

CHAPTER 3. MULTIPLE FAMILY RESIDENTIAL—3000 DISTRICT

Section EV3.0301 Intent

The Multiple Family Residential—3000 District creates, preserves and enhances areas where two or more dwelling units on the same lot are predominant. This district provides for medium density development of a range of housing types to meet the varying needs of individuals and families in the East Valley Corridor area.

Section EV3.0305 Locational Standards

- (a) The area is substantially occupied or will be occupied by multiple family dwellings at a density not to exceed ten (10) 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 EV3.0310 Permitted Land Uses

The following uses are permitted within the Multiple Family-3000 Residential District. New construction shall require Commission Review and Approval as required by the Redlands Municipal Code.

- (1) Single family residential use, not to exceed one (1) dwelling unit per parcel.
- (2) Two-family dwellings or two (2) one-family dwellings of a permanent nature on each lot.
- (3) Multiple family dwellings of three (3) units or more, in either one (1) structure or a group of structures.
- (4) 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.

Section EV3.0312 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 bath house, cabana, and storage shed.
- (2) Garage or carport.
- (3) Home occupation as defined in and subject to the requirements of the Redlands Municipal Code.
- (4) Private greenhouse or horticulture collection incidental to the residential use of the premises.
- (5) Recreational facilities intended for use by the residents of a residential development and their guests, including playgrounds, tennis courts, athletic fields, and private or public swimming pools (as defined by the Uniform Building Code).

Section EV3.0313 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 intended for use by the general public, including playgrounds, tennis courts and athletic fields.
- (2) Mobilehome parks, subject to the requirements of the Redlands Municipal Code.
- (3) Large family day-care home, serving seven (7) to twelve (12) children.
- (4) Day care centers for thirteen (13) or more children.
- (5) Second units ("granny flats") as defined and regulated by the Redlands Municipal Code.
- (6) Board and care homes for more than six (6) residents.
- (7) Adult day care facilities.
- (8) Churches and other institutions facilitating worship.

- (9) 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 EV3.0315 Prohibited Land Uses

Any use not listed as permitted, conditionally permitted, or permitted as an accessory use is prohibited in the Multiple Family-3000 Residential District.

Section EV3.0320 Prohibited Building Types

- (a) Independent mobilehomes

Section EV3.0325 Development Standards

- (a) Minimum lot area shall be 8,000 square feet.
- (b) Minimum lot dimensions
 - (1) Minimum lot width shall be eighty (80) feet.
 - (2) Minimum lot depth shall be one hundred (100) feet.
- (c) Population Density

A minimum of three thousand (3,000) square feet (net) shall be allotted for each dwelling unit, not to exceed a total of ten (10) dwelling units per acre (gross).
- (d) Maximum coverage by structures shall be forty-five (45) percent of the lot area.
- (e) Maximum structure height shall be thirty-five (35) feet.
- (f) Minimum building setbacks shall be as follows:
 - (1)

Front yard	25 feet
Street side yard	25 feet
Side yard	5 feet & 10 feet
Rear yard	15 feet
 - (2) Where front or side street is designated as a Special Landscaped Street in Section EV4.0115 (a), see Section EV4.0115 for setback and landscaping requirements.
 - (3) Where side or rear yard abuts a commercial 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

For purposes of this part, the front of a building shall be considered the side containing the main entryway. (This provision may result in buildings with multiple front yards.)

(1) Single family dwellings:

- (A) Where two (2) or more single family detached dwellings are located on a lot, there shall be not less than twenty (20) feet between dwellings arranged side to side; not less than forty (40) feet between dwellings arranged front to rear; not less than thirty (30) feet between dwellings arranged rear to side; front yards facing a side property line shall be not less than fifteen (15) feet; side yards facing a rear property line shall be not less than fifteen (15) feet; rear yards facing a side property line may be five (5) feet.
- (B) Where a driveway is included in the space between buildings, the total space between buildings or required yards shall be increased by the width of the driveway.
- (C) Main buildings and/or accessory buildings shall in no instance be closer than ten (10) feet.

(2) Multiple family dwellings containing more than two units:

- (A) Where there is more than one main building on a lot or building site, or where a building is constructed about a court, each building or wing shall have the following yards:

	<u>Front</u>	<u>Side</u>	<u>Rear</u>
For one story buildings	25'	15'	20'
For two story buildings	30'	15'	20'

For buildings having offset surfaces, each yard standard may be reduced up to five (5) feet provided the average required space between buildings is maintained.

For buildings placed at an angle with each other each yard standard may be reduced up to ten (10) feet provided that the

average required space between buildings is maintained except that main buildings shall be no closer than twenty (20) feet at the closest point and main buildings and accessory buildings shall be no closer than fifteen (15) feet at the closest point.

The yard standards of this subsection may be modified by the Planning Commission of the governing jurisdiction where it can clearly be demonstrated that the modification(s) will improve the project in terms of more usable open space, aesthetic appearance and living environment except that no main buildings or main building and accessory building shall be closer than twenty (20) feet.

- (B) Where a driveway is included in the space between buildings, the total distance between buildings shall be increased by the width of the driveway, except as follows:
 - (i) Where a driveway is included in the space between buildings arranged rear to rear that have garages incorporated into the dwelling units, the total distance between buildings shall be not less than thirty (30) feet and the side of the building opposite the driveway shall be considered the front of the building.
 - (ii) Where a driveway is included in the space between buildings arranged rear to side that have garages incorporated into the dwelling units, the total distance between buildings shall be not less than the width of the driveway plus the required side yard and the side of the building opposite the driveway shall be considered the front of the building.
 - (iii) The distance between buildings or wings shall not be less than the sum of the yard requirements for each building or wing as set forth herein. Main buildings and accessory buildings shall in no instance be closer than fifteen (15) feet, except that the front yard of any main building facing a garage or carport shall be a minimum of forty (40) feet.
 - (iv) No individual main building shall exceed a linear dimension of 150 feet. In addition, the continuous surface of a main building paralleling a public right-of-way shall not exceed a linear dimension of fifty (50) feet.

(h) Outdoor Living Space

Outdoor living space for relaxation, recreation, and visual pleasure shall be provided for each dwelling unit at a standard of one square foot of outdoor living area for each three square feet of gross floor area within each dwelling unit.

(1) The outdoor living space may be provided in the form of common open space areas, private open space areas, or a combination thereof, except that there shall be at least 200 square feet of common open space for each dwelling unit. Said spaces shall be provided in accordance with the following specifications:

(A) Common Outdoor Living Space

Each common outdoor living space shall contain a minimum area of 2000 square feet and have a minimum dimension of 20 feet.

(i) Pools, putting greens, shuffleboard courts and similar open type recreational facilities may be located in the common outdoor living space.

(ii) Recreation buildings may be located within the common outdoor living space; provided, however, that not more than ten (10) percent of said space may be utilized for recreational building purposes. The space between buildings shall be increased by the dimensions of the recreational building(s).

(iii) A minimum of thirty (30) percent of the common open space area shall be landscaped and maintained.

(B) Private Outdoor Living Space

(i) Private outdoor living space for dwelling units located on the ground floor shall contain a minimum area of 150 square feet with a minimum dimension of ten (10) feet. Said space shall be contiguous to the unit served.

(ii) All patios, balconies and recessed areas adjacent to a public right-of-way shall be enclosed at a height of at least three (3) feet on all sides viewable from said public right-of-way. No patio enclosure over three (3) feet in height may extend into the required front yard.

- (2) Outdoor living spaces may be located in the required rear yards, side yards, and interior yards provided they comply with the minimum dimensions specified for each type of outdoor living space. The required front setback area may not be included in the calculations.
- (3) No portion of off-street parking spaces, driveways, covered pedestrian accessways or utility areas such as drying yards or trash areas shall be included in the outdoor living space calculations.
- (4) All required outdoor living spaces shall be accessible to the occupants of the dwelling units.

(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] V4. 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).