

CHAPTER 4. MULTIPLE FAMILY RESIDENTIAL—2500 DISTRICT

Section EV3.0401 Intent

The Multiple Family Residential—2500 District is intended to provide for the development of high quality apartments on large lots. This district provides for higher dwelling unit density, up to a maximum of fifteen (15) dwelling units per acre. Except that in the County unincorporated area the maximum dwelling unit density shall not exceed fourteen (14) dwelling units per acre.

Section EV3.0405 Locational Standards

- (a) The area is substantially occupied or will be occupied by multiple family dwellings at a density not to exceed fifteen (15) dwelling units per acre. Except that in the County unincorporated area the maximum dwelling unit density shall not exceed fourteen (14) dwelling units per acre.
- (b) The area is served by appropriate public facilities, including recreation and neighborhood shopping facilities, and by major streets, generally located on the periphery of the neighborhood.
- (c) The area is free from environmental hazards that would significantly impact residential development.
- (d) There is a commitment to provide a full range of urban services to the area, including water, sewers, street systems, flood control, fire, police, schools, parks, libraries and medical facilities.
- (e) The location shall be consistent with the General Plan text and maps.

Section EV3.0410 Permitted Land Uses

The following uses are permitted within the Multiple Family-2500 Residential District. New construction shall require Commission Review and Approval as required by the Redlands Municipal Code.

- (1) Agriculture as a continuation of the existing land use, including orchards, groves, nurseries, field crops, berry crops, bush crops, truck gardening and commercial flower growing and all necessary structures and appurtenances thereof.
- (2) Multiple family dwellings either in one (1) structure or a group of structures. No groups of single family detached dwelling units may be placed on any lot or parcel of land.

Section EV3.0412 Accessory Land Uses

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

- (1) Accessory building such as a bath house, cabana, and storage shed.
- (2) Garage or carport
- (3) Private or Public swimming pool, as defined by the Uniform Building Code.
- (4) Recreational facilities intended for use by the residents of a residential development and their guests, including playgrounds, tennis courts and athletic fields.

Section EV3.0413 Conditionally Permitted Uses

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

- (1) Recreational facilities, including playgrounds, tennis courts and athletic fields not intended for use primarily by residents of a residential development and their guests.
- (2) Large family day-care home, serving seven (7) to twelve (12) children..
- (3) Day care centers for thirteen (13) or more children.
- (4) Mobilehome parks, subject to the requirements of the Redlands Municipal Code.
- (5) Second units ("granny flats") as defined and regulated by the Redlands Municipal Code.
- (6) Churches and other institutions facilitating worship.
- (7) Public utilities and public service uses or structures including, but not limited to, reservoirs, pumping plants, electrical substations, central communication office, but not including any of the following: microwave and repeater huts and towers, satellite receiving stations, and cellular telephone antennae.

Section EV3.0415 Prohibited Land Uses

Any use not listed as permitted, conditionally permitted, or permitted as an accessory use is prohibited in the Multiple Family-2500 Residential District.

Section EV3.0420 Prohibited Building Types

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

Section EV3.0425 Development Standards

- (a) Minimum lot area shall be twelve thousand (12,000) feet.
- (b) Minimum lot dimensions
 - (1) Minimum lot width shall be one hundred (100) feet
 - (2) Minimum lot depth shall be one hundred twenty (120) feet.
- (c) Population Density

A minimum of two thousand five hundred (2500) square feet (net) shall be allotted for each dwelling unit, not to exceed a total of fifteen (15) dwelling units per acre (gross).

- (d) Maximum coverage by structures shall be forty-five (45) percent of the lot area.
- (e) Buildings and structures shall have a height not greater than three (3) stories.
- (f) Minimum building setbacks shall be as follows:
 - (1)

Front yard	25 feet (35 feet for 3-story building)
Street side yard	25 feet (35 feet for 3-story building)
Side yard	10 feet (add 5 feet for each story above first)
Rear yard	25 feet
 - (2) Where front or side street is designated as a Special Landscaped Street in Section EV4.0115 (a), see Section EV4.0115 for setback and landscaping requirements.
 - (3) Where side or rear yard abuts a commercial or industrial district, dwelling unit(s) shall be set back at least twenty-five (25) feet from

property line.
(4) For permitted projections into yards, see zoning code of governing jurisdiction.

(g) Interior yards and courts for grouped dwellings

See Section EV3.0325 (g)

(h) Outdoor living space

See Section EV3.0325 (h)

(i) Trash Storage Area

A trash storage and pickup area of adequate size shall be provided to the rear of the required front yard. said area shall be completely enclosed and screened from view by solid masonry walls.

(j) Accessory Buildings

Accessory buildings may occupy not more than eighty (80) percent of the rear yard area.

(k) Off-Street Parking

The provisions of Section EV4.0201 (a) shall apply. In addition, there shall be not more than one driveway to off-street parking and covered parking areas for each 100 feet of lot width.

Whenever a driveway or open parking spaces are located within a side yard or rear yard, a planting area with not less than a three (3) foot wide interior diameter shall be provided adjacent to the interior property line(s).

(l) Parking Screening

All open parking spaces when adjacent to a public right-of-way shall be screened from public view as required in Section EV4. 0250.

All covered parking spaces shall have solid walls extending from the ground to roof along the end adjacent to a public right-of-way and shall be fully enclosed on all sides with walls and doors for at least the first seventy-five (75) feet of lot depth. In addition, entryways to covered parking spaces that are viewable from a public right-of-way shall be enclosed by doors.

Structures having roofs and exterior walls comprised of sheet metal shall not be located closer than 100 feet from any dedicated street and shall not be viewable from any public right-of-way.

(m) Fences, Landscaping, Walls and Signs

The provisions of Division 4 shall apply.

(n) Mechanical Equipment

All heating, ventilating and air conditioning equipment, including ducts, meters, plumbing lines and tanks, shall be architecturally screened from public view. Mechanical and plumbing equipment shall be screened from view as follows:

- (1) By masonry walls when mounted at grade;
- (2) By parapet walls on flat roofs;
- (3) By parapet walls or in roof wells on pitched roofs.

Plumbing vent pipes, all heater flues, and all roof penetrations shall be gathered and concealed from view as required in (2) and (3).

(o) Existing Structures

Before a building permit may be issued, all existing single-family buildings and related structures shall be removed from the property.