDING UNIT GROUP shall mean two (2) or more buildings grouped on a lot.

BUNGALOW COURT shall mean a group of two (2) or more detached buildings used or intended to be used as one-family or two-family (duplex) dwellings, located on a single lot, together with all of the open spaces required by this Ordinance, but not including tourist courts, motor courts, or motels or any other commercial uses.

BUSINESS OR COMMERCIAL shall mean the purchase, sale or other transaction involving the handling or disposition (other than that included in the term "Industry" as defined herein) of any article, substance or commodity for profit or a livelihood, including in addition, automobile or trailer camps, tourist courts and motels, public garages, office buildings, offices of doctors and other professionals, outdoor advertising signs and structures, public stables, recreational and amusement enterprises conducted for profit, shops for the sale of personal services, places where commodities or services are sold or are offered for sale, either by direct handling of merchandise or by agreements to furnish them, but not including dumps and junk yards.

CAMP, TRAILER - see AUTO AND/OR TRAILER CAMP.

CARPORT shall mean a permanent roofed structure with not more than two (2) enclosed sides used or intended to be used for automobile shelter and storage. Each carport shall have not less than one hundred eighty (180) cubic feet of enclosed storage in the structure for each automobile parking space in said carport. Said storage space shall have a minimum height of six (6) feet and a minimum depth of two and one-half (2-1/2) feet in the clear.

CENTER LINE - see STREET CENTER LINE

CLUB, PRIVATE shall mean an association of persons (whether or not incorporated), religious or otherwise, for a common purpose, but not including groups which are organized primarily to render a service carried on as a business for profit.

COURT shall mean an open, unoccupied space, other than a yard, on the same lot with a building and bounded on two (2) or more sides by such building.

COURT APARTMENT shall mean a group of dwellings arranged about two (2) or more sides of a court which opens onto a dedicated street or public way, or on a place approved by the Commission.

DOCKETING shall mean a guest room designed, intended or occupied as sleeping quarters by more than two (2) persons. Every one hundred (100) square feet of superficial floor area in a dormitory shall be considered as a separate guest room.

DUMP shall mean a place used for the disposal, abandonment, discarding, dumping, reduction, burial, incineration or by any other means, of any garbage, sewage, trash, refuse, waste material, offal or dead animals; provided that this definition shall not be deemed to include means of disposal of such substances customarily incidental and accessory to dwellings, institutions, commercial, industrial and agricultural uses, unless such disposal endangers the health and safety.

DUPLEX - same as DWELLING, TWO (2) FAMILY.

DWELLING shall mean a building, or portion thereof, designed and used exclusively for residential occupancy, including one-family, two-family and multiple dwellings, but not including hotels, boarding or lodging houses.

DWELLING UNITS shall mean a group of two (2) or more habitable rooms, one of which is a kitchen, designed for occupancy by one (1) family for living and sleeping purposes.

DWELLING, ONE (1) FAMILY shall mean a detached building designed exclusively for the occupancy of one (1) family.

DWELLING, TWO (2) FAMILY shall mean a building designed and/or used exclusively for the occupancy of two (2) families living independently of each other.

DWELLING, THREE (3) FAMILY OR FOUR (4) FAMILY shall mean a building or portion thereof used and/or designed as a residence with separate dwelling units for occupancy by three (3) or four (4) families living independently of each other.

DWELLING, MULTIPLE shall mean a detached building designed and used for occupancy by two (2) or more families, all living independently of each other.

DWELLING GROUP shall mean two (2) or more dwellings located on a single lot.

EASEMENT shall be a space on a lot or parcel of land, and so indicated on a subdivision map or in a deed restriction, reserved for and/or used for public utilities. No building may be built within the space so designated.

EDUCATIONAL INSTITUTION shall mean a school, college or university, supported wholly or in part by public funds, or giving general academic instruction equivalent to the standards prescribed by the State Board of Education.

FAMILY shall mean an individual, or two (2) or more persons related by blood, marriage or adoption, or a group of not more than five (5) persons, excluding servants, who are not so related, living together as a single housekeeping unit in a dwelling unit.

FARM SITE shall mean a lot or parcel of land two and one-half (2-1/2) acres in area, or larger.

FENCE shall mean any structural device forming a physical barrier which is so constructed that not less than fifty (50) percent of the vertical surface is open to permit the

transmission of light, air and vision through said surface in a horizontal plane. This shall include wire mesh, steel mesh, chain link, lowered, stake and other similar materials. Planting shall be regulated to maintain the required open areas in said fence structure.

FRONT WALL shall mean the wall of a building or structure nearest the street upon which the building fronts, but excluding certain architectural features as cornices, canopies, eaves or embellishments.

FRONTAGE shall mean all property fronting on one (1) side of a street between a street and right-of-way, waterway, or between intersecting or intercepting streets, the end of a dead-end street, or City Boundary measured along a street line. An intercepting street shall determine only the boundary of the frontage on the side of the street that it intercepts.

GARAGE, PRIVATE shall mean a detached accessory building or a portion of a main building on the same lot as dwelling for the housing of vehicles of the occupants of the dwelling, including carports.

GARAGE, PUBLIC shall mean any garage other than a private garage.

GARAGE, STORAGE shall mean any premises, used exclusively for the storage of vehicles.

GRADE shall mean the average of the finished ground level at the center of all of the exterior walls of a building. In case the front wall is parallel to and within five (5) feet of a sidewalk, the grade shall be measured at the sidewalk at the centerline of the front of the lot.

GUEST shall mean any transient person who occupied a room for sleeping purposes.

GUEST HOUSE (ACCESSORY LIVING QUARTERS) shall mean living quarters within a detached accessory building located on the same premises with the main building, for use by temporary guests of the occupant of the premises, such quarters having no kitchen facilities and not rented or otherwise used as a separate dwelling unit.

GUEST ROOM shall mean a room which is designed to be occupied by one (1) or more guests for sleeping purposes, but not including dormitories.

HALF STORY shall mean a story under a gable, hip or gambrel roof, plates of which are not more than three (3) feet above the floor of such story.

HEDGE shall mean a plant or series of plants, shrubs or other landscape material, so arranged as to form a physical barrier or enclosure.

HEIGHT OF BUILDING - see BUILDING HEIGHT.

HOME OCCUPATION shall mean any use customarily conducted entirely within a dwelling and carried on by the inhabitants thereof, which use is clearly incidental and secondary to the use of the structure for dwelling purposes and which use does not change the character thereof or does not adversely affect the uses permitted in the district of which it is a part, and wherein no products are sold on the premises other than those produced thereon, no signs are displayed except as permitted by this Ordinance, no persons are employed other than domestic help and no mechanical equipment is used other than that necessary or convenient for domestic purposes.

HOSPITAL shall mean any building or portion thereof used for the accommodation and medical care of sick, injured or infirmed persons and including sanitariums, rest homes, homes for the aged, alcoholic sanitariums, institutions for the cure of chronic drug addicts and mental patients.

HOSPITALS, ANIMAL - see ANIMAL HOSPITALS.

HOTEL shall mean any building or portion thereof designed or used or containing six (6) or more guest rooms or suites of rooms, or a combination of six (6) or more guest rooms or suites of rooms, and not more than two (2) dwelling units, but not including any institutions in which human beings are housed or detained under legal restraint.

HOUSE COURT - see BUNGALOW COURT.

INDUSTRY shall mean the manufacture, fabrication, processing, reduction or destruction of any article, substance or commodity, or any other treatment thereof in such a manner as to change the form, character or appearance thereof, including but not limited to the following: animal hospitals, bottling plants, building or contractor's yards, cleaning and dyeing establishments, creameries, dog pounds, junk yards, laundries, lumber yards, milk bottling and distribution stations, automobile wrecking yards, stockyards, storage elevators, truck storage yards, warehouses, wholesale storage and other similar types of enterprise.

JUNK YARD shall mean any lot, or the use of any portion of a lot, for the dismantling or wrecking of automobiles or other motor vehicles or machinery, or for the storage or keeping for sale of parts and equipment resulting from such dismantling or wrecking, or for the storage or keeping of junk, including scrap metals or other scrap materials.

KENNEL shall mean any lot or premises on which more than three (3) or more dogs at least four (4) months of age, are kept, boarded or trained.

KITCHEN shall mean any room designed to be used or maintained for the cooking and/or preparation of food.

LOADING SPACE shall mean an off-street space or berth on the same lot with a main building, or contiguous to a group of buildings, for the temporary parking of commercial vehicles while loading or unloading. It shall abut a street, alley or other appropriate means of ingress or egress.

LODGING HOUSE - see BOARDING HOUSE. No meals served or prepared on the premises for compensation and/or for sale.

LOT shall mean a parcel of land, occupied or to be occupied by a use, building or group of buildings and accessory buildings, together with such yards, open spaces, lot width, depth and area as are required by this Ordinance, and fronting upon a dedicated street or upon a private easement or street determined by the Commission as being adequate for purposes of access.

LOT AREA shall mean the total of the lot area, measured in a horizontal plane, within the lot lines of a lot.

LOT CORNER shall mean a lot located at the intersection of two (2) or more streets, or a street and an alley, having an angle of intersection of not more than one hundred thirty-five (135) degrees.

LOT CORNER, REVERSED shall mean a corner lot, the side line of which is substantially a continuation of the front lot lines of the lots to its rear, whether across an alley or not.

LOT DEPTH shall mean the horizontal distance between the front and rear lot lines measured in the mean direction of the side lot lines.

LOT INTERIOR shall mean a lot other than a corner lot.

LOT KEY shall mean any lot where the side lot line abuts the rear lot line of other lots.

LOT LINE, FRONT - see FRONTAGE.

LOT LINE shall mean any line bounding a lot as herein defined.

LOT OF RECORD shall mean a parcel of land as shown

on the records of the County Assessor at the time of the passage of this Ordinance.

LOT, THROUGH shall mean a lot having frontage on two (2) parallel, or approximately parallel, dedicated streets. The lot frontage in instances such as this shall be determined by the Planning Commission.

LOT WIDTH shall mean the horizontal distance between the side lot lines measured at right angles to the lot depth at the building set back line as established for each district in this Ordinance. See SECTION 45.00 (c) for hilly areas.

MARQUEE shall mean a permanent roofed structure attached to and supported by the building and projecting over public property.

MOTEL shall mean a group of dwellings used for commercial purposes, such as a building or group of two (2) or more detached, semi-detached or attached buildings containing guest rooms or dwelling units with automobile storage space provided in connection therewith, which building or group is designed, intended or used primarily for the accommodation of transient automobile travelers; including groups designated as auto cabins, motor courts, motels and similar designation.

NON-CONFORMING STRUCTURE shall mean a building existing at the time of the adoption of this Ordinance which does not conform to the regulations for the district in which it is located as set forth in this Ordinance.

NON-CONFORMING USE shall mean a use of a building or land existing at the time of the adoption of this Ordinance which does not conform to the regulations for the district in which it is located, as set forth in this Ordinance.

PARKING AREA, PRIVATE shall mean an open area, other than a street used for the parking of automotive vehicles and restricted from general public use.

PARKING AREA, PUBLIC shall mean an area, other than a private parking area or street used for the parking of vehicles and available for public or quasi-public use, either free or for remuneration.

PARKING SPACE, AUTOMOBILE shall mean space exclusive of driveways, ramps, columns, loading areas, office or work areas, for the parking of one (1) automobile. Such space shall be not less than eight (8) feet in width and eighteen (18) feet in length, and shall be accessible.

PERSON shall mean an individual, firm, co-partnership, joint adventure, association, social club, fraternal

organization, corporation, estate, trust, receiver, syndicate, the Federal or State government, City, County, District, or any other group or combination acting as an entity.

REST HOME shall mean premises used for the housing of and caring for the amputatory, aged or infirm. There shall be only incidental convalescent care not involving either trained nurse or physician residing on the premises. There shall be no surgery, physical therapy or other similar activities.

ROOM shall mean an unsubdivided portion of the interior of a dwelling unit, excluding bathroom, kitchen, closets, hallways and service porches.

ROOMING HOUSE - see BOARDING HOUSE.

SCHOOL - see EDUCATIONAL INSTITUTIONS.

SIGN shall include all outdoor advertising on any card, cloth, paper, plastic, metal, painted glass, wooden or stone materials and any and all devices, structural or otherwise, lighted or unlighted, painted or not painted, attached to, made a part of or placed in the window of, in the front, rear, sides or top of any structure on any land or any tree, wall, bush, rock, post, fence, building or structure and visible from any public or private street, way, thoroughfare, alley or walk, which device announces or directs attention to the name or nature of a business, occupant of a structure, building or land or the nature or type of goods, services or products, produced, sold, stored, furnished or available at that location or at any other location, including signs specifically for the sale of real property.

The term "placed" as used in this Section shall include erected, constructed, posted, painted, printed, tacked, glued, stuck, carved, or otherwise fastened, fixed, or made visible in any manner whatsoever.

STORY shall mean a space in a building between the surface of any floor and the surface of the floor next above, or if there be no floor above, then the space between such floor and the ceiling or roof above.

STREET shall mean a public thoroughfare or right-of-way dedicated, deeded or condemned for use as such, other than an alley, which afford the principal means of access to abutting property including avenue, place, way, drive, lane, boulevard, highway, road and any other thoroughfare, except as excluded in this Ordinance.

STREET CENTER LINE shall mean the center line of a street or right-of-way as established by official surveys.

STRUCTURE shall mean anything constructed or built, any edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner, which requires location on the ground or is attached to something having a location on the ground.

STRUCTURAL ALTERATIONS shall mean any change in the supporting members of a building, such as in a bearing wall, column, beam or girder, floor or ceiling joists, roof rafters, foundations, piles, or retaining walls or similar components.

TOURIST HOME shall mean a home which has been converted into premises offering rooms to transient guests for remuneration.

TRANSIENT shall mean a person who requests accommodations for a price, with or without meals, for a period of not more than one (1) month.

TRAILER CAMP - see AUTO AND/OR TRAILER CAMP.

TRUCK AND TRAILER SALES LOT shall mean an open area where trucks and/or trailers are sold, leased or rented and where no repairs, repainting or remodeling is done.

URBAN AREA shall mean any land within the City limits which is not in the "A-1" Agricultural District.

URBAN LOT shall mean a lot containing less than eight thousand (8000) square feet of area and served by such urban facilities as sanitary sewers, curbs, gutters, sidewalks, etc.

USE shall mean the purpose for which land or a building is arranged, designed or intended, or for which either land or building is or may be occupied or maintained.

WALL shall mean any structure or device forming a physical barrier, which is so constructed that fifty (50) percent or more of the vertical surface is closed and prevents the passage of light, air and vision through said surface in a horizontal plane. This shall include concrete, concrete block, wood or other materials that are solids and are so assembled as to form a solid barrier.

Visual obstruction shall be deemed to be any combination of fencing, hedges, trees, shrubs and walls which limits the visibility of persons at intersecting or intercepting streets and alleys at a point three (3) feet above the ground, measured in a vertical plane in the sidewalk area.

WALL, PERMANENT shall mean any physical structure composed of materials that are of a permanent nature and which require no maintenance. This shall include solid masonry, concrete slab, concrete block and other materials acceptable to the Commission.

YARD shall mean any open space other than a court on the same lot with a building or a dwelling group, which open space is unoccupied and unobstructed from the ground upward to the sky, except for the projections and/or accessory buildings permitted by this Ordinance.

YARD, FRONT shall mean a yard between the front line of a building and the front boundary line of the lot on which the building is situated.

YARD, REAR shall mean a yard between the extreme rear line of a building and the rear of the lot on which the building is situated.

YARD, SIDE shall mean a yard extending from the front yard, or from the front lot line where no front yard is required by this Ordinance, to the rear yard, or rear lot line, between the side lot line and the nearest wall of the main building or of accessory building attached thereto.

ESTABLISHMENT OF LAND USE DISTRICTS

SECTION 7.00

DESIGNATION OF LAND USE DISTRICTS

For purposes related to the orderly development of the City of Redlands, and in order to carry out the provisions of this Ordinance, the City is hereby divided into twenty (20) Districts, known as the following:

<u>SYMBOL</u>	<u>DISTRICT NAME</u>
A-1	Agricultural District
A-2	Estate Agricultural District
R-A	Residential Estate District (20,000 sq. ft. lot area)
R-E	Residential Estate District (14,000 sq. ft. lot area)
R-S	Suburban Residential District (8,000 sq. ft. lot area)
R-1	Single Family Density Residential District (7,200 sq. ft. lot area)
R-1-D	Single Family Density, Deep Lots (8,100 sq. ft. lot area)
R-2	Multiple Family Medium Density Residen- tial District (8,100 sq. ft. lot area)
R-3	Multiple Family Residential District (8,100 sq. ft. lot area)
A-P	Administrative and Professional Office District

T	Transitional District
C-1	Neighborhood Stores District Regulations
C-2	Neighborhood Shopping Center District Regulations
C-3	General Commercial District
C-4	Highway Commercial District
M-R	Restricted Industrial District
M-1	Light Industrial District
M-2	General Industrial District
P	Off-street Parking District
O	Open District

SECTION 8.00 USES NOT LISTED IN THE SEVERAL DISTRICTS

When a use is not specifically listed in the Sections devoted to "Uses Permitted", it shall be assumed that such uses are hereby expressly prohibited unless by a written decision of the Commission it is determined that said use is similar to and not more objectionable than uses listed.

SECTION 9.00 DISTRICT BOUNDARIES ON LAND USE ZONING MAP

The Districts listed above in SECTION 7.00, and the boundaries of said Districts are shown on the Land Use Zoning Map attached hereto and made an integral part of this Ordinance. All the notations, references and other information shown on the Map shall be as much a part of this Ordinance as if the matters and information were fully described herein.

SECTION 10.00 USES PERMITTED IN THE DISTRICTS

All Districts established in this Ordinance shall be only for those uses prescribed in the sections dealing with said Districts, and for such other uses as the Commission may determine to be similar.

SECTION 11.00 PUBLIC UTILITIES AND PUBLIC SERVICES

The provisions of this Ordinance shall not be so construed as to limit or interfere with the construction, installation, operation and maintenance for public utility purposes, of water and gas pipes, mains, and conduits, electric light and electric power transmission and distribution lines, telephone and telegraph lines, oil pipe lines, sewers and sewer mains, and incidental appurtenances.

SECTION 12.00 A-1 AGRICULTURAL DISTRICT REGULATIONS

The following regulations shall apply in the

the "A-1" Agricultural Districts:

SECTION 12.10 USES PERMITTED

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

- (a) Orchards, groves, nurseries, the raising of field crops, tree crops, berry crops, bush crops, truck gardening and commercial flower growing.
- (b) Aviaries.
- (c) Airports (subject to Commission review and approval).
- (d) Hatcheries (no limit on number of chickens or fowl).
- (e) Apiaries, provided that no hives or boxes housing bees are kept closer than two hundred (200) feet from any dwelling other than that occupied by the owner of the apiary.
- (f) Farms or ranches for the grazing, breeding or raising and training of not more than two (2) horses or cattle, goats or sheep per acre. Also permitted are riding stables or academies, provided that the minimum lot size for such use shall be not less than five (5) acres and that all buildings for the housing, feeding or rental of such animals shall be at least one hundred (100) feet from any property line and, provided further, that no concentrated feeding is done in conjunction therewith, that such grazing is not part of or conducted in conjunction with any dairy, livestock feed yard or any other specifically prohibited uses.
- (g) Farms or ranches, permitting the raising of not more than five hundred (500) chickens or rabbits for each twenty thousand (20,000) square feet of lot area, provided however, that said animals or fowl be kept at least fifty (50) feet from any property line.
- (h) Where land in the "A-1" District is within one thousand three hundred twenty (1,320) feet from a zoning district permitting

"urban lots" and/or development, and where all urban facilities are provided, such area may be developed for single family use in conformity with the property development standards of the "R-1" District. As a part of this procedure, the Commission may initiate proceedings to re-zone said property to an appropriate residential district.

- (i) Single family residences, provided however, that there shall be not more than two (2) dwellings on each five (5) acres of land. Where parcels of land are already subdivided into parcels of land less than five (5) acres in area, but with an area not less than two and one-half (2-1/2) acres, prior to the effective date of this Ordinance, there shall be permitted two (2) dwellings for each such farm site.
- (j) Hospitals and/or sanitariums, including animal hospitals, but excluding clinics, hospitals and sanitariums for contagious or mental diseases, drug addict cases unless the location and development of the facilities shall first have been reviewed and approved by the Commission and City Council and, further, provided that all structures be not less than fifty (50) feet from any side or rear property line.
- (k) Grange halls, community halls and similar uses incidental to the promotion and development of sound agricultural uses, provided however, that the location of all such uses be subject to review and approval by the Planning Commission.
- (l) Public parks, playgrounds and schools, subject to review and approval by the Planning Commission.
- (m) Golf courses, except driving tees or ranges, miniature courses and other such commercial uses.
- (n) Country clubs, tennis clubs.
- (o) Public utility structures, provided however, that each site shall be subject to review and approval by the Planning Commission.

SECTION 12.20PROPERTY DEVELOPMENT STANDARDS

- (a) Minimum lot area: Five (5) acres.
- (b) Minimum lot dimensions: Three hundred (300) feet in width. Three hundred (300) feet in depth.
- (c) Maximum population density: One (1) dwelling unit per two and one-half (2-1/2) acres. For lots existing at the time of the adoption of this Ordinance, not more than one (1) dwelling unit shall be located on any lot that has less than two and one-half (2-1/2) acres.
- (d) Maximum coverage by structures: Ten (10) percent of the lot area.
- (e) Maximum building height: Two and one-half (2-1/2) stories or thirty-five (35) feet. See SECTION 45.10 for exceptions.

SECTION 12.30FRONT YARD

Each lot shall have a front yard extending for the full width of the lot. Said yard shall be not less than twenty-five (25) feet ~~and not more than forty (40) feet in depth.~~

~~When SECTION 37.00 (g) does not apply, front yards in excess of forty (40) feet may be permitted, subject to Commission review and approval.~~

See SECTION 37.00 (b) for partly built up blocks.

See SECTION 37.00 (d) for key lots.

SECTION 12.40SIDE YARD

Each lot shall have a side yard on both sides of the main building, or buildings, of not less than five (5) feet.

See SECTION 37.00 (e) for side yard on corner lots.

See SECTION 37.00 (f) for side yard on reversed corner lots.

SECTION 12.50REAR YARD

Each lot shall have a rear yard of not less than twenty-five (25) feet.

- (a) Accessory buildings shall not occupy more

than ten (10) percent of the rear yard.

- (b) Accessory buildings shall be a minimum of ten (10) feet from the main building, provided however, that when more than five (5) feet of said accessory building extends into the area to the rear of the main building, which area is defined by the projection of planes parallel to the side lot lines, which planes pass through the sides of the main building, in which case the minimum space between buildings shall be twenty (20) feet. In cases where vehicular entry to garage occurs in the space between buildings, the minimum space between buildings shall be not less than twenty-four (24) feet.
- (c) Accessory building shall be located not closer to the side or rear lot lines than:
 - 1. When less than seventy-five (75) feet from the property line, five (5) feet.
 - 2. When seventy-five (75) feet or more from the front property line, three (3) feet, provided however, when walls facing said side or rear property lines are constructed of one (1) hour fire-resistant material and having no required openings on said lines, then the structure may be placed on the property line, or lines.
- (d) When lots are served by an existing or proposed alley, no main building shall be located closer than twenty-five (25) feet from the rear property line and for accessory buildings, if access to said accessory building is from the alley, not less than twenty (20) feet from the rear property line.
- (e) Lots which side on an alley shall be considered as corner lots.

SECTION 12.60

PARKING, FENCES, SIGNS, LOADING, ETC.

- (a) Off-street parking. See SECTION 39.00.
- (b) Fences, hedges and walls: See SECTION 43.00.
- (c) Signs. See SECTIONS 42.00, 42.10 and 42.20.

SECTION 13.00

A-2 ESTATE AGRICULTURAL DISTRICT

The following regulations shall apply in the "A-2" Agricultural District:

SECTION 13.10

USES PERMITTED

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

(a) Agricultural uses permitted in the "A-1" District, not including the commercial raising of fowl or other livestock, provided however:

1. That said uses be on a premise not less than five (5) acres in size, located not less than three hundred (300) feet from any premises being used, or subdivided for use as "Estate Agricultural" purposes, or any more restrictive residential use, and further;
2. That all buildings and enclosures for the livestock be kept not less than fifty (50) feet from all property lines, not less than one hundred (100) feet from all structures used or intended for human occupancy, and not less than one hundred (100) feet from a public park and/or residential district, and further;
3. That no grazing shall be permitted in any required yard, and further;
4. That not more than one (1) horse may be kept for each acre of lot area, subject to the housing provisions of Paragraph 2 above.

(b) Single family dwellings, not more than one (1) dwelling for each one and one-half (1-1/2) acres of lot area.

(c) The following uses are specifically prohibited:

1. Temporary stands for the sale of agricultural products.
2. Hospitals, sanitariums and rest homes.

3. Apiaries.

SECTION 13.20PROPERTY DEVELOPMENT STANDARDS

- (a) Minimum lot area: One and one-half (1-1/2) acres.
- (b) Minimum lot dimensions: One hundred sixty (160) feet in width. One hundred sixty (160) feet in depth.
- (c) Maximum population density: One (1) family per one and one-half (1-1/2) acres.
- (d) Maximum coverage by structure: Ten (10) percent of the lot area.
- (e) Maximum building height: Two and one-half (2-1/2) stories or thirty-five (35) feet.

SECTION 13.30FRONT YARD

Each lot shall have a front yard extending for the full width of the lot. Said yard shall be not less than twenty-five (25) feet, ~~nor more than forty (40) feet in depth.~~

~~Where SECTION 37.00 (g) does not apply, front yards in excess of forty (40) feet may be permitted, subject to Commission review and approval.~~

See SECTION 37.00 (b) for partly built up blocks.

See SECTION 37.00 (d) for key lots.

SECTION 13.40SIDE AND REAR YARDS

- (a) If used for agricultural uses, the provisions of the "A-1" District shall be applied.
- (b) If used for residential uses, the provisions of the "R-1" District shall be applied.

SECTION 13.50PARKING, FENCES, SIGNS, LOADING, ETC.

- (a) If used for "A-1" uses, the provisions of that District shall apply.
- (b) If used for "R" uses, the provisions of the "R-1" District shall apply.

SECTION 14.00

R-1 RESIDENTIAL ESTATE DISTRICT REGULATIONS

The following regulations shall apply in the "R-1" Residential Estate Districts:

SECTION 14.10

USES PERMITTED

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

- (a) Uses permitted in the "A-2" Agricultural District, provided the area of the lot be not less than that required in the "A-2" District.
- (b) Single family residential use, not more than one (1) dwelling unit per lot.
- (c) Public schools, parks, playgrounds and churches, subject to review and approval by the Commission.
- (d) Private greenhouses or horticultural collections incidental to the residential use of the premises.
- (e) Home occupations as defined in this Ordinance and subject to the provisions of SECTION 33.00.

SECTION 14.20

PROPERTY DEVELOPMENT STANDARDS

- (a) Minimum lot area: Twenty thousand (20,000) square feet.
- (b) Minimum lot dimensions: One hundred (100) feet in width. One hundred twenty (120) feet in depth.
- (c) Maximum population density: One (1) dwelling per unit per lot.
- (d) Maximum coverage by structures: Twenty (20) percent of the lot area.
- (e) Maximum building height: Two and one-half (2-1/2) stories or thirty-five (35) feet. see SECTION 45.10 for exceptions.

SECTION 14.30

FRONT YARDS

Each lot shall have a front yard extending for

the full width of the lot. Said yard shall be not less than twenty-five (25) feet, ~~nor more than forty (40) feet in depth.~~

Where ~~SECTION 37.00 (g)~~ does not apply, front yards in excess of forty (40) feet may be permitted, subject to Commission review and approval.

See SECTION 37.00 (b) for partly built up blocks.

See SECTION 37.00 (d) for key lots.

SECTION 14.40 SIDE YARDS

Each lot shall have a side yard on both sides of the main building, or buildings, of not less than five (5) feet.

See SECTION 37.00 (e) for side yards on corner lots.

See SECTION 37.00 (f) for side yards on reversed corner lots.

SECTION 14.50 REAR YARDS

See SECTION 12.50.

SECTION 14.60 PARKING, FENCES, SIGNS, LOADING, ETC.

- (a) Off-street parking: See SECTION 39.00.
- (b) Fences, hedges and walls: See SECTION 43.00.
- (c) Signs: See SECTIONS 42.00, 42.10 and 42.20.

SECTION 15.00 R-E RESIDENTIAL ESTATE DISTRICT REGULATIONS

The following regulations shall apply in the "R-E" Residential Estate District:

SECTION 15.10 USES PERMITTED

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

- (a) Uses permitted in the "R-A" District, subject to the property development standards of the "R-A" District.
- (b) Single family residential uses, not more than one (1) dwelling unit per lot.

SECTION 15.20

PROPERTY DEVELOPMENT STANDARDS

- (a) Minimum lot area: Fourteen thousand (14,000) square feet.
- (b) Minimum lot dimensions: One hundred (100) feet width. One hundred twenty (120) feet depth.
- (c) Maximum population density: One (1) dwelling unit per lot.
- (d) Maximum coverage by structures: Twenty-five (25) percent of the lot area.
- (e) Maximum building height: Two and one-half (2-1/2) stories or thirty-five (35) feet. See SECTION 45.10 for exceptions.

SECTION 15.30

FRONT YARDS

Each lot shall have a front yard extending for the full width of the lot. Said yard shall be not less than twenty-five (25) feet, ~~not more than forty (40) feet in depth.~~

~~Where SECTION 37.00 (g) does not apply, front yards in excess of forty (40) feet may be permitted, subject to Commission review and approval.~~

See SECTION 37.00 (b) for partly built up blocks.

See SECTION 37.00 (d) for key lots.

SECTION 15.40

SIDE YARDS

Each lot shall have a side yard on both sides of the main building, or buildings, of not less than five (5) feet.

See SECTION 37.00 (e) for side yards on corner lots.

See SECTION 37.00 (f) for side yards on reversed corner lots.

SECTION 15.50

REAR YARDS

Each lot shall have a rear yard of not less than twenty-five (25) feet.

- (a) Accessory buildings may occupy not more than fifteen (15) percent of the rear yard.

- (b) Accessory buildings shall be a minimum of ten (10) feet from the main building, provided however, that when more than five (5) feet of said accessory building extends into the area to the rear of the main building, which area is defined by the projection of planes parallel to the side lot lines, which planes pass through the sides of the main building, in which case the minimum space between buildings shall be twenty (20) feet. In cases where vehicular entry to garage occurs in the space between buildings, the minimum space between buildings shall be not less than twenty-four (24) feet.
- (c) Accessory buildings shall be located not closer to the side or rear lot lines than:
1. When less than seventy-five (75) feet from the front property line, five (5) feet.
 2. When seventy-five (75) feet or more from the front property line, three (3) feet, provided however, when walls facing said side or rear property lines are constructed of a one (1) hour fire-resistant material and having no required openings on said lines, then the structure may be placed on the property line, or lines.
- (d) When lots are served by an existing or proposed alley, see SECTION 12.50 (d).

SECTION 15.60

PARKING, FENCES, SIGNS, LOADING, ETC.

- (a) Off-street parking: See SECTION 39.00.
- (b) Fences, hedges and walls: See SECTION 43.00.
- (c) Signs: See SECTIONS 42.00, 42.10 and 42.20.

SECTION 16.00

R-S SUBURBAN RESIDENTIAL DISTRICT REGULATIONS

The following regulations shall apply in the "R-S" Suburban Residential District:

SECTION 16.10

USES PERMITTED

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

- (a) Uses permitted in the "R-1" District, subject to the property development standards of the "R-1" District.
- (b) Single family dwelling uses, one (1) dwelling unit per lot.

SECTION 16.20

PROPERTY DEVELOPMENT STANDARDS

- (a) Minimum lot area: Eight thousand (8,000) square feet.
- (b) Minimum lot dimensions: Seventy-five (75) feet width. One hundred (100) feet depth.
- (c) Maximum population density: One (1) dwelling unit per lot.
- (d) Maximum coverage by structures: Thirty (30) percent of the lot area.
- (e) Maximum building height: Two and one-half (2-1/2) stories or thirty-five (35) feet.

See SECTION 45.10 for exceptions.

SECTION 16.30

FRONT YARDS

Each lot shall have a front yard extending for the full width of the lot. Said yard shall be not less than twenty-five (25) feet, nor more than forty (40) feet in depth.

See SECTION 37.00 (b) for partly built up area.

See SECTION 37.00 (d) for key lots.

SECTION 16.40

SIDE YARDS

Each lot shall have a side yard on both sides of the main building of not less than five (5) feet.

See SECTION 37.00 (e) for side yards on corner lots.

See SECTION 37.00 (f) for side yards on reversed corner lots.

SECTION 16.50

REAR YARDS

Each lot shall have a rear yard of not less than twenty-five (25) feet.

- (a) Accessory buildings may occupy not more than twenty (20) percent of the rear yard.
- (b) Accessory buildings shall be a minimum of ten (10) feet from the main building, provided however, that when more than five (5) feet of said accessory building extends into the area to the rear of the main building, which area is defined by the projection of planes parallel to the side lot lines, which planes pass through the sides of the main building, in which case the minimum space between buildings shall be twenty (20) feet. In cases where vehicular entry to garage occurs in the space between buildings, the minimum space between buildings shall be not less than twenty-four (24) feet.
- (c) Accessory buildings shall be located not closer to the side or rear lot lines than:
 - 1. When less than seventy-five (75) feet from the front property line, five (5) feet.
 - 2. When seventy-five (75) feet, or more, from the front property line, three (3) feet, provided however, when walls facing said side or rear property lines are constructed of one (1) hour fire-resistant material and having no required openings on said lines, then the structure may be placed on the property line, or lines.
- (d) When lots are served by an existing or proposed alley, see SECTION 12.50 (d).

SECTION 16.61

PARKING, FENCES, SIGNS, LOADING, ETC.

- (a) Off-street parking: See SECTION 39.00.
- (b) Fences, hedges and walls: See SECTION 43.00.
- (c) Signs: See SECTIONS 42.00, 42.10 and 42.20.

SECTION 17.00

R-1 SINGLE FAMILY RESIDENTIAL DISTRICT REGULATIONS

The following regulations shall apply in the "R-1" Single Family Residential District:

SECTION 17.10

USES PERMITTED

No building, structure or land shall be used, and

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

- (a) Single family dwelling units, not more than one (1) dwelling unit on a lot.
- (b) Home occupations, subject to Commission review and approval.
- (c) Public and private uses as follows, subject to a conditional use permit:
 - 1. Churches
 - 2. Public libraries
 - 3. Educational institutions (non-profit)
 - 4. Civic and community clubs
 - 5. Country clubs and golf courses, excepting driving ranges, miniature courses and other similar commercial enterprises
 - 6. Fire and police stations
 - 7. Museums (non-profit)
 - 8. Parks and playgrounds
 - 9. Electrical substations and water pumping stations
 - 10. Children's nurseries
 - 11. And such other uses as the Commission may deem to be similar and which are not specifically permitted in less restrictive districts

SECTION 17.20

PROPERTY DEVELOPMENT STANDARDS

- (a) Minimum lot area: Seven thousand two hundred (7,200) square feet.
- (b) Minimum lot dimensions: Sixty (60) feet width. One hundred (100) feet depth.
- (c) Maximum population density: One (1) dwelling unit per lot.
- (d) Maximum coverage by structures: Thirty (30)

percent of the lot area.

- (c) Maximum building height: Two and one-half (2-1/2) stories or thirty-five (35) feet.

See SECTION 45.10 for exceptions.

SECTION 17.30

FRONT YARDS

Each lot shall have a front yard extending for the full width of the lot. Said yard shall be not less than twenty-five (25) feet nor greater than forty (40) feet in depth.

See SECTION 37.00 (b) for partly built up areas.

See SECTION 37.00 (d) for key lots.

SECTION 17.40

SIDE YARDS

Each lot shall have a side yard on both sides of the main building, or buildings, of not less than five (5) feet.

See SECTION 37.00 (e) for side yards on corner lots.

See SECTION 37.00 (f) for side yards on reversed corner lots.

SECTION 17.50

REAR YARDS

Each lot shall have a rear yard of not less than twenty-five (25) feet.

- (a) Accessory buildings may occupy not more than thirty (30) percent of the rear yard.

- (b) Accessory buildings shall be a minimum of ten (10) feet from the main building, provided however, that when more than five (5) feet of said accessory building extends into the area to the rear of the main building, which area is defined by the projection of planes parallel to the side lot lines, which planes pass through the sides of the main building, in which case the minimum space between buildings shall be twenty (20) feet. In cases where vehicular entry to garage occurs in the space between buildings, the minimum space between buildings shall be not less than twenty-four (24) feet.

- (c) Accessory buildings shall be located not

closer to the side or rear lot lines than:

1. When less than seventy-five (75) feet from the front property line, five (5) feet.
 2. When seventy-five (75) feet, or more, from the front property line, three (3) feet, provided however, when walls facing said side or rear property lines are constructed of one (1) hour fire-resistant material and having no required openings on said lines, then the structure may be placed on the property line, or lines.
- (d) When lots are served by an existing or proposed alley, see SECTION 12.50 (d).

SECTION 17.60

PARKING, FENCES, SIGNS, LOADING, ETC.

- (a) Off-street parking: See SECTION 39.00.
- (b) Fences, hedges and walls: See SECTION 43.00.
- (c) Signs: See SECTIONS 42.00, 42.10 and 42.20.

SECTION 18.00

R-1-D SINGLE FAMILY RESIDENTIAL ZONE

The following regulations shall apply in the "R-1-D" Single Family Residential Zone:

SECTION 18.10

USES PERMITTED

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

- (a) Uses permitted in the "R-1" District.
- (b) On existing deep lots (lots greater than one hundred sixty-two (162) feet in depth) not more than two (2) single family dwellings may be constructed providing all of the provisions of SECTION 18.20 (Property Development Standards) are complied with.

SECTION 18.20

PROPERTY DEVELOPMENT STANDARDS:

- (a) Minimum lot area: Eight thousand one hundred (8,100) square feet.
- (b) Minimum lot dimensions: Fifty (50) feet width.

One hundred sixty-two (162) feet depth.

- (c) Maximum population density: Four thousand (4,000) square feet of lot area per dwelling.
- (d) Maximum coverage of lot by structures: Thirty-five (35) percent of lot area.
- (e) Maximum building height: Two and one-half (2-1/2) stories or thirty-five (35) feet.
- (f) Before a building permit is issued by the Inspection Department for a dwelling on the front of a lot with an existing rear dwelling, said rear dwelling shall be brought up to a minimum of building standards, such as ceiling heights, window ventilation, kitchen and bathroom facilities, wiring, etc.
- (g) There shall be no overlapping or reductions in existing yards related to existing structures.
- (h) No lot or parcel of land held under separate ownership at the time this Ordinance became effective shall be separated in ownership or reduced in size below the minimum standards provided for lots in the "R-1" District.

SECTION 18.30

FRONT YARDS

Each lot or building site (both front and rear building sites) shall have a front yard extending the full width of the lot or building site, said yard to be not less than twenty-five (25) feet in depth, but not greater than forty (40) feet.

SECTION 18.40

SIDE YARD

Each lot or building site shall have a side yard on both sides of the main building, or buildings, of not less than five (5) feet.

SECTION 18.50

REAR YARD

Each lot or building site shall have a rear yard of not less than twenty-five (25) feet.

- (e) Accessory buildings may be located in a required rear yard provided the lot coverage provisions of this Ordinance are complied with.

- (b) When lots are served by an existing alley, no accessory buildings having openings on said alley shall be closer to the alley lot line than twenty (20) feet. Main buildings shall be a minimum of twenty-five (25) feet from said alley line.

SECTION 18.60

FRONT AND REAR YARD COMBINATIONS

- (a) Space between main buildings on the same lot shall be not less than forty (40) feet, said space to provide a front yard for the rear dwelling and a rear yard for the front dwelling.
- (b) Vehicular access shall be provided to the rear building, either from a dedicated and improved alley, or by way of a paved access not less than twelve (12) feet in width.
- (c) If vehicular access is provided from an alley, there shall be a pedestrian access not less than five (5) feet in width from the front lot line to the rear dwelling; said access to have paved walk not less than three (3) feet in width.
- (d) Accessory buildings may be located in a required rear yard and a front and rear yard combination, provided said accessory buildings are not closer than ten (10) feet from any main building and, further provided, in cases where said accessory building is within the area created by the projection of the side lines of the main building toward the front or rear of the lot, in which case there shall be a twenty-four (24) foot space between the main and accessory buildings.

SECTION 18.70

CORNER LOTS

- (a) No building shall be closer to the property line on the side street (the street upon which the lot has its longest dimension) than fifteen (15) feet.
- (b) If said lot is a reversed corner lot, no building shall be closer to the property line on the side street (the street upon which the lot has its longest dimension) than fifteen (15) feet.

SECTION 14.60

PARKING, FENCES, SIGNS, ETC.

- (a) Off-street parking: See SECTION 39.00.
- (b) Fences, hedges and walls: See SECTION 43.00.
- (c) Signs: See SECTIONS 42.00, 42.10 and 42.20.

SECTION 19.00

R-2 MULTIPLE FAMILY RESIDENTIAL DISTRICT REGULATIONS

The following regulations shall apply in the "R-2" Medium Density Multiple Family Residential District:

SECTION 19.10

USES PERMITTED

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

- (a) Uses permitted in the "R-1" Single Family Residential District, subject to the requirements and property development standards of the "R-1" District.
- (b) Two-family dwellings, either in one (1) structure or in two (2) detached buildings, subject to the required spaces between buildings listed in SECTION 19.60.
- (c) Bungalow courts.
- (d) Apartment buildings, garden apartments.
- (e) Three (3) and four (4) family flats.
- (f) Roomers or boarders, not to exceed five (5) persons, in addition to the resident family.

SECTION 19.20

PROPERTY DEVELOPMENT STANDARDS

- (a) Minimum lot areas: Eight thousand one hundred (8,100) square feet.
- (b) Minimum lot dimensions: Sixty (60) feet width. One hundred thirty-five (135) feet depth.
- (c) Maximum population density: Three thousand (3,000) square feet of lot area per dwelling unit.
- (d) Maximum coverage by structures: Forty-five.

(45) percent of the lot area.

- (e) Maximum building height: Two and one-half (2-1/2) stories or thirty-five (35) feet.

See SECTION 45.10 for exceptions.

SECTION 19.20 FRONT YARDS

Each lot shall have a front yard extending for the full width of the lot. Said yard shall be not less than twenty-five (25) feet, nor more than forty (40) feet in depth.

See SECTION 37.00 (b) for partly built up areas.

See SECTION 37.00 (d) for key lots.

SECTION 19.40 SIDE YARDS

Each lot shall have a side yard on both sides of main buildings of not less than five (5) feet.

See SECTION 37.00 (e) for side yards on corner lots.

See SECTION 37.00 (f) for side yards on reversed corner lots.

Where buildings have their rear to a side lot line, or where buildings have an entry or exit into a required side yard, there shall be a minimum clear space between any portion of the building and the adjacent side lot line of not less than five (5) feet. Said space to be clear to the under side of the eaves, the bolt course or to any projection of the building not more than eight (8) feet directly above the surface of the ground in said side yard.

SECTION 19.50 REAR YARDS

Each lot shall have a rear yard of not less than twenty-five (25) feet.

- (a) Accessory buildings, if less than twenty-five (25) feet from the rear lot line and if more than one hundred (100) feet from the front property line, may occupy not more than eighty (80) percent of the width of the rear yard.

- (b) Accessory buildings shall be a minimum of ten (10) feet from the main building, provided however, that when more than five (5)

feet of said accessory building extends into the area to the rear of the main building, which area is defined by the projection of planes parallel to the side lot lines, which planes pass through the sides of the main building, in which case the minimum space between buildings shall be twenty (20) feet. In cases where vehicular entry to garage occurs in the space between buildings, the minimum space between buildings shall be not less than twenty-four (24) feet.

- (e) Accessory buildings shall be located not closer to the side or rear lot lines than:
1. When less than seventy-five (75) feet from the front property line, five (5) feet.
 2. When seventy-five (75) feet or more from the front property line, three (3) feet, provided however, when walls facing said side or rear property lines are constructed of one (1) hour fire-resistant material and having no required openings on said lines, then the structure may be placed on the property line, or lines.
- (d) When lots are served by an existing or proposed alley, see SECTION 12.50 (d).

SECTION 12.60

YARDS FOR GROUP DWELLINGS

- (a) Where two (2) single family dwellings in detached buildings are located on a lot, there shall be not less than ten (10) feet between the sides of the buildings arranged side by side, and not less than forty (40) feet between buildings arranged front to rear, or rear to front.
- (b) Group dwellings in a single row, "side-by-side" series, facing the side lot line; side yard to the rear of the building, minimum five (5) feet, said space to be clear to the under side of the eaves, the belt course or to any projection of the building not more than eight (8) feet directly above the surface of the ground in said yard; side yard in front of building, minimum fifteen (15) feet; distance between building ends, ten (10) feet.

- (c) Group dwellings in a double row "side-to-side" series, facing on a central court; minimum side yard to the rear of building five (5) feet, said space to be clear to the under side of the eaves, the belt course or to any projection of the building not more than eight (8) feet directly above the surface of the ground in said yard; minimum width of central court, thirty (30) feet. Minimum distance between building ends, ten (10) feet.
- (d) The rear yard of a lot on which a dwelling group is located where such a yard is a side yard for the end structure, may be reduced to not less than fifteen (15) feet. No building in a group dwelling development shall have the rear thereof abutting a street.

SECTION 19.70

PARKING, FENCES, SIGNS, LOADING, ETC.

- (a) Off-street parking: See SECTION 39.00.
- (b) Fences, hedges and walls: See SECTION 43.00.
- (c) Signs: See SECTIONS 42.00, 42.10 and 42.20.

SECTION 20.00

R-3 MULTIPLE RESIDENTIAL DISTRICT

The following regulations shall apply in the "R-3" Multiple Family Residential District:

SECTION 20.10

USES PERMITTED

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

- (a) Uses permitted in the "R-2" District, subject to the requirements and property use standards for the district in which such uses were first permitted.
- (b) Hotels and apartment houses (where all incidental commercial uses are inside the structure and serve from within the interior of the building).
- (c) Lodging and boarding houses.
- (d) Uses requiring Commission review and approval:

1. Clubs and lodges (private, non-profit).
2. Hospitals, sanitariums and rest homes, subject to conditional development permit.
3. Fraternity and sorority houses when related to a public or private educational institution.
4. Museums and libraries (non-profit).
5. Churches.

SECTION 20.20

PROPERTY DEVELOPMENT STANDARDS

- (a) Minimum lot area: Eight thousand one hundred (8,100) square feet.
- (b) Minimum lot dimensions: Sixty (60) feet width. One hundred thirty-five (135) feet depth.
- (c) Maximum population density: One thousand (1000) square feet of lot area per dwelling unit for dwellings of less than three (3) rooms. One thousand two hundred fifty (1,250) square feet of lot area per dwelling unit for dwellings with three (3) or more rooms.
- (d) Maximum coverage by structures: Sixty (60) percent of the lot area.
- (e) Maximum building height: Four (4) stories or fifty (50) feet.

See SECTION 45.10 for exceptions.

SECTION 20.21

FRONT YARD

Each lot shall have a front yard extending for the full width of the lot. Said yard shall be not less than fifteen (15) feet, nor more than forty (40) feet in depth.

See SECTION 37.00 (b) for partly built up areas.

See SECTION 37.00 (d) for key lots.

SECTION 20.40

SIDE YARD

Each lot shall have a side yard on both sides of main buildings of not less than five (5) feet.

- (a) Said side yard shall be increased two and one-half (2-1/2) feet in width for every story above the second story.

See SECTION 37.00 (c) for side yards on corner lots.

See SECTION 37.00 (c) for side yards on reversed corner lots.

- (b) Where buildings have their rear to a side lot line, or where buildings have an entry or exit into a required side yard, there shall be a minimum clear space between any portion of the building and the adjacent side lot line of not less than five (5) feet. Said space to be clear to the under side of the eaves, the belt course or to any projection of the building not more than eight (8) feet directly above the surface of the ground in said side yard.

SECTION 20.50

REAR YARD

Each lot shall have a rear yard of not less than twenty (20) feet.

- (a) Accessory buildings, if less than twenty (20) feet from the rear lot line and if more than one hundred (100) feet from the front property line, may occupy not more than eighty (80) percent of the width of the rear yard.
- (b) Accessory buildings shall be a minimum of ten (10) feet from the main building, provided however, that when more than five (5) feet of said accessory building extends into the area to the rear of the main building, which area is defined by the projection of planes parallel to the side lot lines, which planes pass through the sides of the main building, in which case the minimum space between buildings shall be twenty (20) feet. In cases where vehicular entry to garage occurs in the space between buildings, the minimum space between buildings shall be not less than twenty-four (24) feet.
- (c) Accessory building shall be located not closer to the side or rear lot lines than:

1. When less than seventy-five (75) feet from the front property line, five (5) feet.
 2. When seventy-five (75) feet, or more, from the front property line, three (3) feet, provided however, when walls facing said side or rear property lines are constructed of one (1) hour fire-resistant material and having no required openings on said lines, then the structure may be placed on the property line, or lines.
- (d) When lots are served by an existing or proposed alley, see SECTION 12.50 (d).

SECTION 20.60

YARDS FOR GROUP DWELLINGS

Same as for the "R-2" District.

See SECTION 19.60 (a), (b), (c) and (d).

SECTION 20.70

PARKING, FENCES, SIGNS, LOADING, ETC.

- (a) Off-street parking: See SECTION 39.00.
- (b) Fences, hedges and walls: See SECTION 43.00.
- (c) Signs: See SECTIONS 42.00, 42.10 and 42.20.

SECTION 21.00

A-R ADMINISTRATIVE AND PROFESSIONAL OFFICE DISTRICT

The following regulations shall apply to the "A-R" 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) 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.

Lodging and boarding houses.

(b) NON-RESIDENTIAL USES:

Non-residential uses permitted in this District may be located in an existing residential structure remodeled for said uses, provided however, that said structure shall not be enlarged and that all changes in exterior appearance shall be subject to Commission review and approval.

Non-residential uses permitted in this District may be located in entirely new buildings, designed and constructed for said uses, only after all existing residential structures have been removed from the premises.

1. Administrative and professional offices.
2. Art galleries, exhibit halls for commercial and industrial exhibits, provided however, that there be no sale of stock or material from the floor, and provided further that there be no warehousing or storage, either within or on the premises.
3. Banks, building and loan offices, photographers studios.
4. Biological and medical laboratories.
5. Commercial facilities related and incidental to the uses permitted, provided however, that there be no display or advertising other than that specifically permitted in SECTION 42.50.
6. General research, not involving the manufacture or sale of products, either on or off the premises.
7. And such other uses as the Commission may determine to be similar, not more objectionable and not specifically listed in a district with less restrictive provisions and property development standards.

(c) USES REQUIRING COMMISSION REVIEW AND APPROVAL

1. Churches.
2. Clubs and lodges (private, non-profit).
3. Fraternity and sorority houses when related to a public or private school or educational institution.

4. Hospitals, sanitariums and rest homes (subject to use permit).

5. Museums and libraries (non-profit).

SECTION 21.20

PROPERTY DEVELOPMENT STANDARDS

Same as for the "R-3" District.

SECTION 22.00

"T" TRANSITIONAL DISTRICT REGULATIONS

The following regulations shall apply in the "T" Transitional Districts:

SECTION 22.10

USES PERMITTED

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

All uses in this District, other than residential uses, shall be subject to Commission review and approval.

- (a) Residential uses permitted in the residential district abutting, facing on or backing up to the lots shown in the "T" District, subject to the requirements and property development standards for the residential district.
- (b) Off-street parking facilities related to a commercial or other district requiring such parking, and only after said lots in the "T" District, shall have been placed in the "F" Parking District and subject to the requirements and property development standards for the "F" District.
- (c) Lots in the "T" District shall not be used for residential and off-street parking purposes related to the requirements of the "C" or "F" Districts at the same time. All residential structures shall be removed from the premises as a condition to the use of land in the "T" District for off-street parking.
- (d) Lots in the "T" District may not be used for expansion of a commercial or industrial use, or for storage.

SECTION 22.20

PROPERTY DEVELOPMENT STANDARDS

- (a) Minimum lot area; The minimum lot areas when

placed in residential use shall be the area required in the residential district which abuts the "F" District.

- (b) **Building coverage:** The regulations of the abutting residential district shall apply. When intended for parking use, no structures other than those required to control the parking of motor vehicles shall be permitted.
- (c) **Building heights:** See SECTION 45.10.

SECTION 22.30 YARDS

When used for residential purposes, the requirements for the abutting residential district shall apply. When used for parking purposes, the regulations for the abutting commercial district shall apply.

SECTION 22.40 ADDITIONAL REQUIREMENTS WHEN USED FOR PARKING

- (a) A site plan shall be submitted to the Commission for review and approval.
- (b) The area shall be graded and paved with an all-weather type pavement, either concrete, asphaltic concrete or similar material acceptable to the Commission.
- (c) When a Transitional District consists of property siting on a Commercial District and has frontage lying along a residential street, there shall be a five (5) foot high masonry wall erected along the property line abutting the residential district. Said wall shall be reduced to three (3) feet in height at the line of the front yard of the abutting residential district. There shall also be a three (3) foot high masonry wall on the street frontage, which wall shall be set back from the property line a distance of not less than six (6) feet, excepting driveways.
- (d) When a Transitional District extends from the rear of a commercial district to the street fronting on a residential district, there shall be a wall not less than five (5) feet in height and set back from the front property line a distance not less than six (6) feet. The wall on the side street shall be not more than five (5) feet in height and set back not less than six (6) feet from the side street property line.

- (e) There shall be suitable planting along all the street frontages, in the space between the property line and the walls required in Paragraphs (c) and (d) of this Section.
- (f) Lighting shall be designed to in no way disturb residents in the abutting districts.

SECTION 22.50

PARKING, FENCES, SIGNS, LOADING, ETC.

- (a) Parking: When used for residential purposes the requirements of the district which it abuts shall apply.
- (b) Fences, hedges and walls: The requirements for the district which it abuts shall apply. If used for parking, see SECTION 22.40.
- (c) Signs: See SECTIONS 42.00, 42.10 and 42.20.
- (d) See SECTION 42.41 for parking use.

SECTION 23.00

C-1 NEIGHBORHOOD STORES DISTRICT REGULATIONS

Intent and Purpose of the Regulations: The "C-1" District is intended to serve the neighborhood needs for convenience goods only. The stores are intended to fit into the residential pattern of development and not create either architectural or traffic conflicts. The following regulations are intended to protect the residential environment and shall apply to all uses in the "C-1" Neighborhood Stores District, subject to the property development standards in SECTION 23.30.

SECTION 23.10

- (a) Procedure for initiating new "C-1" Neighborhood Stores District - Evidence required by the Commission and conditions related to the establishment of a new "C-1" District:
 1. SITE PLAN: A site plan of the proposed development shall be submitted for approval by the Commission.
 2. FINANCIAL RESPONSIBILITY: A statement of financial responsibility, including the posting of bonds, or cash, with the City to assure the installation of improvements, required as a condition to development in the "C-1" District.
 3. TIME SCHEDULE: A time schedule for development shall be prepared which

demonstrates the applicant's readiness and ability to provide the proposed services, said time shall be for a period of one (1) year. This time may be extended for a period of not more than one (1) additional year by submitting a request for approval to the Commission prior to the expiration date of the initial time limit.

4. REVIEW: If the applicant for the "C-1" District zoning does not conform within the time defined in SECTION 23.10 (a) of this Ordinance, to the conditions set forth for the creation of a "C-1" Neighborhood Shopping District, then no building permit shall be issued for the construction of any building and/or structure within the specific "C-1" area until the area has been examined by the Planning Commission and the area proposed for zoning and/or re-zoning for its most appropriate use.

All conditions fixed by the City Council in the amendment to the Ordinance creating the specific "C-1" District shall run with the land and shall be binding upon the applicant for the amendment, his heirs, successors and assigns.

SECTION 23.20 USES PERMITTED

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) Retail Stores

1. Drug Store
2. Grocery, fruit and vegetable store
3. Meat market or delicatessen store

(b) Offices

1. Offices, business and professional

(c) Services

1. Barber and beauty shop
2. Clothes cleaning pick-up agencies with incidental pressing.

3. Shoe repair shop
4. Dressmaking or millinery shop
5. Tailor shop
6. Launderette

SECTION 22.30

PROPERTY DEVELOPMENT STANDARDS

(a)

1. Minimum area 1 acre
2. Maximum area 2 acres
3. Minimum width 100 feet
4. Minimum depth 150 feet

(b) Frequency of Districts: No neighborhood stores district shall be closer than one-half (1/2) mile from any other shopping district.

(c) Floor Space Index: The relationship between floor space and ground area shall not exceed one-third (1/3). One (1) foot of floor space for each three (3) square feet of lot area.

(d) Building Height: The maximum building height shall be not more than one (1) story, or twenty (20) feet.

(e) Coverage: The maximum coverage of the lot by buildings or structures, shall not exceed thirty-three (33) percent of the total lot area, including easements. In calculating lot area, one-half (1/2) of the width of all abutting alleys may be included in the "C-1" District.

(f) Maximum Size of Individual Stores: No store shall have a gross floor area in excess of five thousand (5,000) square feet.

(g) Population Density: No dwelling units are permitted in this District.

(h) Yards:

1. Front: Each lot shall have a front yard extending for the full width of the lot, and not less than required for the residential district abutting the "C-1" District. Where the residential districts on each side are different, the Commission

shall determine which shall apply. For corner lots, the yards in the residential districts on each side of the "C-1" District shall determine the yard on the "C-1" lot which is in the plane of the continuation of the residential frontage.

- 2. Side: Where the "C-1" District abuts a residential district, there shall be a side yard on the "C-1" lot of not less than ten (10) feet.

Said side yard may be used for off-street parking or for access to off-street parking, provided five (5) foot solid masonry walls are installed. In other cases, said side yard shall be landscaped and maintained as a buffer between the commercial and residential uses.

- 3. Rear: None required, excepting when used for loading.

(i) Parking and Loading:

See SECTIONS 40.00 and 41.00.

(j) Fences, hedges and walls:

See SECTION 43.00.

(k) Signs:

See SECTION 42.40.

SECTION 24.00

C-2 NEIGHBORHOOD SHOPPING CENTER DISTRICT REGULATIONS

The following regulations shall apply to the "C-2" Neighborhood Shopping Center District, subject to the property development standards in SECTION 24.40.

Intent and Purpose of the Regulations: The "C-2" District is intended to serve as a shopping center for the convenience needs of approximately one thousand (1,000) families. The size of the center is proposed to be directly related to the quantity of purchasing power available for the support of those stores that are classified for this District.

SECTION 24.10

PROCEDURES FOR INITIATING NEW "C-2" NEIGHBORHOOD SHOPPING CENTER DISTRICTS:

Evidence required by the Commission and conditions

related to the establishing of new "C-2" Neighborhood Shopping Center Districts:

- (a) A report on the market to be served shall be provided by the applicant for review by the Commission. The types and amount of service needed and other area circumstances shall be part of the documentation.
- (b) A report on the methods to be employed to adjust the "C-2" Neighborhood Shopping Center to surrounding land uses, including statements of intent related to provisions and amount of parking, walls, landscaping, lighting, etc., and a statement defining the manner in which the Commission is to be assured that the above mentioned improvements are to be installed.
- (c) The presentation of a general site plan in conformity with the provisions of the Ordinance, which plan defines the areas to be developed for buildings, the areas to be developed for parking, the location of pedestrian and vehicular circulation and the points of ingress and egress, the location and height of walls, the provisions of spaces for loading, the location, size and amount of signs and permitted outdoor advertising, and adjustments to be made in relation to abutting land uses and zoning districts.
- (d) A statement of financial responsibility, including the posting of bonds, or cash, to assure the installation of the improvements required by the City as a condition to development in the "C-2" District.
- (e) Establishing of a time schedule for development which demonstrates the applicant's readiness and ability to provide the proposed service. Said time shall be for a period of one (1) year. This time may be extended for a period of not more than one (1) additional year by submitting a request for approval to the Commission prior to the expiration date of the initial time limit.

SECTION 24.20

REVIEW OF "C-2" NEIGHBORHOOD SHOPPING CENTER DISTRICTS

If the applicant for the "C-2" District Zoning does not conform within the time defined in SECTION 24.10 (e) of this Ordinance to the conditions set forth for the creation of a "C-2" Neighborhood Shopping District, then no building permit shall be issued for the construction of any building and/or structure within the specific "C-2" area until the area has been examined by the Planning Commission and the area proposed for zoning and/or re-zoning for its most appropriate use.

All conditions fixed by the City Council in the amendment to the Ordinance creating the specific "C-2" District shall run with the land and shall be binding upon the applicant for the amendment, his heirs, successors and assigns.

SECTION 24.30

USES PERMITTED

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) These uses permitted in the "C-1" District.

(b) Retail stores:

1. Bakery (employing not more than five (5) persons and all goods sold on the premises)
2. Book or stationery store
3. Confectionery store
4. Dry goods or notions store
5. Florist shop
6. Hardware store
7. Jewelry store
8. Plant nurseries
9. Shoe store
10. Clothing or wearing apparel store
11. Super market
12. Variety store

(c) Offices:

1. Offices (any office in which chattels or goods, wares or merchandise are not commercially created, exchanged or sold).
2. Automobile parking lots.

(d) Services:

1. Automobile service station (no major repairs, metal work or painting. Only new or unused merchandise may be stored outside).
2. Restaurant, tearoom or cafe, provided that no dancing, theatrical performances or entertainment of any nature be maintained or permitted therein, or in connection therewith, and no liquor or alcoholic beverage shall be sold for consumption on the premises.
3. Library.

- (e) And such other uses as the Commission may deem to be similar to those listed above and which are related to the convenience level of purchasing normally supporting neighborhood shopping centers. Such uses must not be obnoxious to surrounding property nor be specifically listed in a less restrictive district.

SECTION 24.40

PROPERTY DEVELOPMENT STANDARDS

(a) Size of the District (area and dimensions)

- | | |
|------------------|----------|
| 1. Minimum area | 5 acres |
| 2. Maximum area | 15 acres |
| 3. Minimum width | none |
| 4. Minimum depth | none |

The exact size of the area shall be determined by a market analysis of purchasing power available to the center and the relationship to the nearest facility of the same type.

(b) Frequency of Districts

The frequency of the districts shall be

determined by the need for the facilities listed in this district and based directly upon purchasing power available to support the district. Said districts shall be located not closer than one (1) mile from any other than a "C-1" shopping district, exclusive of "C-3" Districts.

(a) Floor Space Index

The relationship between floor space and ground area shall not exceed two-thirds ($2/3$). Two (2) square feet of gross floor space for each three (3) square feet of total lot area.

(d) Building Height

The maximum building height shall be not greater than two (2) stories or forty (40) feet.

(e) Coverage

The maximum coverage of the lot by building or structures shall not exceed thirty-three (33) percent of the total lot area, including easements. In calculating lot area, one-half ($1/2$) the width of all abutting alleys may be included in the "C-2" District.

(f) Maximum Size of Individual Stores

None

(g) Population Density

Same as for the "C-1" District.

(h) Yards

Same as for the "C-1" District. No parking permitted in required yards.

(i) Parking and Loading

Same as for the "C-1" District.

(j) Fences, Hedges and Walls

Same as for the "C-1" District.

(k) Signs

Same as for the "C-1" District.

SECTION 25.02

C-3 GENERAL COMMERCIAL DISTRICT REGULATIONS

The following regulations shall apply in the "C-3" General Commercial District:

SECTION 25.10

USES PERMITTED

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

(a) Retail Stores

1. Antique shops
2. Art shops
3. Automobile and paint shops and repair shops
4. Automobile sales agencies with incidental repairs and services
5. Bakeries (not more than five (5) employees) and with all goods sold on the premises.
6. Blueprinting and photocopying establishments
7. Book and stationery stores
8. Clothing stores
9. Confectionery stores
10. Dancing academies
11. Department stores
12. Drive-in restaurants
13. Drygoods and notions stores
14. Electrical supply shops (in completely enclosed building)
15. Employment agencies

16. Food and fuel stores (all within an entirely enclosed building devoted to retail sales only)
17. Florist and gift shop
18. Frozen food lockers (retail only)
19. Furniture stores
20. Hardware and electrical appliance store
21. Heating and ventilating equipment sales (all within an entirely enclosed building)
22. Jewelry stores
23. Ice storage houses (limit capacity to five (5) tons)
24. Liquor stores
25. News stands
26. Paint stores (subject to Fire Ordinance)
27. Pawn shops
28. Pet shops
29. Photographic supplies and processing
30. Plant nurseries (fertilizer stored in bags and within building)
31. Plumbing supply shops (in completely enclosed building)
32. Printing shops
33. Shoe stores, including repair shops
34. Trunk and leather goods store

(b) Office, Ground or Storage Space

1. Auditoriums, meeting halls for fraternal and service organizations
2. Business colleges or private schools
3. Offices

(c) Services

1. Banks and financial institutions
2. Bowling alleys, skating rinks
3. Catering establishments
4. Electric distribution substations
5. Gasoline service stations, including tire shop and minor repairs. (New and unused merchandise may be stored outside the main building)
6. Laundrettes and dry cleaning establishments, using no more than two (2) clothes cleaning units, neither of which shall have a rated capacity in excess of forty (40) pounds, using cleaning fluid which is non-explosive and non-inflammable at a temperature below one hundred and thirty-eight and one half (138-1/2) degrees Fahrenheit.
7. Libraries
8. Medical and dental laboratories
9. Movie theatres
10. Music conservatories
11. Photographers
12. Public garages
13. Restaurants, tearooms and cafes. (No dancing or entertainment)
14. And such other uses as the Commission may determine to be similar, not more objectionable and not specifically listed in a district with less restrictive provisions and property use standards.

SECTION 24.20PROPERTY DEVELOPMENT STANDARDS

- (a) Minimum lot area: None
- (b) Minimum lot dimensions: None
- (c) Lot coverage by structures: No Maximum, excepting in the case of a large scale

Development. (See SECTION 45.20 where the parking requirement and coverage shall be calculated in relation to the total development rather than any one individual premise).

- (d) Building height: Four (4) stories or fifty (50) feet - maximum.

SECTION 25.30

YARDS

- (a) Front: None required.
- (b) Side: Same as "C-1" District.
- (c) Rear Yard: None required.

SECTION 25.40

PARKING, FENCES, SIGNS, LOADING, ETC.

- (a) Off-street parking: See SECTION 40.10 (b).
- (b) Fences hedges and walls: See SECTION 43.00.
- (c) Signs: See SECTIONS 42.00, 42.10 and 42.41.
- (d) Loading area: See SECTIONS 41.00 and 41.10.

SECTION 26.00

C-4 HIGHWAY COMMERCIAL DISTRICT REGULATIONS

The following regulations shall apply in the "C-4" Highway Commercial District:

- (a) All lots in this District, in order to be used for the purposes set forth in this Section, must have their main buildings facing on the highway upon which the zoning district is established.
- (b) All buildings erected, constructed or established, shall be entirely new and complete structures designed for and to be used for commercial purposes only.
- (c) Plot plans and elevations shall be submitted to the Commission for review.
- (d) Alleys may be required by the Commission.
- (e) No structure originally designed as a residence, or as an accessory to a residence, shall be used for any retail business or professional use.
- (f) No business or professional building shall be erected, constructed or established on

the same lot together with a building originally designed as a residence, or as an accessory to a residence.

- (g) No residential uses shall be permitted on any lot occupied by a business or devoted to a business or professional use.

SECTION 26.10

USES PERMITTED

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

- (a) Uses permitted in the "C-3" District.
- (b) Retail stores.
1. Automobile sales, new and used cars, including servicing and repairs conducted entirely within a building.
 2. Commercial greenhouses (retail only).
 3. Second-hand goods sold within an enclosed building (no junk yards).
 4. Used car and trailer sales lots (service and repairs conducted entirely within a building).
- (c) Services.
1. Auction houses or stores.
 2. Baths, Turkish and the like.
 3. Katatoriums.
 4. Pool halls and billiard parlors.
 5. Repair garages, including automobile and truck repairs and painting and upholstering (conducted entirely within a building).
 6. Trade schools (if not objectionable due to noise, odor, vibration, light or dust).
 7. Wedding chapels.

(c) Subject to Conditional Use Permit:

1. Animal Hospitals
2. Boxing arenas
3. Dance halls and skating rinks
4. Drive-in theatres
5. Mechanical auto washes
6. Motels and motor hotels

SECTION 26.20

PROPERTY DEVELOPMENT STANDARDS

Same as for "C-3" District.

See SECTION 25.20.

SECTION 26.30

YARDS

Same as for "C-1" District.

See SECTION 23.30 (h).

SECTION 26.40

PARKING, FENCES, SIGNS, LOADING, ETC.

- (a) Off-street parking: See SECTION 40.10 (e).
- (b) Fences, hedges and walls: See SECTION 43.00.
- (c) Signs: See SECTIONS 42.00, 42.10 and 42.42.
- (d) Loading areas: See SECTIONS 41.00 and 41.10.

SECTION 27.00

M-R RESTRICTED INDUSTRIAL DISTRICT

The following regulations shall apply to the "M-R" Restricted Industrial District:

SECTION 27.10

USES PERMITTED

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

- (a) All uses permitted in this District shall be subject to Commission review and approval.
- (b) The types of uses that are to be permitted include those involving the manufacture of electronic instruments, tool and dye works for small and highly specialized production.

and such other non-obnoxious uses as may require highly skilled technicians.

- (c) Agricultural uses, subject to the Property Development Standards for the "A-1" District.

SECTION 27.20

PROPERTY DEVELOPMENT STANDARDS

Same as for the "M-1" Light Industrial District.

See SECTION 25.20.

SECTION 28.00

M-1 LIGHT INDUSTRIAL DISTRICT REGULATIONS

The following regulations shall apply in the "M-1" Light Industrial District:

SECTION 28.10

USES PERMITTED

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

- (a) Agricultural uses subject to the Property Development Standards of the "A-1" Zoning District, except that no dwelling may be built on any lot with less than two and one-half (2-1/2) acres of area.
- (b) Uses permitted in the "C-1" District, subject to the Property Development Standards of that District, and to review and approval of the Commission.
- (c) Manufacturing of small articles and objects which, in their maintenance, assembly, manufacture, operation of plans, etc., do not create smoke, gas, odors, sound, vibration or heat to any degree which might be termed obnoxious or offensive to persons residing in or conducting business in either this or other zoning districts of the City.
- (d) The following uses, subject to the erection and maintenance of a six (6) foot high masonry wall on all street frontages and property lines abutting other non-industrial districts.
 1. Storage yards, building material yards, contractor's storage yards.
 2. Lumber yards (no planing mills).

3. Feed and fuel yards.

(c) Other uses:

1. Automobile assembly
2. Bakeries
3. Battery manufacturing
4. Bottling plants
5. Cleaning and dyeing works
6. Creameries
7. Dog kennels
8. Electrical sign manufacturing (neon signs, etc.)
9. Ice and cold storage plants
10. Garment manufacture
11. Laundries
12. Machine shops
13. Poultry slaughter
14. Sheet metal shop
15. Steam laundries
16. Stables and riding academies
17. Textile manufacturing
18. Tinsmith
19. Tire recapping, rebuilding, retreading and vulcanizing

(2) And such other uses as the Commission may determine to be similar, not more objectionable and not listed in districts with less restrictive provisions or lower property development standards.

SECTION 22.20

PROPERTY DEVELOPMENT STANDARDS

(a) Minimum lot area: None.

- (b) Minimum lot dimensions: None.
- (c) Coverage by structures: No maximum.
- (d) Building height: Four (4) stories or sixty (60) feet - maximum.

SECTION 28.30

YARDS

- (a) Front: Ten (10) feet - minimum.
- (b) Side: Same as "C-1" District.
See SECTION 23.30 (b) 2.
- (c) Rear: Same as "C-1" District.
See SECTION 23.30 (b) 3.

SECTION 28.40

PARKING, FENCES, SIGNS, LOADING, ETC.

- (a) Off-street parking: See SECTION 40.20 (a).
- (b) Fences, hedges and walls: See SECTION 43.00.
- (c) Signs: See SECTIONS 42.00, 42.10 and 42.70.
- (d) Loading area: See SECTIONS 41.00 and 41.10.

SECTION 29.00

M-2 GENERAL INDUSTRIAL DISTRICT REGULATIONS

The following regulations shall apply in the "M-2" General Industrial District:

SECTION 29.10

USES PERMITTED

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

- (a) Uses permitted in the "M-1" District, not including "C-1" uses.
- (b) Any kind of manufacturing, processing or treatment of products other than those which may be obnoxious or offensive by reason of emission of odor, dust, smoke, fumes, gas, noise, vibration, or other similar undesirable characteristics.
- (c) Other uses:
 1. Aircraft manufacturing and assembly.

2. Boat building
3. Breweries
4. Cabinet shops and furniture manufacturing
5. Carpet cleaning plants
6. Feed and fuel products manufacture
7. Flour mill
8. Lumber yards, including planing mill
9. Oil cloth and linoleum manufacturing
10. Petroleum products storage (no manufacturing)
11. Paint, oil, shellac, turpentine or varnish manufacturing.
12. Paper and pulp manufacturing
13. Plastics manufacturing
14. Rubber fabrication or products made from finished rubber.
15. Sash and door manufacturing
16. Soap manufacturing (cold mix only)
17. Soda and compound manufacturing
18. Stone monument works (all noise-producing operations in an enclosed building)
19. Stove and shoe polish manufacturing

(d) And such other uses as the Commission may determine to be similar, not more objectionable or dangerous, and not specifically prohibited.

SECTION 29.20

PROPERTY DEVELOPMENT STANDARDS

- (a) Minimum lot area: None.
- (b) Minimum lot dimensions: None.
- (c) Coverage by structures: No maximum

- (d) Building heights: Four (4) stories or sixty (60) feet - maximum.

SECTION 29.10

YARDS

- (a) Front: Ten (10) feet minimum.
- (b) Side: Same as for "C-1" District.
- (c) Rear: Same as for "C-1" District.

SECTION 29.40

PARKING, FENCES, SIGNS, LOADING, ETC.

- (a) Off-street parking: See SECTION 40.20 (b).
- (b) Fences, hedges and walls: See SECTION 43.00.
- (c) Signs: See SECTIONS 42.00, 42.10 and 42.70.
- (d) Loading area: See SECTIONS 41.00 and 41.10.

SECTION 30.00

"F" OFF-STREET PARKING DISTRICT REGULATIONS

The following regulations shall apply in the "F" Off-street Parking District:

Land may be placed in the "F" District under the following conditions:

- (a) Parking lots and parking buildings owned by the City or by a public or quasi-public agency.
- (b) Parking lots or parking buildings where such lots are part of a large scale development and where the owners agree to having the subject property placed in this District.
- (c) Lots in the "F" Transition District, when such lots are used for off-street parking purposes.

SECTION 30.10

USES PERMITTED

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

- (a) Off-street parking lots.
- (b) Parking buildings. Incidental commercial uses may be approved by the Commission when said uses are entirely within the building and are incidental to the use of the building.

for parking purposes.

- (c) Buildings incidental to the operation of a parking lot, not over one hundred (100) square feet in area, to be used only for purposes of maintaining the lot and to contain no provisions for residential or commercial uses.

SECTION 30.20

PROPERTY DEVELOPMENT STANDARDS

- (a) Minimum lot area: None.
- (b) Minimum lot dimensions: None.
- (c) Coverage by structures: No structures permitted other than those listed in SECTIONS 30.00 (a) and (b), and 30.10 (b) and (c).
- (d) Building height: Four (4) stories or Sixty (60) feet maximum.

SECTION 30.30

YARDS

- (a) Front: Ten (10) feet, minimum.
- (b) Side: Same as for "C-1" District.
- (c) Rear: Same as for "C-4" District.

SECTION 30.40

PARKING, DEWELS, SIGNS, LOADING, ETC.

- (a) Off-street parking: None required.
- (b) Fences, hedges and walls: See SECTION 43.00.
- (c) Signs: See SECTIONS 42.00, 42.10 and 42.60.
- (d) Loading area: None required.

SECTION 31.00

"O" OPEN LAND DISTRICT REGULATIONS

The following regulations shall apply in the "O" Open Land District:

Land may be placed in the "O" District under the following conditions:

- (a) Public uses:
 - 1. Public parks, playgrounds, wildlife preserves.

2. Flood control channels, Zanjias, Creeks and Rivers.

3. Freeways, parkways and park drives.

(b) Privately owned land in dangerous areas:

1. Areas too steep to build upon or where such building may cause a public hazard due to excessive erosion or flooding.

2. Areas subject to flooding or inundation from storm water.

3. Areas beyond fire servicing, where development might endanger life, property or the watershed.

(c) Buffer areas:

1. Areas separating industrial and commercial districts from residential districts.

SECTION 31.10

USES PERMITTED

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

(a) Agricultural and open uses of land.

(b) Recreational uses.

(c) Flood control structures.

(d) Bridle trails.

(e) Off-street parking.

SECTION 31.20

PROJECT DEVELOPMENT STANDARDS

(a) Minimum lot area: None.

(b) Minimum lot dimensions: None.

(c) Population density: None permitted.

(d) Coverage by structures: None permitted except ten (10) percent of the land area may be used for accessory buildings or structures related to public park and recreational activities.

- (c) Building height: One (1) story or fifteen (15) feet - maximum.

SECTION 21.30

YARDS

Same as for the "A-1" District.

See SECTIONS 12.30, 12.40 and 12.50.

SECTION 21.40

PARKING, FENCES, SIGNS, LOADING, ETC.

- (a) Off-street parking: As required for uses related to the assembly of people. See SECTION 40.00 (a).
- (b) Fences, hedges and walls: None required.
- (c) Signs: See SECTIONS 42.00, 42.10 and 42.50.
- (d) Loading area: None required.

GENERAL PROVISIONS

SECTION 22.00

DETERMINATIONS BY THE COMMISSION

(a) When the term "other uses which the Commission determines to be similar" is used, it shall mean those other uses which in the judgment of the Commission, are similar to and not more objectionable to the health, safety and general welfare than the uses listed in the same section. In no case shall a use listed in a less restricted district (a "C-1" General Commercial District being less restricted than a "C-2" Neighborhood Stores District) be permitted in a more restricted district by interpretation.

(b) When the term "subject to Commission review and approval" is used, a site plan and elevations shall be submitted, to enable the Commission to determine whether the proposed use will be detrimental to the existing uses in the district in which it is proposed to be placed. The Commission may permit said use subject to such conditions as it shall deem necessary to protect the health, safety and general welfare.

SECTION 22.00

ISSUANCE OF BUILDING PERMITS

(a) No building permit shall be issued for a residential building or structure on a lot which does not have a minimum frontage of thirty (30) feet and access on a dedicated street or way acceptable to the Commission. For hilly areas, see SECTION 45.00 (c).

(b) No building or structure shall be erected on

a lot which abuts a street having only a portion of its required street width dedicated and where no part of such dedication would normally revert to said lot if the street were vacated unless provision is made for the dedicating and improving of that portion of the street required by and being a portion of said lot. Improvement shall be in conformity with the standards established for the remainder of the street frontage of which the lot is a part, but shall not include less than the installation of curb, gutter and sidewalk on that side of the center line of the street upon which the lot fronts. All yards required by this Ordinance shall also be provided.

(c) No building permit shall be issued where the structure, or structures, to be erected will have the effect of depriving other persons of the use of their property, or will have the effect of invalidating the Master Plan, without first subjecting the proposals to the Commission for review and study of possible alternates which might better serve the community.

SECTION 34.00 HOME OCCUPATIONS

When application for a Home Occupancy is filed with the Commission, a uniform fee of Five Dollars (\$5.00) shall be paid to the City for filing and checking fees.

The following criteria shall be employed to determine a valid Home Occupation:

- (a) No employment of help other than the members of the resident family.
- (b) No use of material or equipment not recognized as being part of the normal practices in the zone in which the use is a part.
- (c) No sales of products or services not produced on the premises.
- (d) A consulting office for a doctor or dentist or similar profession when their principal offices are located in a commercial or administrative or professional district. No building shall be remodeled or structurally altered for the above purposes.
- (e) The use shall not generate pedestrian or vehicular traffic beyond that normal to the district in which it is located.
- (f) It shall not involve the use of commercial vehicles for delivery of materials to or from the premises.

- (g) No storage of materials and/or supplies, indoor or outdoor, for purposes other than those permitted in the zone.
- (h) It shall not involve the use of signs other than those permitted in the district of which it is a part.
- (i) Not more than one (1) room in the dwelling shall be employed for the Home Occupation.
- (j) No building or space outside of the main building shall be used for Home Occupational purposes.
- (k) In no way shall the appearance of the structure be so altered or the conduct of the Occupation within the structure be such that the structure may be reasonably recognized as serving a non-residential use (either by color, materials or construction, lighting, signs, sounds or noises, vibrations, etc.).
- (l) There shall be no use of utilities or community facilities beyond that normal to the use of the property for residential purposes.
- (m) Specifically excluded from this Section:
 - 1. Real estate offices.
 - 2. Insurance offices.
 - 3. House-to-house saleperson.

SECTION 35.00

AREA REQUIREMENTS

Except as hereinafter provided, no building or structure shall be hereafter erected or located on a lot unless such building, structure or enlargement conforms with the area regulations of the district in which it is located:

(a) No parcel of land held under separate ownership at the time of the effective date of this Ordinance may be reduced in any manner below the minimum standards established by this Ordinance for the district within which the lot is located.

(b) No lot area may be so reduced or diminished that the yards or other open spaces will be smaller than prescribed by this Ordinance, nor may the occupancy be increased in any manner except in conformity with the regulations herein established.

(c) No required yard or other open space around an existing building, or which is hereafter provided around any building for the purpose of complying with the provisions of this Ordinance may be considered as providing a yard or open space for any other building, nor may any yard or other required open space on an adjoining lot be considered as providing a yard or open space on a lot whereon a building is to be erected.

(d) No parking area, parking space or loading space which is provided for the purpose of complying with the provisions of this Ordinance shall thereafter be relinquished or reduced in any manner below the requirements established in this Ordinance, unless equivalent facilities are provided elsewhere, the location of which is approved by the Commission.

SECTION 26.00 DISTRICT BOUNDARIES

Where uncertainty exists as to the boundaries of any district as shown on the Land Use Zoning Map, the following shall apply:

(a) Street, alley or lot lines:

Where indicated, district boundaries are approximately street, alley or lot lines, said lines are determined to be the boundaries of the district. Otherwise, the boundaries shall be determined by the dimensions shown on the Land Use Zoning Map. In the absence of a dimension, the boundary shall be determined by use of the scale shown on said Map.

(b) A street, alley, railroad or railway right-of-way, water course, channel or body of water, included on the Zoning Map shall, unless otherwise indicated, be included within the zone of adjoining property on either side thereof; and where such street, alley, right-of-way, water course, channel, or body of water serves as a boundary between two (2) or more different zoning districts, a line midway in such street, alley, right-of-way, etc., extending in the general direction of the long dimension thereof shall be considered the boundary between zoning districts.

(c) Uncertainties:

Where uncertainties exist, the Commission shall, by written decision, determine the location of the district boundary or building setback line.

(d) Vacations:

In the event that a vacated street, alley, right-of-way or easement was the boundary between two (2) districts, the new zoning district boundaries shall be at the new property line.

SECTION 27.00BUILDING SETBACK

(a) The front yard requirements for the various districts shall determine the minimum and maximum building setback from the front property line.

(b) In each block where fifty (50) percent, or more, of the frontage on a side of a given street is already built up at the time of the effective date of this Ordinance, the average distance from the main building front to the property line of existing buildings shall be determined to be the setback line, provided however, that in no case shall this distance be less than ten (10) feet.

(c) In no case shall main buildings in a residential district be set back further than forty (40) feet from any front property line, unless provision is made for a future street or street widening, alleys or alley widening; in which case the distance shall be not more than forty (40) feet from the future property line as determined by the Commission. Deed restrictions existing on the effective date, if requiring a greater setback than forty (40) feet, shall take precedence over this Section.

Setback line is waived for properties located in zones A1, A2 / this means 40 foot building

(d) On key lots the minimum front yard shall be the average of the front yard for the adjoining interior lot and the side yard required for the reversed corner lot. When buildings on the adjoining interior lot may be closer to the property line than the distance prescribed for such front yard by this Ordinance, the location of the existing building shall determine the front yard on said interior lot, but in no case may the key lot front yard be less than fifteen (15) feet.

RAYR.

(e) On corner lots, in residential districts, side yards abutting the street shall be not less than the required front yard for lots in the district in which the lot is located, and in no case, not less than fifteen (15) feet.

Private garages located in said side yard on the side street shall be located at least twenty (20) feet from the property line on the side street.

(f) On a reversed corner lot, the side yard abutting the side street shall be not less than the distance required for a front yard on the interior lots on said side street, provided, however, that said yard shall be not less than fifteen (15) feet. Private garages located in said side yard within fifty (50) feet of the key lot shall be set back the same distance from the side lot line of the reversed corner lot as the front yard for the key lot to its rear.

(g) Where property has a slope of more than ten (10) percent, the maximum front yard requirement of this Ordinance ~~may~~ be waived.

SECTION 28.00COMPUTATION OF YARDS

(a) In measuring a front yard, or side yard adjoining a street, it shall be the perpendicular distance between the street and a line through the corner or face of said building closest to and drawn parallel with the street excluding any architectural features permitted in SECTION 45.30.

(b) If any future right-of-way line has been established by provisions of a specific ordinance, or by the Master Plan, then the measurement of the yard shall be made from the future right-of-way line, or future property line so defined.

(c) Side Yards in Hillside Areas: Where building sites are graded into generally horizontal planes and where the difference in elevation between contiguous building sites is greater than three (3) feet, the required side yard at the toe of the slope shall be increased by one (1) foot for each foot, or portion thereof, over three (3) feet of elevation differential. In no case may any building or structure be closer than three (3) feet from the toe of the slope in said side yard so as to provide for drainage away from the building.

SECTION 39.00RESIDENTIAL PARKING SPACE REQUIREMENTS

(a) In the "A-1", "R-A", "R-E", "R-S", "R-1" and "R-2" Districts, there shall be at least one (1) and not more than three (3) parking spaces in a garage or covered parking space in a carport for every dwelling unit. These spaces shall be on the same lot with the structure which they are intended to serve, but shall not be located in any required front yard.

(b) In the "R-3" and "A-F" Districts (when used for residential purposes) there shall be one (1) and not more than three (3) parking spaces per dwelling unit on the same lot with the main building.

(c) Such parking "spaces" shall be located in the rear of the front setback line, except in mountain areas or hillside lots where garages or carports may be located in the front yard when approved by the Commission.

(d) Where a private garage, or accessory building, shall be located not closer to the side or rear lot lines than:

1. When less than seventy-five (75) feet from the front property line, five (5) feet.
2. When seventy-five (75) feet, or more, from the front property line, three (3) feet, provided however, when walls facing said side or rear property lines are

constructed of one (1) hour fire-resistant material and having no required openings on said lines, then the structure may be placed on the property line, or lines.

SECTION 40.00

NEE-RESIDENTIAL PARKING SPACE REQUIREMENTS

For buildings or structures other than dwellings and for uses involving large concentrations of people, there shall be at least one (1) parking space on the same lot with the main building, or on lots immediately contiguous thereto and available for use by the occupants, in the following ratios for specific types of use:

(a) For Churches, Theaters, Auditoriums and Similar Places of Assembly: At least one (1) parking space for every three (3) permanent seats. In cases where temporary or moveable seats are provided for, there shall be one (1) parking space for every forty (40) square feet of area within the auditorium or meeting hall. In cases of a use without a building, there shall be one (1) parking space for each three (3) persons normally attending or using the facilities.

(b) For Hospitals and Institutions: There shall be at least one (1) parking space for every two (2) beds provided for in said building, or one (1) parking space for every one thousand (1,000) square feet of total floor space included within said building, whichever provides the greater number of spaces.

(c) For Hotels and Clubs: There shall be at least one (1) parking space for every two (2) guest rooms for the first forty (40) guest rooms and one (1) space for every four (4) guest rooms over the initial forty (40).

(d) For Tourist Courts and Motels: There shall be one (1) parking space for every individual room or living unit. In cases where large units may be subdivided into smaller units for individual use, there shall be a parking space for each of the smaller units.

SECTION 40.10

COMMERCIAL DISTRICTS

(a) C-1 Neighborhood Stores District:

1. There shall be at least two (2) square feet of parking area for each one (1) square foot of floor area, or fraction thereof, and one (1) parking space for every one and five-tenths (1.5) employees, or fraction thereof.

Where off-street parking facilities are provided for in a large parking area, or compound, and the over-all relationship between the parking

area and the total floor area planned is in conformity with the provisions of the above paragraph, the provisions of this Section will be considered to be complied with for individual use when such parking and loading areas are placed in a "P" Parking District.

2. Said parking shall not be permitted in a required front yard.
3. The Commission shall make a recommendation in writing before the Council shall deem any community parking area as satisfying the requirements of this Section.

(b) C-3 General Commercial District: For new buildings, enlargements or increases in capacity of existing buildings, there shall be at least one (1) permanently maintained parking space for the following uses:

1. For commercial buildings there shall be at least one (1) square foot of parking area for every one (1) square foot of floor area, or fraction thereof; said parking to be located within three hundred (300) feet of the property served. The provisions of this paragraph are not to become effective until January 1, 1936.
2. Hotels, clubs, apartment hotels, hospitals and welfare institutions, churches, schools, colleges, university auditoriums, etc., See SECTIONS 40.00 (a), (b), (c) and (d).

(c) C-4 Highway Commercial District: There shall be at least one (1) square foot of parking area for each square foot of floor area, or fraction thereof, and in addition thereto, one (1) parking space for every three (3) employees, or fraction thereof. In calculating the floor area and the area to be set aside for parking, the lots in the Transitional "T" District may be considered if said "T" Transitional District land is owned and developed for parking and is then placed in a "P" Parking District.

(d) A-P Administrative and Professional District:

1. Parking shall be provided on the same basis as required in the "C-4" Highway Commercial District, provided however, that there be not less than two (2) such spaces per individual use. Said parking shall be on the same lot as the

use served or on lot contiguous thereto.

2. Said parking shall not be permitted in a required front yard.

SECTION 40.20

INDUSTRIAL DISTRICTS

(a) M-1 Restricted Industrial District and M-1 Light Industrial District: There shall be one (1) off-street parking space for each three (3) permanent employees located within three hundred (300) feet of the property served. In addition, there shall be at least one (1) parking space for each truck operated by the concern, and one (1) parking space for each sales person permanently employed.

(b) M-2 General Industrial District: See provisions for the "M-1" Light Industrial District.

SECTION 40.30

TREATMENT OF PUBLIC PARKING AREAS, PRIVATE PARKING AREAS, OUTDOOR SALES AREAS OR DISPLAY AREAS:

Every parcel of land hereafter used for parking, sales or display purposes, shall be improved and maintained as required in the following SECTIONS:

(a) All areas shall be surfaced or paved with asphaltic concrete, concrete or other bituminous surfacing acceptable to the Commission and shall thereafter be maintained in good condition.

(b) Where such areas adjoin residential districts, they shall be separated therefrom by a solid masonry wall six (6) feet in height, provided said wall shall not exceed three (3) feet in height where it is in the front yard area of an abutting residential use or district. Where no fence or wall is required along a boundary of an area covered by this Section, there shall be a concrete curb, or timber barrier, not less than six (6) inches in height securely installed and maintained as a safeguard to abutting property or public right-of-way. The barrier shall not be less than two (2) feet from a property line.

(c) Where such area adjoins a residential district, there shall be a border of appropriate landscaping not less than six (6) feet in depth, along the residential street frontage to protect the character of the adjoining residential property. Such landscaping shall be maintained by the owner or operator of the premises. Plans for the development shall be submitted to the Commission for review and approval.

(d) Lighting, where provided to illuminate such parking, sales and/or display areas, shall be so arranged as to reflect away from the adjoining residential areas and to be designed not to cause a nuisance, either to highway traffic or to the living environment.

<u>Square Feet of Building Space (gross floor area)</u>	<u>Loading Spaces Required</u>	
3,500 - 40,000	1	
40,001 - 80,000	2	<u>Industrial</u>
80,001 - 120,000	3	
120,001 - 160,000	4	<u>Buildings</u>
160,001 - and over	5	
***	***	
3,000 - 20,000	1	
20,001 - 50,000	2	<u>Hospitals</u>
50,001 - 80,000	3	and
80,001 - 110,000	4	<u>Institutions</u>
110,001 - and over	5	
***	***	
3,500 - 50,000	1	<u>Hotels</u>
50,001 - 100,000	2	and
100,001 - and over	3	<u>Office Buildings</u>
***	***	

SECTION 42.00 SIGNS

This Section shall include as part of its provisions those sections of the Codes and Ordinances of the City of Redlands relating to the erecting and maintaining of signs, billboards and outdoor advertising as are not in conflict herewith.

Billboards: Outdoor advertising signs and structures may be permitted in the City of Redlands under the conditions set forth in the following paragraphs, and in the Sign Ordinance of the City of Redlands:

SECTION 42.10 GENERAL PROVISIONS

No billboard, outdoor advertising sign or structure shall be placed on a building or on the land other than as specifically provided for below:

(a) They shall conform with the regulations for signs and outdoor advertising for the districts in which they are located, as set forth in the Sign Ordinance of the City of Redlands.

(b) The sign shall in no way endanger the health and safety by causing distractions to operators of motor vehicles on the streets and/or highways.

SECTION 41.00

LOADING SPACE REQUIREMENTS

(a) Every hospital, institution, hotel, commercial or industrial building hereafter erected or established shall have and maintain loading space as provided in SECTION 41.10 below.

(b) When the lot upon which the loading space is located abuts upon an alley, such loading space shall adjoin and have access from said alley. The length of the loading space may be measured perpendicular to or parallel with the center line of the alley. Where such loading space is parallel with the alley, the loading space shall extend across the full width of the lot, except that if only two (2) spaces are required, the length of the loading area need not exceed fifty (50) feet.

(c) Where the loading area abuts a street, the front yard required in the district may be used in calculating the area required for loading, providing that there be no more than one (1) entry or exit to a sixty (60) foot lot, or fraction thereof.

(d) Loading space being maintained in connection with any existing main building on the effective date of this Ordinance shall thereafter be maintained so long as said building remains, unless an equivalent number of such spaces are provided on a contiguous lot in conformity with the requirements of this Section, provided however, that this regulation shall not require the maintenance of more loading space than is hereby required for a new building, nor the maintenance of such space for any type of main building other than those specified above.

(e) Loading space required by this Ordinance may occupy a required rear yard, but in no case shall any part of an alley or street be used for loading.

SECTION 41.10

LOADING REQUIREMENTS FOR VARIOUS USES

All hospitals, institutions, hotels, commercial and industrial uses shall provide loading spaces not less than ten (10) feet in width, twenty (20) feet in length and fourteen (14) feet in height, as follows:

<u>Square Feet of Building Space (gross floor area)</u>	<u>Loading Spaces Required</u>	
3,000 - 15,000	1	
15,001 - 45,000	2	<u>Commercial</u>
45,001 - 75,000	3	
75,001 - 105,000	4	<u>Buildings</u>
105,001 - and over	5	

(c) All lighting shall be so located and of such color that there will be no confusion with public signs or signals regulating the flow of vehicular traffic.

(d) No outdoor advertising sign or structure shall be built or located within five hundred (500) feet of the center line of a freeway or parkway, as defined in the Business and Professions Code of the State of California.

SECTION 42.20

IN RESIDENTIAL DISTRICTS

In Residential Districts "A-1", "R-A", "R-E", "R-S", "R-1", "R-2", "R-3" and "A-E":

(a) No billboards or other commercial advertising shall be permitted in these districts.

(b) Signs for subdivisions - See Ordinance No. 982.

(c) For rent, or for sale signs, not to exceed three (3) square feet in area and not to exceed two (2) signs per lot, shall be posted by owners only. Said sign shall not contain thereon the name of any person, firm or corporation other than that of the owner.

SECTION 42.30

IN TRANSITIONAL DISTRICT

(a) When used for residential purposes, the sign regulations for the residential districts shall apply.

(b) When used for off-street parking in conjunction with a commercial or administrative and professional use, the total area of signs permitted at an entry or exit shall not exceed one (1) square foot for each one thousand (1,000) square feet of lot area. Lighting of all said signs shall be so arranged as not to adversely affect the abutting residential uses.

SECTION 42.40

IN C-1 NEIGHBORHOOD STORES DISTRICT AND C-2 NEIGHBORHOOD SHOPPING CENTER DISTRICT

In addition to the signs permitted in the "R" District, there may be erected such signs as pertain to the uses permitted in this District. These signs shall be attached to the buildings in which the use referred to takes place or, if the use is conducted outside of a building, the sign may be placed on only land so occupied, provided that for each occupancy the following regulations shall be applied:

(a) Such sign may not exceed one (1) square foot in area for each front foot of the structure or portion of the structure wherein the pertaining use is conducted; or one-half (1/2) square foot of sign for each front foot of the lot upon which the structure is located. In neither case may the total display area per commercial use exceed seventy-five (75) square feet.

(b) Frontage to be used in calculating the permitted sign area shall include frontage whereon an entrance to the occupancy in question is located. Separate calculations may be made for front, side and rear entrances and separate signs may be erected on each of these frontages, provided however, that the signs may only be erected on the sides of a building wherein is located a public entry.

(c) No sign shall project above the roof line or extend over a public sidewalk or right-of-way. All signs shall be parallel to the horizontal dimension of the structure occupied by the use to which the sign pertains. Signs may, when approved by the Commission, be placed within required yards and setback areas.

(d) Plans and elevations for all signs to be erected in this District shall be submitted to the Commission for review and approval before they may be placed on any building, structure or land. Signs which do not harmonize with the domestic character of the architecture may not be approved by the Commission.

(e) No outdoor advertising structures shall be built in this District.

(f) Such outdoor advertising structures as exist in this District shall be subject to the conditions in SECTION 46.20 (b) of this Ordinance.

SECTION 42.41

IN C-3 GENERAL COMMERCIAL DISTRICTS

See Sign Ordinance of the City of Redlands.

SECTION 42.42

IN C-4 HIGHWAY COMMERCIAL DISTRICT

Same as for the "C-3" General Commercial District.

SECTION 42.50

IN A-F ADMINISTRATIVE AND PROFESSIONAL DISTRICT

(a) When used for residential purposes, the regulations of the Residential Districts shall apply.

(b) For all other uses:

1. No billboards or outdoor advertising permitted.
2. No signs shall be permitted other than those which indicate the name of the building and the principal uses to which the building is being put. Such signs may not rise above the top of any building and may not extend out from the building more than two (2) feet on any side, front or rear. The sign may be

lighted, but not to include flashing signs or blinkers.

3. Plans and elevations of all signs intended for purposes of advertising shall be submitted to the Commission for review and approval.

SECTION 42.60

IN "P" PARKING DISTRICT

Same as for the "C-3" General Commercial District.

SECTION 42.70

IN M-E, M-1 and M-2 INDUSTRIAL DISTRICTS

Same as for the "C-3" General Commercial District.

SECTION 42.80

IN "O" OPEN DISTRICT

None permitted, other than those related to a public use or purpose.

SECTION 43.00

FENCES, HEDGES AND WALLS

SECTION 43.10

Protection of Intersection Visibility: The following regulations shall apply to the intersections of streets, streets and alleys, and private driveways with streets and/or alleys:

- (a) There shall be a corner cut-off on the side of each corner and reversed corner lot abutting the intersecting streets. This corner cut-off shall be defined by a line in a horizontal plane, taken at a forty-five (45) degree angle with the side or front property line, which line passes through the intersection of the required front and side yard setback lines on the side of the lot closest to the street intersection.

There shall be no visual obstruction within this corner cut-off area.

- (b) There shall be a corner cut-off on the side of each corner and reversed corner lot abutting an alley where said alley intersects or intercepts a street. This corner cut-off shall be defined by a line in a horizontal plane, taken at a forty-five (45) degree angle with the side or rear property line, which line passes through:

1. For corner lots, the intersection of the required side yard setback line and the rear property line along the alley.

2. For reversed corner lots, the intersection of the extension of the required front yard setback line for the key lot on the opposite side of the alley with the rear property line along the alley.

There shall be no visual obstructions within this corner cut-off area.

- (c) There shall be a corner cut-off on all lots where a private driveway enters a street or alley. Said corner cut-off shall be defined by a line in a horizontal plane, which line taken at a forty-five (45) degree angle with the side or rear property line, passes through a point on said side or rear line not less than ten (10) feet from the intersection of the driveway and the street or alley.

There shall be no visual obstruction within this corner cut-off area.

- (d) There shall be a corner cut-off on a reversed corner lot where the rear property line of said reversed corner lot becomes the side property line in the required front yard of the key lot. Said cut-off shall be defined by a line in a horizontal plane, which line, taken at a forty-five (45) degree angle with the side or rear property line of the reversed corner lot, shall pass through the point of intersection of the required front yard setback for the key lot and the rear property line of the reversed corner lot.

There shall be no visual obstruction within the corner cut-off area.

- (e) There shall be no entry or exit to a parking lot from a street in any non-residential district, which entry is closer than twenty (20) feet from the boundary of any residential district.

SECTION 43.20

REGULATIONS OF LOCATION AND HEIGHT

- (a) Permitted Fences, Hedges and Walls: Fences, hedges and walls not to exceed six (6) feet in height shall be permitted on all rear property lines and on all front and side yard setback lines, with the following exceptions:

1. No fence over four (4) feet in height, nor any wall or hedge over three (3) feet in height, will be permitted in the front yards or in the side yards on the street side of a reversed corner lot.
2. A six (6) foot high fence, hedge or wall may be located not closer than five (5) feet from the side property line of a corner lot.
3. No fence, hedge or wall shall be permitted within the corner cut-off areas defined in SECTION 43.20 (b).
4. Fences or structures over six (6) feet in height, to enclose tennis courts or other game areas located within the rear half of the lot, shall be composed of wire mesh or steel mesh capable of admitting at least ninety (90) percent of light as measured on a reputable light meter. Such fences shall be permitted subject to the obtaining of a use permit, which may be granted on the finding that such an enclosure will not constitute a nuisance to abutting property.

(b) Required Fences and Walls:

1. A six (6) foot high fence or wall shall be constructed at the top of all slopes where said tops of slopes are property lines between separate ownerships.
2. A six (6) foot high fence or wall shall be constructed along the perimeter of all areas considered by the Commission to be dangerous to the health and safety.
3. A six (6) foot high solid masonry wall shall be erected along the property line or zone boundary lines to separate industrial and commercial districts and/or uses from abutting residential districts as follows:
 - a. Where the zone boundary is at a rear lot line, which is not on a street, the wall shall be on that line.
 - b. Where the boundary is a side lot line, the wall shall parallel said side lot

line to be reduced to three (3) feet in height in the area set forth as a required front yard for the abutting residential district. The wall paralleling the front property line shall be set back from said property line not less than ten (10) feet, and the space between the wall and the front property line is to be landscaped and maintained.

- c. Where the boundary is a street, the wall shall be set back from the property line a distance of ten (10) feet. The space between the wall and the property line to be landscaped and maintained.
- d. Where the boundary is an alley, the wall shall be on the property line along the alley.
- e. Nothing in this Section shall be deemed to set aside or reduce the requirements established for security fencing by either Local, State or Federal law.

SECTION 44.09

AIRPORT FLIGHT ZONES

The following regulations shall apply to land lying outside the boundaries of all airports in the City, or located contiguous thereto where the take-off or landing patterns involve flight over land within the City.

- (a) Building Height: No building or structure may be erected, structurally altered or enlarged within lines which define the flight zone for landing strips or aircraft runways unless the height of said building shall be below a line defined as the angle of glide.

The angle of glide is herein defined as beginning at the end of the take-off or landing strip and having an angle described by a one (1) foot vertical rise for every forty (40) feet of horizontal run. All existing buildings lying within this area which do not comply to this provision are hereby declared to be non-conforming and are subject to such action as may be prescribed by law.

- (b) No building shall be more than one (1) story

or twenty (20) feet in height within one thousand (1,000) feet of the exterior boundaries of any airport.

SECTION 45.00 LOTS IN HILLY AREAS

(a) On property located on downhill slopes having a twenty-five (25) percent, or greater, slope (measured in the general direction of the side lot lines) an additional story may be constructed on the main building, providing however, that the ceiling of the lowest story shall be not more than two (2) feet above the curb level, measured at the center of the lot frontage.

(b) A private garage, located on property on both uphill and downhill slopes, as described in (a) of this Section, may be constructed in the required front yard, provided however, that every portion of said garage shall be at least five (5) feet from the front lot line.

(c) Where no other method of access can be provided to serve lots in hilly areas, where the slope of the street is greater than ten (10) percent, and where the slope of the land is greater than twenty (20) percent, a private way not less than twenty (20) feet in width may be approved by the Commission.

SECTION 45.10 EXCEPTIONS ON STRUCTURES PERMITTED ABOVE HEIGHT LIMIT

Penthouses or roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, towers, steeples, flagpoles, chimneys, smokestacks, wireless and television masts, water tanks, silos, churches or similar structures may be erected above the maximum height permitted in each district. No structure or penthouse shall be allowed for purposes of providing additional floor space.

SECTION 45.20 EXCEPTIONS - LARGE SCALE DEVELOPMENTS

(a) Housing. Where the entire frontage in a residential block is designed and developed as a unit, the following provisions may be applied:

1. The front yard requirements may be varied by not more than five (5) feet in either direction, provided that the average front yard for the entire frontage is not less than that required in the district.
2. The side yard provisions may be varied, provided that the combined total width of the two (2) side yards on a lot shall be not less than that required for lots

in the district and that the distance between the sides of buildings be not less than ten (10) feet.

- (b) Commercial: Where an area of more than five (5) acres is developed as a unit, the Commission may review and approve the site plan for the development, providing the intent and purpose of the Ordinance is complied with and where variations do not decrease the property development standards by more than ten (10) percent in any requirement, and where the standards for relationships with abutting property is substantially improved by the proposals on said site plan.

SECTION 45.30

EXCEPTIONS - PROJECTIONS INTO YARDS

- (a) Fire escapes may extend into any required yard not more than four (4) feet.
- (b) Open, unenclosed stairways or balconies may extend into a rear yard not more than four (4) feet and into a front yard not more than thirty (30) inches.
- (c) Open, unenclosed porches, platforms or landing platforms which do not extend above the level of the first floor of the building, may extend or project into the front or rear yard a distance of not more than six (6) feet, and such features may not extend into a court more than twenty (20) percent of the width of said court, and not more than six (6) feet.
- (d) Planting boxes may be permitted in a required yard.
- (e) Roof projections may extend into a required side yard as provided by this Ordinance, but not closer than two (2) feet to the side property line, nor creating less than four (4) feet of space between said projection and the closest point on any adjoining building.
- (f) Fireplace structures may be located in a required yard, provided they do not reduce said yard by more than two (2) feet nor create any yard less than three (3) feet in width.

<u>DISTRICT</u>	<u>MINIMUM LOT AREA</u>	<u>MINIMUM DWELLING UNIT AREA</u>
"A-1"	5 acres	1000 square feet
"A-2"	1-1/2 acres	1200 square feet
"R-1"	20,000 square feet	1200 square feet
"R-2"	14,000 square feet	1200 square feet
"R-3"	8,000 square feet	1000 square feet
"R-1-D"	8,100 square feet	800 square feet
"R-1"	7,200 square feet	800 square feet
***	***	***

SECTION 16.00NON-CONFORMING BUILDINGS AND USES

The following regulations shall apply to all non-conforming buildings and non-conforming uses of land:

SECTION 16.10NON-CONFORMING BUILDINGS

Any uses on the land existing at the time that this Ordinance is adopted, whether housed in structures or outside the structures, not agreeing with the uses permitted herein, are hereby declared to be non-conforming uses. Such uses shall be permitted to continue, except as provided below:

- (a) Any non-conforming building in a residential district may be continued and maintained for a period representing the useful life of said building, as defined in this Ordinance. Said amortization periods of time to become operative at the date this Ordinance becomes effective.
1. Class 1* or 2* masonry, forty (40) years.
 2. Class 3* or 4* construction, fire-resistant, thirty (30) years.
 3. Class 5* construction, frame, twenty (20) years.

* - Defined in Uniform Building Code.

- (b) Non-residential uses in a residential land use district may be allowed to remain beyond the established amortization period provided that a petition is signed by a majority of the residents of a district defined by a radius of five hundred (500) feet from the external boundaries of the affected non-residential, non-conforming use, and the City Council after due hearing and presentation of petition adopts a resolution

granting an extension for a specific length of time, with such conditions to protect the residential areas adjacent as shall be deemed proper and necessary.

- (c) Non-conforming buildings may be continued as provided for in Sub-section (a) of this Section if said building is not added to or structurally altered, other than as required by law.
- (d) Any part of a building occupied by a non-conforming use which use is discontinued for a period of one hundred eighty (180) days, or more, shall thereafter be used in conformity with the provisions of the district in which it is located.
- (e) The provisions of this Ordinance shall not prevent the reconstruction, repairing or rebuilding and the continuing use of any non-conforming building, or buildings, damaged by fire, explosion or act of God or the enemy subsequent to the effective date of this Ordinance, wherein the cost of such reconstruction, repairing or rebuilding does not exceed fifty (50) percent of the reasonable replacement value, as determined by the Building Inspector, to the building immediately prior to its damage.
- (f) Where the automobile parking facilities are insufficient to meet the standards set in this Ordinance, or where no such parking facilities have been provided for, buildings constructed prior to the effective date of this Ordinance, such buildings may not be altered nor may additional facilities be provided within such buildings until after the requirements for off-street parking shall have been satisfied for those facilities added or enlarged and for not less than one hundred (100) percent of those facilities in the existing building or use.
- (g) Any portion of a non-conforming building or use, which is altered or changed to a conforming use, may not thereafter be used for a non-conforming use.

SECTION 16.20

NON-CONFORMING USE OF LAND

- (a) The non-conforming use of land where no structures are involved, may continue for a

period not to exceed five (5) years after the effective date of this Ordinance, subject to the following conditions:

1. No such non-conforming use of land shall be expanded or extended in any way, either on the same or adjoining property.
 2. Where such non-conforming use or any portion thereof is discontinued for one hundred and eighty (180) days or changed, any future use of the land shall be in conformity with the provisions of this Ordinance.
- (b) Any sign, billboard or commercial advertising structure which lawfully existed and was maintained at the time this Ordinance became effective, may be continued providing no structural alterations are made thereto and that all such non-conforming signs, billboards or commercial advertising structures shall have been removed from the district not later than five (5) years from the effective date of this Ordinance.

SECTION 47.00 ZONING AMENDED AREAS

Any area annexed to the City after the effective date of this Ordinance shall automatically be placed in the "R-1" Single Family Residential District, and shall remain in said District until the Land Use Zoning Plan for the area has been adopted by the Commission and Council, unless the Commission and Council determine the precise zoning as a part of the annexation procedure. The Commission shall recommend to the Council appropriate districting of the land within ninety (90) days after an application for change has been filed with the Commission.

SECTION 48.00 MOVING OF BUILDINGS PROCEDURE

No permit shall be issued for the moving of any building or structure from one lot to another lot in the City without the filing of an application with the Commission for review and approval subject to the following provisions:

When application for the moving of any building or structure is filed with the Commission, a uniform fee of Thirty-five Dollars (\$35.00) shall be paid to the City for filing and checking fees.

- (a) The following information shall be filed with the Commission at the time the petition is made:
1. Location and address of the old and new

sites.

2. Plot plan of the new location, including the showing of adjacent lots on all sides of the property and an indication of all structures and improvements on said lots.
3. Plans and specifications for the proposed improvements at the new location, including landscape treatment.
4. Definition of the route of travel for the house to be moved.

(b) Before the Commission may approve the application for moving of a building, or structure, there shall be a finding that said moving shall have no detrimental effect on the living environment and property values in the area into which the structure is to be moved.

(c) Before a building permit may be granted, there shall be the posting of a bond with the City Treasurer in an amount as determined by the Chief Building Inspector and the City Engineer to cover costs of the activities involving the City, and the expenditures involved in complying with conditions related to improvements of the property which may have been established in the granting of the permit. The bond shall also cover the costs involved in cleaning up the vacated site and restoring it to a safe and sightly condition.

(d) The provisions of Ordinance No. 872, which are not in conflict herewith, are made a part of this Ordinance.

SECTION 49.00

SUBSTANDARD LOTS OF RECORD

If two (2) or more adjoining and vacant platted lots with continuous frontage are in a single ownership at any time after the adoption of this Ordinance, and such platted lots individually are too small to meet the yard dimensions and area requirements of the district in which they are located, such group of platted lots shall be considered as a single plot, or several plots of minimum size, and the plot or plots in one ownership shall be subject to the requirements of this Ordinance, and all sections thereof.

SECTION 50.00

VARIANCES

When practical difficulties, unnecessary hardship or

results inconsistent with the general intent and purpose of this Ordinance occur by reason of the strict interpretation of any of its provisions, the Commission, upon its own motion, may, or upon the verified application of any interested person, shall initiate proceedings for consideration of the granting of a variance from the provisions of this Ordinance under such conditions as may be deemed necessary to assure that the intent and purpose of the Ordinance and the Master Plan upon which it is based, will be observed, and that the health, safety and public welfare be secured and that substantial justice be done, not only to the applicant, but to the persons other than the applicant who might be affected by said variance.

A variance shall not be construed as an amendment to this Ordinance, or cause the Maps which are part of this Ordinance to be changed.

SECTION 50.10

NECESSARY CONDITIONS BEFORE A VARIANCE MAY BE GRANTED

The applicant shall set forth in detail on forms provided by the Commission, the reasons for the requested variance; shall show thereon how the conditions set forth in this Section are satisfied, and all other information as may be required by the Commission.

The Commission, before it may grant a variance, must make a finding in writing that in the evidence presented all of the following conditions exist in reference to the property being considered:

- (a) That there are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, which do not apply generally to other property in the same zoning district and neighborhood.
- (b) That such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the same zoning district and neighborhood.
- (c) That the granting of the variance will not be materially detrimental to the public welfare; or injurious to property and improvements in the zoning district and neighborhood in which the property is located.
- (d) That the granting of such a variance will not be contrary to the objectives of the Master Plan.

SECTION 50.20PROCEDURE

- (a) Applications for variances shall be made to the City Planning Commission, in writing.
- (b) When the application for a variance is filed with the Commission, a uniform fee of Thirty-five Dollars (\$35.00) for the first lot, plus One Dollar (\$1.00) for each additional lot or, if in acreage, plus Four Dollars (\$4.00) per acre, shall be paid to the City for filing and checking fees.
- (c) The Commission shall investigate the facts bearing on each case to provide information necessary to assure action consistent with the intent and purpose of this Ordinance.
- (d) In cases where the Planning Department considers the conditions set forth on the application not within the scope of the variance procedure, the applicant shall be so informed whereupon, if the application is accepted, it shall be signed by the applicant to the effect that he was so informed.

SECTION 50.30PUBLIC HEARINGS

Upon receipt of an application for a variance, The Commission shall fix a time and place of public hearing thereon not less than fifteen (15) days nor more than forty (40) days thereafter.

The Chairman of the Commission, or the Acting Chairman, may administer oaths and compel attendance of witnesses.

SECTION 50.31PUBLICATION AND MAILING OF NOTICES

- (a) Notice shall be published in a newspaper of general circulation not less than ten (10) days before the date set by the Commission for the hearing. The notice shall contain all data related to the case.
- (b) Notices shall be mailed not less than five (5) days prior to the date of the meeting to owners of property within a radius of three hundred (300) feet of the external boundaries of the property described in the application, using for this purpose the last known name and address of such owners as are shown on the tax roll of the County of San Bernardino. Such notice shall contain all pertinent data related to the case.

SECTION 50.40 COMMISSION FINDINGS

Within forty (40) days after the conclusion of the hearing, the Commission shall render a decision in writing.

SECTION 50.50 CONDITIONS TO USE

The Commission, in granting a variance, may establish reasonable conditions which shall assure the intent and purpose of this Ordinance.

SECTION 50.60 NOTICE OF DECISION

A written report of the decision of the Commission shall be filed with the Council and mailed to the applicant at the address shown on the application. Failure to report a decision to the Council within forty (40) days shall be deemed to constitute an approval, unless the time limit be extended by common consent of both the applicant and the Commission.

SECTION 50.70 APPEAL OF COMMISSION DECISION

- (a) The decision of the Commission shall be final unless an appeal therefrom is taken to the Council as provided for in this paragraph. Such decision shall not become effective for ten (10) days from the date that the written decision has been made and notice thereof mailed to the applicant, during which time written appeal therefrom may be taken to the Council by the applicant or any other person aggrieved by such decision. The Council may, upon its own motion, cause any Commission decision to be appealed.
- (b) If the Commission fails to make its decision within the time limits specified in SECTION 50.60, the applicant may file an appeal with the Council requesting a decision by that body. Such appeal shall be filed within ten (10) days after the expiration of the time limit within which the Commission must act. An application shall be dismissed without further action in the event of the failure of the Commission to act and where no appeal is filed with the Council within such ten (10) day period.
- (c) The filing of an appeal stays proceedings in the matter appealed from until the determination of the appeal.
- (d) On the appeal, the Council shall review the decision of the Commission, hear new evidence

and testimony, if offered, and in deciding the appeal may either affirm, reverse or modify the decision of the Commission.

SECTION 50.80

VARIANCES PERMITTED WITHOUT PUBLIC HEARING

The Commission may, when in the public interest, grant the following variances without public hearing, in which case no filing fee will be required:

- (a) Reductions in lot area requirements, yard requirements, maximum height requirements where in the Commission's judgment, the shape of the individual building site, topography of the site, the location of existing buildings or other conditions which makes strict compliance impossible without practical difficulties or personal hardships.
- (b) Allow the extension of a zone boundary where the said boundary divides a particular lot into two (2) parts, either of which is less than the minimum required for lots in their respective zones.
- (c) Permit the reconstruction or remodeling of non-conforming buildings which in the Commission's judgment will bring such buildings and subsequent use into greater conformity with the use permitted in the district.

SECTION 50.90

VOIDING OF VARIANCES

Each variance granted under the provisions of this article shall become null and void unless:

- (a) The construction authorized by said variance or permit shall have been commenced within one hundred and eighty (180) days after the granting of said variance and pursued diligently to completion; or
- (b) The occupancy of land or buildings authorized by such variance has taken place within one hundred and eighty (180) days after the granting of such variance.
- (c) Where circumstances beyond the control of the applicant cause delays which do not permit compliance with the time limits established herein, the Commission may grant an extension of time for a period not to exceed an additional ninety (90) days.

- (d) The Commission may void any variance for non-compliance with the conditions set forth in approving the variance.

SECTION 51.00

CHANGE OF ZONE - A Change of Zone of any one or more parcels of property may be made in the following manner:

SECTION 51.10

INITIATION OF PROCEEDINGS

Such change may be initiated by the Council, Commission, or owner, or bona fide agent of any land or building. A petition for change of zone shall be filed on forms provided by the City for this purpose, and shall be duly signed and verified by the petitioner.

SECTION 51.20

FILING FEE

A uniform fee of Fifty Dollars (\$50.00), plus One Dollar (\$1.00) for each additional lot or, if in acreage, plus Four Dollars (\$4.00) per acre, shall be paid to the City for filing and checking fees.

Any and all petitions to be filed under and pursuant to the provisions of this Section, must be filed with the Commission not less than fifteen (15) days prior to the date set for the hearing of said petition.

SECTION 51.30

HEARINGS ON PETITION

- (a) The Commission shall hold one (1) public hearing upon the matters referred to in such petition and thereupon within forty (40) days of said hearing shall make a determination and report thereof to the Council.
- (b) The Council, after receipt of the report and recommendations, may either approve or reject the same.

SECTION 51.40

PUBLICATION AND MAILING OF NOTICES

- (a) Notice shall be published in a newspaper of general circulation not less than ten (10) days before the date set by the Commission for the hearing. The notice shall contain all data related to the case.
- (b) Notices shall be mailed not less than five (5) days prior to the date of the meeting, to owners of property within a radius of three hundred (300) feet of the external boundaries of the property described in the application, using for this purpose the last known name and address of such owners as are

shown on the tax roll of the County of San Bernardino. Such notice shall contain all pertinent data related to the case.

SECTION 52.00

CONDITIONAL USE PERMITS

- (a) Whenever it is stated in this Ordinance that certain uses may be permitted subject to securing a Conditional Use Permit, it shall mean the permitting of these uses in a district in which they are not specifically listed, which uses are necessary to the development of the community and which are in no way detrimental to the existing uses or those permitted in the district. In recommending the granting of the permit, the Commission may also recommend certain conditions which, in its opinion, will tend to safeguard the health, safety and property values in the district. Except as provided in SECTION 52.10, no conditional use permit shall be granted for a use specifically permitted in a less restricted zoning district.
- (b) The Commission may grant a Conditional Use Permit for the following uses without requiring a public hearing when those uses are deemed to be required for the public health, safety and welfare:
1. Public utility uses.
 2. Public service uses.
 3. Public buildings.

SECTION 52.10

ADDITIONAL USES PERMITTED

The following uses may be permitted in zoning districts in which they are not specifically listed in this Ordinance when such uses are deemed essential or desirable to the public convenience or welfare, and if they are considered by the Commission to be in harmony with the Master Plan and its objectives:

- (a) Airport or aircraft landing field.
- (b) Cemeteries.
- (c) Churches.
- (d) Development of natural resources (excluding drilling for or producing oil, gas or other hydrocarbon substances or the production of

rock and gravel) together with the necessary buildings, apparatus or appurtenances incident thereto.

- (e) Educational institutions (public or private).
- (f) Golf courses (except driving ranges, miniature courses and similar uses).
- (g) Governmental enterprises.
- (h) Hospitals.
- (i) Large scale neighborhood housing projects having a gross acreage of not less than five (5) acres, provided however, they comply with the yard requirements on the boundaries of the property and with the height and area regulations of the zone in which they are located, and in no case involve more than forty (40) percent coverage of the buildable area of the site (excluding accessory buildings). Variations with height and area may be allowed if the density provisions (families per net residential acre) are complied with and the buildable area coverage is correspondingly reduced.
- (j) Mortuaries, funeral parlors, undertaking establishments.
- (k) Public utilities and service facilities.
- (l) Stadia.

SECTION 52.10

PROCEDURE

- (a) Application for Conditional Development Permit shall be made to the City Planning Commission in writing.
- (b) When the application for a Conditional Development Permit is filed with the Commission, a uniform fee of Thirty-five Dollars (\$35.00) for the first lot, plus One Dollar (\$1.00) for each additional lot or, if in acreage, plus Four Dollars (\$4.00) per acre, shall be paid for filing and checking fees.
- (c) The Commission shall investigate the facts bearing on each case to provide information necessary to assure action consistent with the intent and purpose of this Ordinance.

- (d) In cases where the Planning Department considers the conditions set forth on the application not within the scope of the Conditional Development Permit procedure, the applicant will be so informed, whereupon, if the application is accepted, it shall be signed by the applicant to the effect that he was so informed.

SECTION 52.30

PUBLICATION AND MAILING OF NOTICES

- (a) Notice shall be published in a newspaper of general circulation not less than ten (10) days before the date set by the Commission for the hearing. The notice shall contain all data related to the case.
- (b) Notices shall be mailed not less than five (5) days prior to the date of the meeting to owners of property within a radius of three hundred (300) feet of the external boundaries of the property described in the application, using for this purpose the last known name and address of such owners as are shown on the tax roll of the County of San Bernardino. Such notice shall contain all pertinent data related to the case.

SECTION 52.40

DECISIONS BY COMMISSION

The Commission shall make its findings, in writing, to the City Council within forty (40) days after the date of hearing and shall forthwith transmit a copy thereof to the applicant and to the Council. If the Commission fails to report within the time designated herein, it shall lose jurisdiction and the applicant may appeal to the Council.

SECTION 52.50

CONDITIONS TO APPROVAL

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

SECTION 52.60

REVIEW BY COUNCIL

The City Council, after receipt of the report and findings, may either approve, modify or reject the same.

SECTION 52.01

PETITIONS AND APPEALS - FORM OF APPLICATION

The Commission shall, in its rules of procedure, prescribe the form and scope of all petitions and applications provided for in this Ordinance, and of the accompanying data to be

furnished, so as to assure the fullest practicable presentation of facts for proper consideration of the matter involved in each case and for a permanent record thereof.

Any petition as provided for in this Ordinance shall include a verification by at least one (1) of the petitioners, attested to before a Notary Public or before the City Clerk.

SECTION 54.00 ENFORCEMENT

It shall be the duty of the Building Inspector to enforce the provisions of this Ordinance pertaining to the erection, construction, reconstruction, moving, conversion, alteration, set-back, yards or addition to any building or structure.

SECTION 55.00 JUDICIAL PROCEDURE

Any building or structure set up, erected, constructed, altered, enlarged, converted, moved or maintained contrary to the provisions of this Ordinance, and any use of land, building or premises established, conducted or operated or maintained contrary to the provisions of this Ordinance, shall be and the same is hereby declared to be unlawful and a public nuisance; and the City Attorney of the City, upon order of the Council, shall immediately commence action or proceedings for the abatement and removal and the enjoining thereof in the manner prescribed by law, and shall take such other steps and shall apply to such courts as may have jurisdiction to grant such relief as will abate and remove the structure or building, and enjoin any person, firm or corporation from setting up, erecting, building, maintaining or use of any such building or structure or using property contrary to the provisions of this Ordinance.

The remedies provided herein shall be cumulative and not exclusive.

SECTION 56.00 PENALTIES FOR VIOLATION

Any person, firm or corporation, whether as principal, agent, employee, or otherwise, violating or causing the violation of any of the provisions of this Ordinance, shall be guilty of a misdemeanor and upon conviction thereof, shall be punishable by a fine of not more than Five Hundred Dollars (\$500.00), or by imprisonment for a term not to exceed six (6) months, or by both such fine and imprisonment. Such person, firm or corporation shall be deemed guilty of a separate offense for each and every day during any portion of which any violation of this Ordinance is committed or continued by such person, firm or corporation, and shall be punishable as herein provided.

SECTION 57.00 VALIDITY

If any section, sentence, clause or phrase of this

Ordinance is for any reason held by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The Council of the City of Redlands hereby declares that it would have passed and does hereby pass this Ordinance and each section, sentence, clauses and phrases hereof, irrespective of the fact that any one or more sections, sentences, clauses or phrases be declared invalid, or unconstitutional.

SECTION 58.00 AMENDMENT AND REPEAL

All other ordinances or parts of ordinances in conflict herewith are hereby repealed. *Ordinances 875-883-898-902-903-931-950-987-989-992+994*
CERTIFICATE *as hereby definitely repealed.*

Section 59:00 EFFECTIVE DATE

This Ordinance shall take effect and be in force from and after its passage as provided by law.

SECTION 60:00 PUBLICATION

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 newspaper hereby designated for that purpose, published in the City of Redlands.

John H. Elkins
John H. Elkins
Mayor of the City of Redlands
California.

Attest:

Harry R. Whaley
Harry R. Whaley
City Clerk.

(SEAL)

I hereby certify that the foregoing Ordinance was duly adopted by the City Council of the City of Redlands, California, at a regular meeting thereof held on the 15th day of August, 1955, by the following Vote: to-wit:

Ayes, Councilman Anderson, Rome, Osbun and Mayor Elkins.

Nays: None

Absent, Councilman ~~Morlan~~ Morlan.

Harry R. Whaley
Harry R. Whaley
CITY CLERK (SEAL)

Prepared and Approved
as to Form:

PAUL B. WILSON
City Attorney.