

ORIGINAL

MAR 15 '71

O R D I N A N C E N O. 1130.123

ORDINANCE ADDING SECTIONS 2.53 AND 32.12 TO ORDINANCE NO. 1130, THE ZONING ORDINANCE OF THE CITY OF REDWOOD CITY, RELATING TO PARKING REQUIREMENTS FOR "HOUSING FOR THE ELDERLY"

THE COUNCIL OF REDWOOD CITY DOES ORDAIN AS FOLLOWS:

SECTION 1. Section 2.53 is hereby added to Ordinance No. 1130, the Redwood City Zoning Ordinance, adopted May 11, 1964, as amended, to read as follows:

"Section 2.53 Housing for the Elderly. A building designed for, and used to house, at not less than 90 per cent of its total occupancy, persons 60 years of age and older, and limited to such occupancy for the actual lifetime of the building by the requirements of State or Federal programs for housing for the elderly, or otherwise so limited by design features and by legal arrangements approved as to form by the City Attorney and as to substance by the Planning Director."

SECTION 2. Section 32.12 is hereby added to the above mentioned Ordinance No. 1130 to read as follows:

"Section 32.12 Conditional Exceptions to Parking Requirements for Housing for the Elderly. The off-street parking requirements of Article 30 which would otherwise be applicable for a structure or land proposed to be used as housing for the elderly may be modified by the Commission, provided that a use permit shall be required in each case. The Commission may grant such use permit setting forth the number of off-street parking spaces to be provided in connection with such use upon finding that said off-street parking requirements of Article 30 are not required or necessary. In making such finding, the Commission shall

consider the following: The anticipated automobile usage and visitor patterns characteristic of the persons proposed for occupancy of the subject housing for the elderly; proximity of the building or land to shopping, service, health, and transportation facilities; proximity thereof to public or commercial parking areas; effect of reduction of the otherwise required parking requirements upon the existing and anticipated parking conditions in the neighborhood of the structure or land proposed to be used as housing for the elderly; and such other matters deemed relevant by the Commission relating to parking requirements for such proposed use of such building or land."

SECTION 3. This ordinance shall be effective 30 days after its adoption.

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Passed and adopted by the Council of the City of Redwood

City at a Regular meeting thereof held on the

15th day of March, 19 71, by the following votes:

AYES, and in favor of the passage and adoption of the fore-

going Ordinance, Councilmen Henderson, Keckley,

Petersen, Rhodes, Weymouth, Williams, and Mayor Bury.

NOES: Councilman: None

ABSENT: Councilman: None

Robert Bury
Mayor of the City of Redwood City

Attest

Marion McCrell
Clerk of the City of Redwood City

I hereby approve the foregoing

Ordinance this 16th day
of March, 19 71.

Mayor of the City of Redwood City

Robert Bury