

CHAPTER 4: DEVELOPMENT CODE

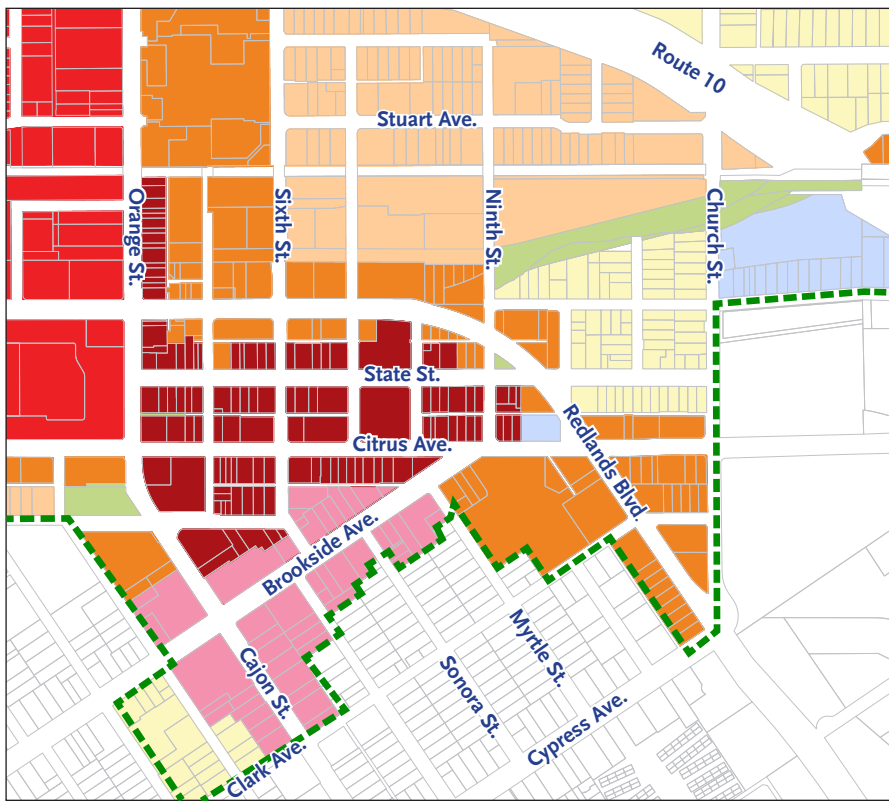
4.0. INTRODUCTION

The Development Code provides standards for implementing the City's goals of meeting State of California mandates to increase housing supply, especially near transit stations, and of creating walkable, mixed-use districts and neighborhoods comprised of beautiful streets and open spaces that are fronted by buildings that accommodate a variety of housing, office, and retail opportunities within walking and biking distance of the three proposed Redlands Passenger Rail stations, the Downtown commercial district, Smiley and Sylvan Parks, and the Esri and University of Redlands campuses.

To this end, the Development Code provides land use and design standards for the development of buildings on private property that face and are accessed from the street through appropriate frontage types; locate parking either subterranean or at the center of the block; have massing and articulation that resembles a series of smaller scale buildings in keeping with Redlands' small town character; and that provide on-site open spaces conceived as outdoor rooms, not just leftover space to be landscaped. The Development Code also provides street and block standards designed to break up the automobile-oriented megablocks surrounding each station through the introduction of pedestrian-scaled streets and blocks that are consistent in scale with

the those of Downtown and the surrounding pre-World War II residential neighborhoods. Development Code Sections are:

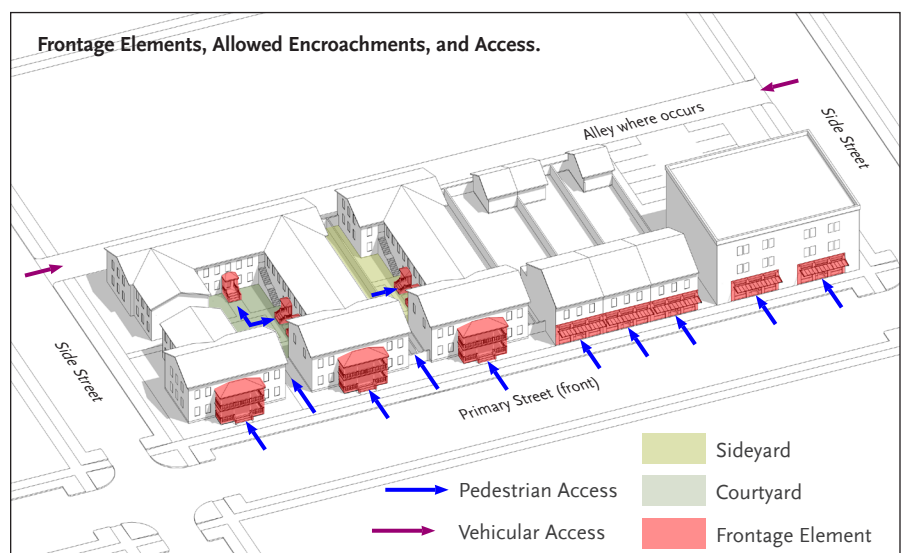
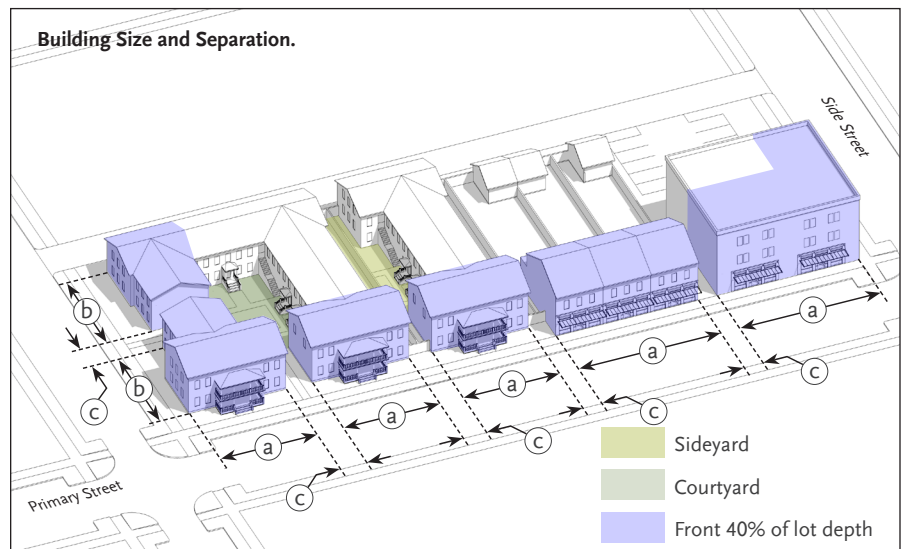
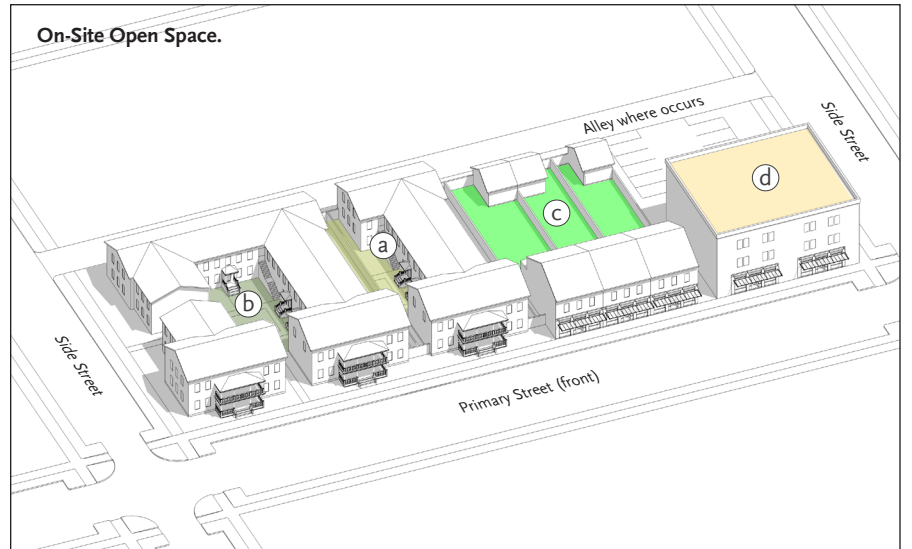
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Regulating Plan.



Building Massing and Articulation Standards



Development Standards

4. DEVELOPMENT CODE

4.1. PURPOSE AND APPLICABILITY

4.1.1. PURPOSE AND APPLICABILITY

A. Purpose. This Chapter of the Transit Villages Specific Plan (TVSP) provides detailed regulations for development and new land uses within the specific plan area, and describes how these regulations will be used as part of the City's development review process. These provisions supersede and replace regulations in the Redlands Zoning Code (Title 18 of the *Redlands Municipal Code*) as noted in Section 4.1.2.G (Relationship to Zoning Code). This Development Code is intended to provide for the continuing evolution of the Plan Area into a place where:

- A mixture of land uses including shops, restaurants, entertainment venues, workplaces, and residences are within walking distance of the New York Street, Downtown, and University Street Passenger Rail stations;
- Streets are attractive to pedestrians and also conveniently and efficiently accommodate the needs of cyclists and motorists;
- New and remodeled buildings define the pedestrian-oriented space of the public streets and are harmonious with each other and the desired character of each Station Area.
- Active building frontages enhance the pedestrian activity of the streets.
- Parking is seamlessly integrated through on-street and on-site subterranean parking and lined parking garages.

B. Applicability.

1. The provisions of this Development Code chapter are applicable to all properties within the Transit Villages Specific Plan area.
2. The regulations, development standards, and guidelines as contained in this Development Code Chapter shall apply in their entirety to the review of development proposals. Where the development standards and guidelines of this Development Code chapter do not provide adequate direction, the City of Redlands Municipal Code shall prevail.

4.1.2. ADMINISTRATION

A. Administration and Enforcement. It shall be the duty of the City of Redlands to enforce the provisions set forth in the Transit Villages Specific Plan. All officers, employees, and officials of the City of Redlands who are vested with the duty or authority to issue permits or licenses shall comply with the provisions of the Transit Villages Specific Plan, and shall not issue any permit or license or approve any use or building that would be in conflict with the Transit Villages Specific Plan. Any permit, license, or approval issued that is in conflict with the requirements of the Transit Villages Specific Plan shall be considered null and void.

B. Relationship to Zoning Code. This Specific Plan is adopted by ordinance and is therefore a specific zoning regulatory document that replaces the requirements of the Redlands Zoning Code, Title 18 of the *Redlands Municipal Code*. Otherwise applicable requirements of the Zoning Code that are not covered by this Development Code apply to development within the specific plan area, as noted in this Development Code chapter. If a conflict occurs between a requirement of this Development Code and the *Redlands Municipal Code*, the provisions of this Development Code shall control.

C. Relationship to Building Code, Fire Code, Health Code and other Requirements and Regulations. The implementation of all development standards and provisions of this Development Code are subject to the requirements and regulations of the California Building Code, Fire Code, Health and Safety Code, and other applicable State and Federal regulations.

D. Effect of Specific Plan Changes on Projects in Progress. An application for a Building Permit, Commission review and approval, Subdivision Permit, Conditional Use Permit, or Variance that has been accepted by the Development Services Department as complete prior to the effective date of this Specific Plan or any amendment shall be processed in compliance with the requirements in effect when the application was accepted as complete.

A project that is under construction on the effective date of this specific Plan or any amendment, need not be changed to satisfy any new or different requirements of this Specific Plan, provided that the approved use of the site shall be established, including the completion of all structures and other features of the project as shown on the approved permit, before the expiration of the permit, or applicable time extension.

E. Nonconforming Buildings and Nonconforming Uses.

Nonconforming buildings and nonconforming uses of land within the Specific Plan area are subject to Section 18.184 (Nonconforming Buildings and Uses) of the *Redlands Municipal Code*, as incorporated herein by this reference.

F. Historic and Potentially Historic Buildings.

1. Rehabilitations and Additions. All rehabilitations and additions to historic buildings shall conform to the recommendations of the Secretary of the Interior's *Standards for Rehabilitation and Illustrated Guidelines for Rehabilitation of Historic Structures* and/or the *Redlands Historic Architectural Design Guidelines*.

2. Project sites adjacent to historic structures. Buildings on project sites located immediately adjacent to lots (i.e., that share side or rear property lines) that have designated or eligible historic structures on them shall be designed per the requirements of this Specific Plan and per the recommendations of the *Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitation of Historic Structures* and/or the *Redlands Historic Architectural Design Guidelines*.

G. Effect on properties designated for civic buildings, parks, or parking structures. A property designated by the Regulating Plan as a potential site for a civic building, park, or parking structure may continue to be used as follows:

1. Existing land uses and development may continue on the site in compliance with Subsection 4.1.2.D, above;
2. The property owner may choose to propose new development and land uses in compliance with this code; and
3. The property owner may choose to work with the city to develop the proposed public facility.

H. Minor Deviations. Minor deviations from the standards and guidelines of the Transit Villages Specific Plan are permitted per the requirements of Section 18.196.130 (Modifications to Property Development Standards) of the *Redlands Municipal Code*, as incorporated herein by this reference.

I. Submittal Requirements. Development applications and processing fees shall be submitted according to the development types shown in Table 4-1 (Submittal Requirements) and *Redlands Municipal Code* Section 18.12.080 (Site Plan Approval and Procedures) and Section 18.12.170 (Architectural Review; Criteria).

TABLE 4-1. SUBMITTAL REQUIREMENTS

Development Code Standard	Development Code Section	Applicable Development Code Sections				Parcels Larger than 3.5 acres in Area
		Renovation of Existing Buildings	Additions to Existing Buildings Less than 20% of Existing Floor Area	Additions to Existing Buildings More than 20% of Existing Floor Area	New Buildings	
Land Use Standards	4.2					
Allowable Land Uses and Planning Permit Requirements	4.2.2 and Table 4-2	Required	Required	Required	Required	Required
Development Standards	4.3					
Building Setback Standards	4.3.1.A, 4.3.2.A, 4.3.3.A, 4.3.4.A, 4.3.5.A, or 4.3.6.A		Required	Required	Required	Required
Building Height Standards	4.3.1.B, 4.3.2.B, 4.3.3.B, 4.3.4.B, 4.3.5.B, or 4.3.6.B			Required	Required	Required
Parking Placement Standards	4.3.1.C, 4.3.2.C, 4.3.3.C, 4.3.4.C, 4.3.5.C, or 4.3.6.C			Required	Required	Required
Parking Requirement Standards	4.3.1.D, 4.3.2.D, 4.3.3.D, 4.3.4.D, 4.3.5.D, or 4.3.6.D	Required	Required	Required	Required	Required
On-Site Open Space Standards	4.3.1.E, 4.3.2.E, 4.3.3.E, 4.3.4.E, 4.3.5.E, or 4.3.6.E			Required	Required	Required
Building Size and Separation Standards	4.3.1.F, 4.3.2.F, 4.3.3.F, 4.3.4.F, 4.3.5.F, or 4.3.6.F			Required	Required	Required
Frontage Elements, Allowed Encroachments, and Access	4.3.1.G, 4.3.2.G, 4.3.3.G, 4.3.4.G, 4.3.5.G, or 4.3.6.G		Required	Required	Required	Required
Design Standards and Guidelines	4.4 - 4.14					
On-Site Open Space Standards	4.4				Required	Required
Building Articulation and Massing Standards	4.5			Required	Required	Required
Frontage Standards	4.6		Required	Required	Required	Required
Building Design Standards	4.7	Required	Required	Required	Required	Required
Emergency Shelter Standards	4.8	Required	Required	Required	Required	Required
Signage Standards	4.9	Required	Required	Required	Required	Required
Service and Utilities Placement and Screening Standards	4.10	Required	Required	Required	Required	Required
On-Site Landscape, Outdoor Lighting, and Public Art Standards	4.11	Required	Required	Required	Required	Required
Parking Design Standards	4.12	Required	Required	Required	Required	Required
Sustainable Storm Water Management Guidelines	4.13			Required	Required	Required
Block and Special Lot Design Standards	4.14					Required
Public Realm Design Standards	4.15 - 4.16					
Street and Streetscape Design Standards	4.15					Required
Park, Plaza, and Open Space Design Standards	4.16					Required