

ORDINANCE NO. 92

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIDGECREST, CALIFORNIA, AMENDING ORDINANCE NO. 80 TO ADD AN RM-2 ZONE, MAKING THE REQUIRED FINDING, AND AMENDING THE ZONE PLAN TO ADOPT ZONE MAPS NO. 306 AND 307

THE CITY COUNCIL OF THE CITY OF RIDGECREST DOES ORDAIN AS FOLLOWS:

1. That, whereas the Planning Commission and the City Council have held public hearings concerning the adoption of an RM-2 Multi-Family Residential Zone District and the changing of certain properties from RM-3 to RM-2, and whereas the Planning Commission has recommended approval of the following changes, now therefore, the City Council finds that the changes in district boundaries described below and the adoption of an RM-2 zoning district are required in order to achieve the objectives of Zoning Ordinance No. 80.

2. That Article 7 of Ordinance No. 80 is amended as follows:

a. Section 701 is amended to read as follows:

SECTION 701 RM - PURPOSES AND APPLICATION

The RM Multi-Family Residential Districts are intended to provide for the development of multi-family residential structures at densities consistent with the location and character of the area as follows:

- A. The RM-3 District is intended primarily for application to areas adjacent to or in the immediate vicinity of an R-1-10 District and within older residential areas of the community where vacant property has been by-passed because of excessive size or irregular shape.
- B. The RM-2 District is intended primarily for application to property at the intersection of major and collector streets in the vicinity of an RM-3 District and secondarily for application to older residential areas where it is desirable to encourage the private renewal of lands through new investment in accordance with the objectives of the General Plan.
- C. The RM-1 District is intended primarily for application to areas adjacent to an R-1-6 District or in the immediate vicinity of commercial districts where it is desirable to encourage the private renewal of lands through new investment in accordance with the objectives of the General Plan.

b. Section 706 is amended to read as follows:

SECTION 706 RM - SITE AREA PER DWELLING UNIT

The minimum site area per dwelling unit shall be as follows:

<u>District</u>	<u>Permitted or Conditional Use</u>
RM-3	3,000 square feet per dwelling unit
RM-2	2,000 square feet per dwelling unit
RM-1	1,000 square feet per dwelling unit

c. Section 707 is amended to read as follows:

SECTION 707 RM - FRONTAGE, WIDTH, AND DEPTH OF SITE

- A. Each site shall have not less than fifty (50) feet of frontage on a public street, except that those sites which front on a cul-de-sac or loop-out street may have a frontage of not less than forty (40) feet provided that the width of the site as measured along the front yard setback line is at least fifty (50) feet.
- B. The minimum width of each site shall be fifty (50) feet.
- C. The minimum depth of each site shall be as follows:

<u>District</u>	<u>Interior Lot</u>	<u>Corner Lot</u>
RM-3	100 feet	100 feet
RM-2	100 feet	90 feet
RM-1	100 feet	80 feet

d. Section 708 is amended to read as follows:

SECTION 708 RM - COVERAGE

The maximum site area covered by structures shall be as follows:

<u>District</u>	<u>Coverage</u>
RM-3	60 per cent
RM-2	65 per cent
RM-1	70 per cent

e. Section 709 is amended to read as follows:

SECTION 709 RM - YARD REQUIREMENTS

A. Front Yard: The minimum front yard shall be as follows, provided that the distance from the center line of a public street to the required front yard setback line shall not be less than fifty (50) feet in the RM-3 District, not less than forty-five (45) feet in the RM-2 District, nor less than (40) feet in the RM-1 District:

<u>District</u>	<u>Minimum Front Yard</u>
RM-3	20 feet
RM-2	15 feet
RM-1	10 feet

B. Rear Yard: The minimum rear yard shall be ten (10) feet. Accessory structures and garden structures may be located in any portion of a required rear yard which is not within a utility easement.

C. Side Yards: The minimum side yard shall be five (5) feet, subject to the same conditions and exceptions as specified for R Districts in Article 6, and further provided that a side yard providing principal access to a dwelling unit shall be not less than ten (10) feet.

3. That Article 3 of Ordinance No. 80 is amended to add Section 306 as follows:

SECTION 306 ADOPTION OF ZONE MAP NO. 306

Zone Map No. 306, which is attached and made a part hereof, is hereby adopted to amend Zone Plan Map No. 301 to change the zoning of the parcels of land in the following legally described area from RM-3 to RM-2:

The southeast one quarter of the southeast one quarter of the northwest one quarter of Section 4, Township 27 South, Range 40 East, Mount Diablo Base and Meridian, in the City of Ridgecrest, County of Kern, State of California, including all parcels of land bounded by West Wilson Road on the north, South Norma Street on the east, West Upjohn Road on the south, and South Sunset Street on the west.

4. That Article 3 of Ordinance No. 80 is amended to add Section 307 as follows:

SECTION 307 ADOPTION OF ZONE MAP NO. 307

Zone Map No. 307, which is attached and made a part hereof, is hereby adopted to amend Zone Plan Map No. 301 to change the zoning of the following legally described parcels fronting on West Robertson, West Wilson, West Haloid, and West Upjohn Streets:

A. From RM-3 to RM-2:

In Tract 1234, Lots 25 through 46 and Lots 51 through 94, except Lot 67; in Tract 1275, Lots 3 through 46 and Lots 51 through 93.

B. From RM-3 to Neighborhood Commercial:

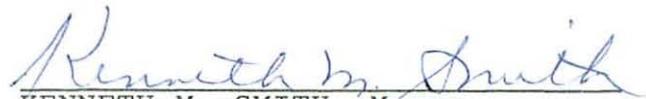
Lot 67, Tract 1234.

APPROVED AND ADOPTED this 2nd day of January, 1969, by the following vote:

AYES: Mayor Smith, Councilmen Edwards, Fox, Kessler, and Shacklett

NOES: None

ABSENT: None


KENNETH M. SMITH, Mayor

ATTEST:


JAMES R. HECK, City Clerk

I hereby certify that the foregoing ordinance was passed and adopted by the City Council of the City of Ridgecrest at a regular meeting thereof held on the 2nd day of January, 1969.


City Clerk

ZONE MAP NO. 306

(PURSUANT TO ORDINANCE NO. 80)

SE 1/4, SE 1/4, NW 1/4
OF SECTION 4

LEGEND:

RM2 (MULTI-FAMILY)

RM3 " "

R16 (SINGLE FAMILY)

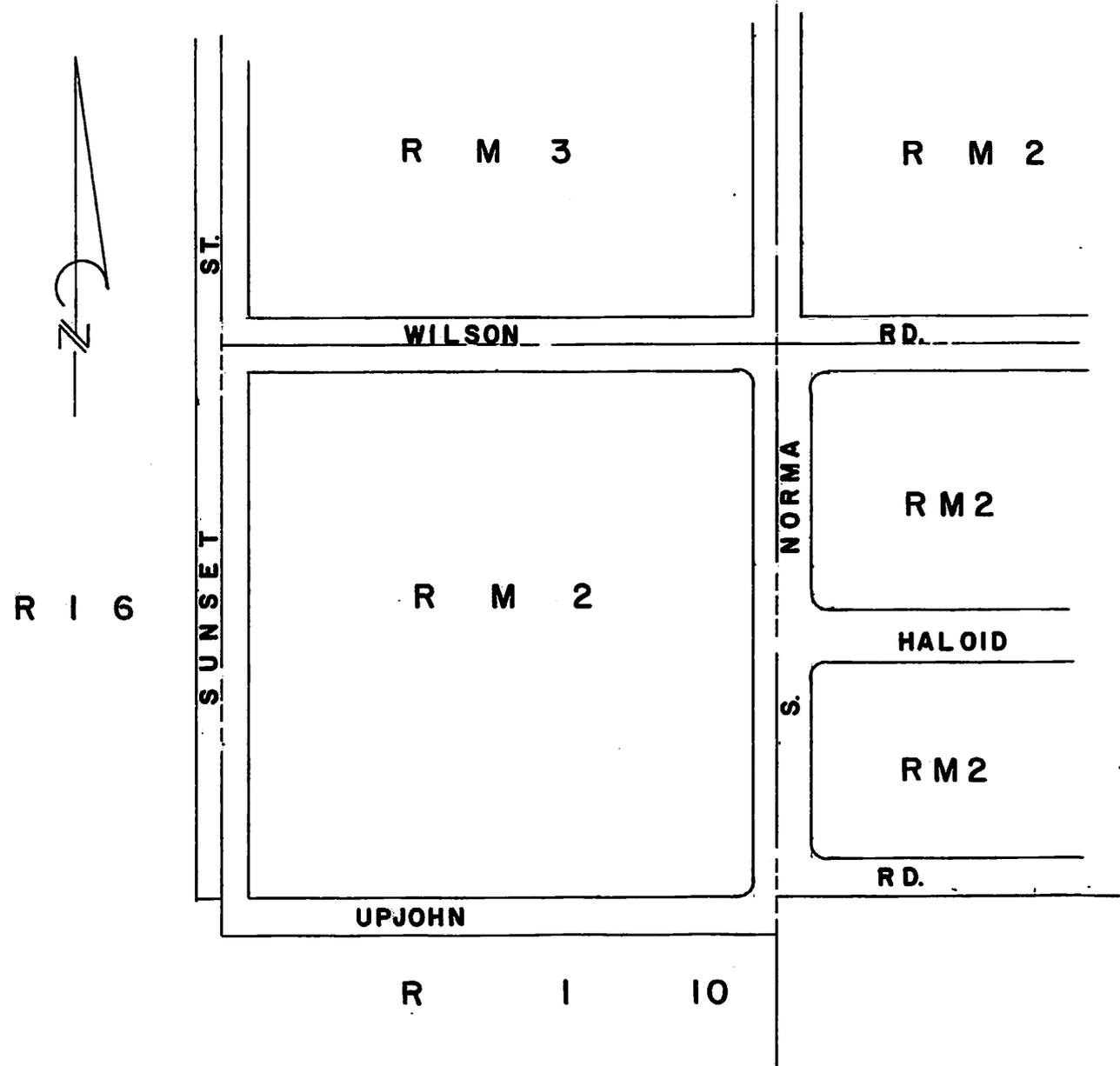
R10 " "

WE HEREBY CERTIFY THAT THE OFFICIAL "ZONE MAP" WAS ADOPTED IN THIS FORM BY RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIDGECREST, STATE OF CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 19 DAY OF AUG. 1968.

W.A. Sparrow *Scott M. Clark*
CHAIRMAN SECRETARY

WE HEREBY CERTIFY THAT THE OFFICIAL "ZONE-MAP" WAS ADOPTED AS AN AMENDMENT TO ZONE MAP NO. 301 BY THE CITY COUNCIL, OF THE CITY OF RIDGECREST, STATE OF CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 2ND DAY OF Jan. 1968.

Kenneth M. Smith *James R. ...*
MAYOR CITY CLERK



AMENDMENT: ORDINANCE NO. DATE D:

SCALE: 1" = 200'

ZONE MAP NO. 307

(PURSUANT TO ORDINANCE NO. 80)

PORTION OF THE SOUTH
HALF OF NORTHEAST
QUARTER, SECTION 4

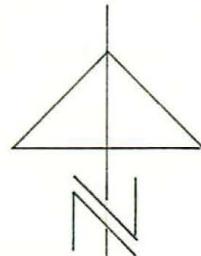
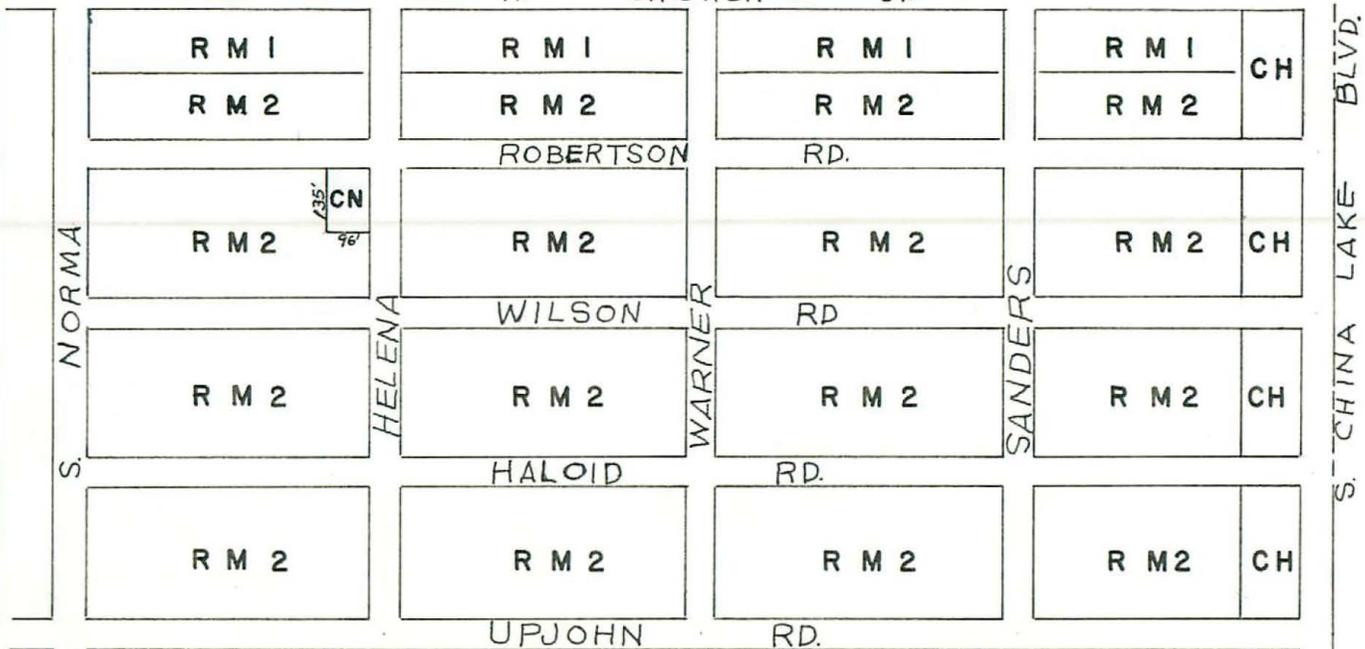
LEGEND:

RM1 (MULTI-FAMILY DIST.)

RM2 (" " ")

CH (HIWAY COMMERCIAL)

CN (N'BRHOOD ")



SCALE 1" = 400'

AMENDMENT: ORDINANCE No. DATED:

WE HEREBY CERTIFY THAT THE
OFFICIAL "ZONE MAP" WAS ADOPTED IN
THIS FORM BY RESOLUTION OF THE
PLANNING COMMISSION OF THE CITY OF
RIDGECREST, STATE OF CALIFORNIA, AT
A REGULAR MEETING THEREOF HELD ON
THE 5 DAY OF AUG. 1968.

W. H. Spaword *Scott M. ...*
CHAIRMAN SECRETARY

WE HEREBY CERTIFY THAT THE
OFFICIAL "ZONE MAP" WAS ADOPTED AS
AN AMENDMENT TO ZONE MAP NO. 301 BY
THE CITY COUNCIL, OF THE CITY OF
RIDGECREST, STATE OF CALIFORNIA, AT
A REGULAR MEETING THEREOF HELD ON
THE 2ND DAY OF Jan. 1968.

Kenneth M. ... *James O. ...*
MAYOR CITY CLERK