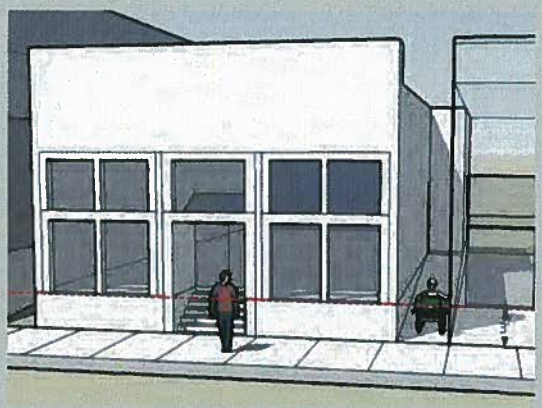
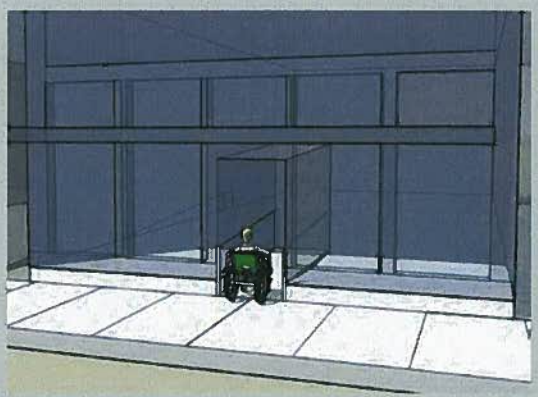
10. All commercial buildings < 120' in street width should use internal ramps.
11. All commercial buildings > 120' in street width may use external ramps.
12. For commercial buildings, no ramps are allowed in the public right-of-way and/ or front setback, except in the following circumstances:
    a. When the ramp fronts the side of a building near a corner.
    b. When the ramp is shielded from the street or covered under an element such as an arcade or gallery.
    c. If the length of the ramp within the public right-of-way or front setback is ≤ 25% of the width of the sidewalk. In this case, no handrails are allowed in the public right-of-way or front setback.
13. For residential buildings, ramps may not be located in the public right-of-way or in the front setback.

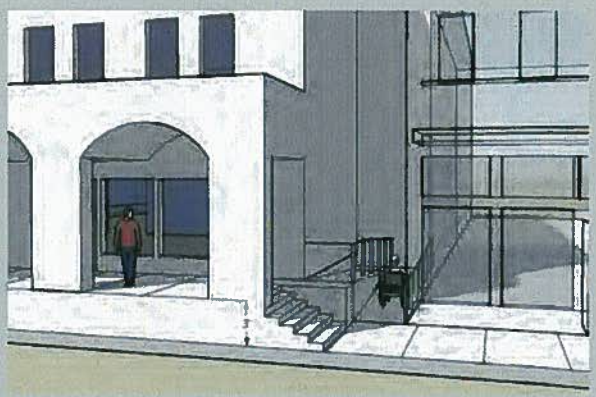
G3. Wheelchair Access



In these two interventions sketched above, ramps are provided along the side of the building so that they interfere as little as possible with the sidewalk and street wall. At the same time, the fact that the ramps are accessed directly from the sidewalk ensures their easy access. These interventions are appropriate for all areas in Downtown, because they can accommodate longer ramps. The red dotted line illustrates that the sill heights of new development should be consistent with the sills of adjacent properties.



This intervention above can be used in an area with a 1' or less flood level. In this image a ramp that enters the front door of the business, does not extend into the public-right-of-way and gradually slopes up 1 foot. The total length of the ramp is 12 feet.



This diagram above shows how ramps can be incorporated into an arcade or gallery frontage. The ramped gallery or arcade is most appropriate mid-block, but can also be used at block corners, provided that the ramps are positioned on side streets and that they are hidden below the arcade or gallery ceiling.

H. Frontage Type Guidelines

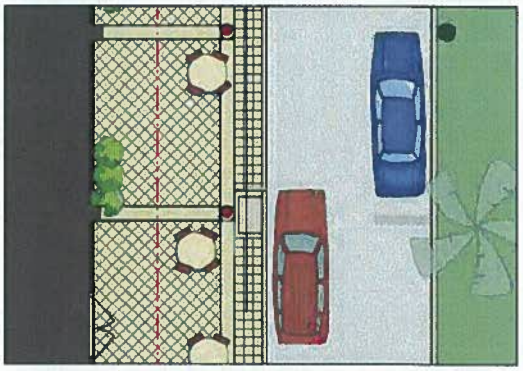
Frontage types represent a range of additions to the basic façade of the building. The following are an assortment of encouraged frontage types that are both compatible with the character of Downtown Redlands and also address flood control concerns. While not required, the frontage types offer some important recommendations for developers.

The actual choice and review of a type should be dictated by individual building designs and ultimately, the Planning Commission or City Council's discretion. Frontages should be determined on a case-by-case basis and the guidelines herein serve as general criteria for determining if a building or development is in sync with the desirable form of the area. The frontage types presented here are samples and do not limit other frontage types.

Because special consideration in the Specific Plan area must be given to flood control issues, the frontage types suggested here should be used in tandem with the flood mitigation measures presented on the previous pages.

1. ARCADE

Street Section



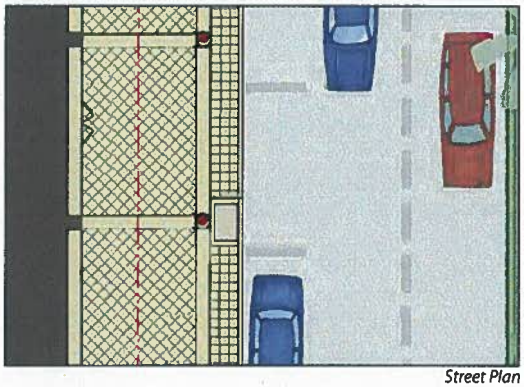
Street Plan

Illustrative Photo

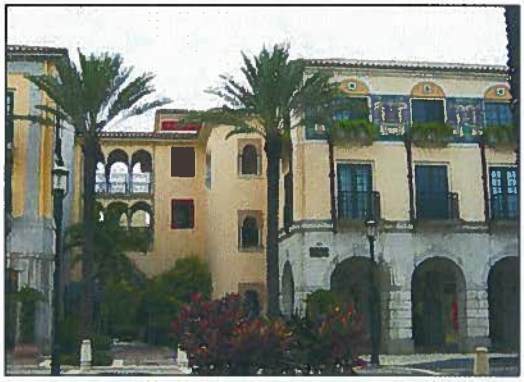
Arcade: a frontage wherein the facade is a colonnade that overlaps the sidewalk, while the facade at sidewalk level remains at the property line. This type is conventional for retail use. The arcade shall be no less than 12 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb. Arcades shall not be setback greater than 3 feet from the curb. Arcade frontages are appropriate for the Town Center, Corridor 2, and State Street. The Arcade frontage type does not need to follow the normal requirements for buildings to be set back a specific distance from the curb.

2. GALLERY

Street Section



Street Plan



Illustrative Photo

Gallery: a frontage wherein the facade is aligned close to the property line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. This type is conventional for retail use. The gallery shall be no less than 12 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb. Galleries shall not be setback more than 3' from the curb. Gallery frontages are appropriate for the Town Center, Corridor 2, and State Street. The Gallery frontage type does not need to follow the normal requirements for buildings to be set back a specific distance from the curb.

3. SHOPFRONT

Street Section

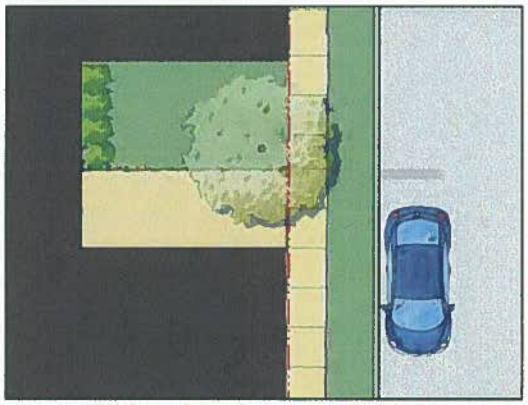
Street Plan

Illustrative Photo

Shopfront: a frontage wherein the facade is aligned close to the property line with the building entrance at sidewalk grade. This type is conventional for retail use. It has a substantial glazing on the sidewalk level and an awning that may overlap the sidewalk to the maximum extent possible. Shopfronts are appropriate for the Town Center, Corridor 2, Corridor 3 east and west, and State Street.

4. FORECOURT

Street Section



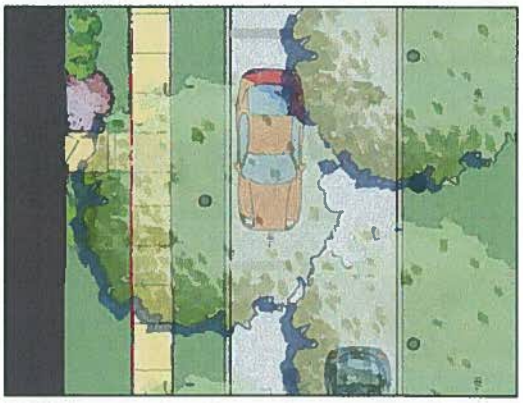
Street Plan

Illustrative Photo

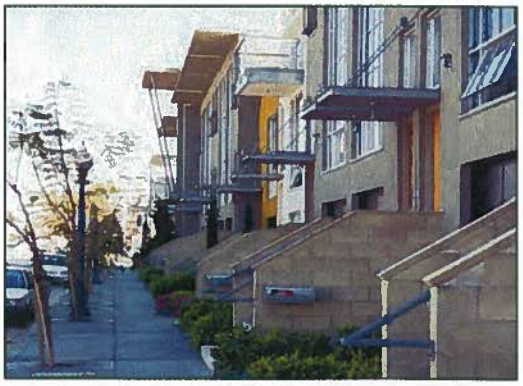
Forecourt: a frontage wherein a portion of the facade is close to the property line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. Large trees within the forecourts may overhang the sidewalks. Forecourt frontages are appropriate for all zones except for the Neighborhood 2 zone. Only one forecourt is allowed per block and courtyards are exempt from frontage occupancy requirements. Forecourts should be no more than 1/3 of the block length.

5. STOOP

Street Section



Street Plan

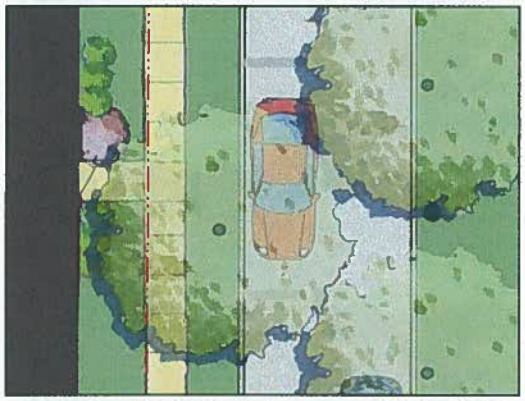


Illustrative Photo

Stoop: a frontage wherein the facade is aligned close to the property line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor residential use. Stoop frontages are appropriate for the Town Center, Corridor 2, and Neighborhood 1.

6. DOOR YARD

Street Section

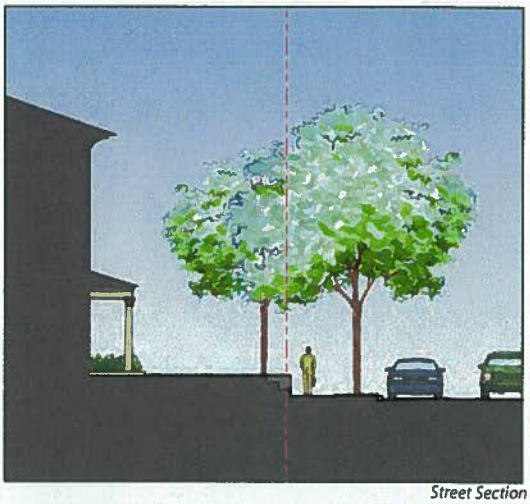


Street Plan

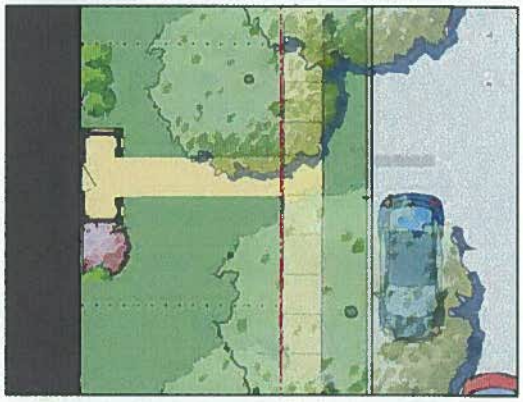
Illustrative Photo

Door Yard: a frontage wherein the façade is set back a close distance from the property line, thereby making it smaller than a Common Yard. This front space is enclosed by a low fence and may share a wall with an adjacent yard. Landscaping is limited Door yards are appropriate for Neighborhoods 1 and 2.

7. FRONT YARD



Street Section



Street Plan

Illustrative Photo

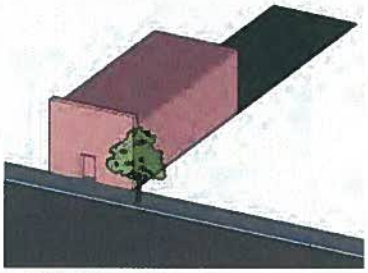
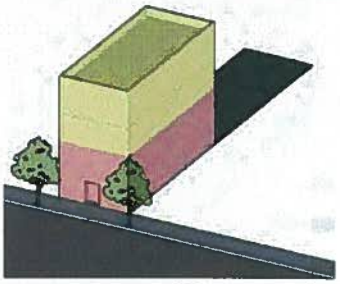
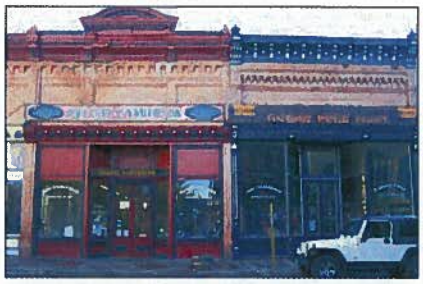
Front Yard: a frontage wherein the façade is set back substantially from the property line, but unlike a Common Yard, the front yard is fenced and may or may not be visually continuous with adjacent yards. The deep setback and fence provides a buffer from high speed thoroughfares. A porch and fence can also be incorporated. Front yard frontages are appropriate for the Neighborhood 1 and 2 zones.

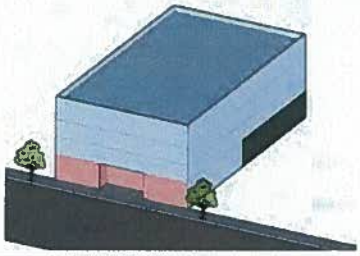
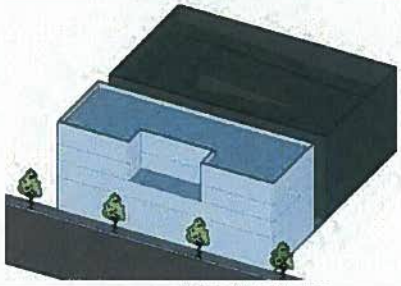
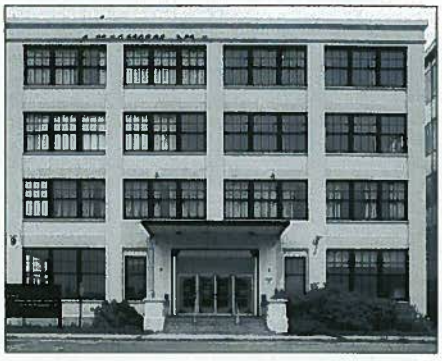
3.4 BUILDING STANDARDS AND GUIDELINES

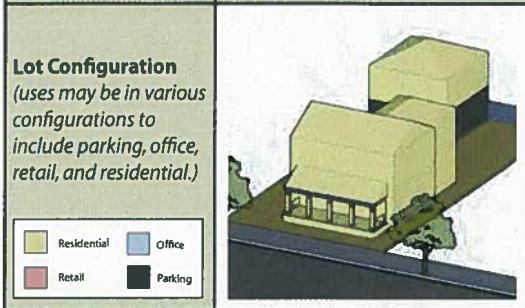
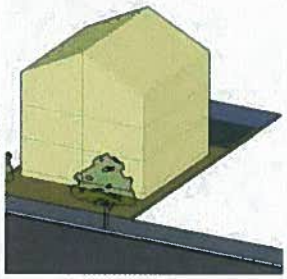
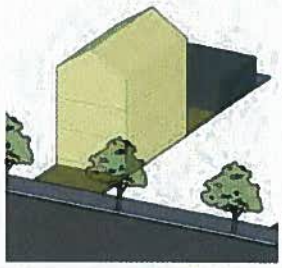
BUILDING TYPE GUIDELINES

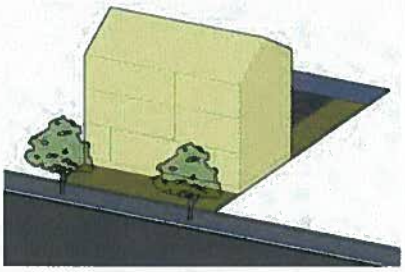
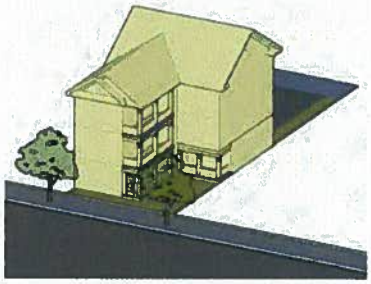
I. Building Type Guidelines

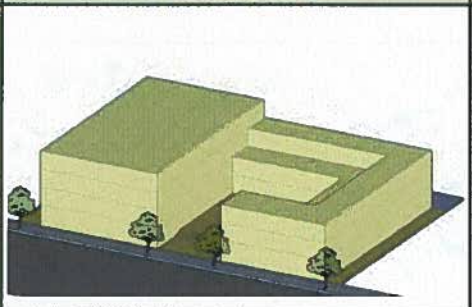
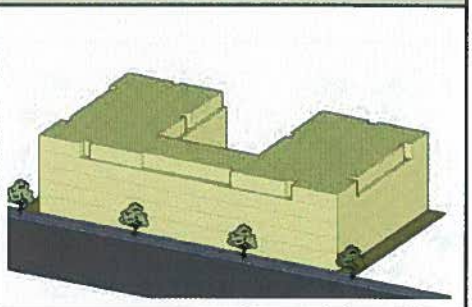
The following charts present suggested commercial and residential building types that have been selected because of their appropriateness to Downtown Redlands. They are organized from least to most dense. The building types presented here are samples and do not limit other permitted uses by building types.

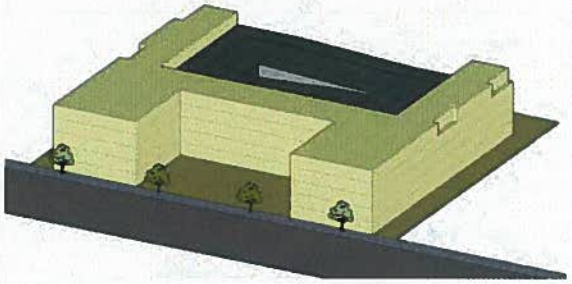
SUGGESTED COMMERCIAL BUILDING TYPES	*Low Rise Walk-Up*	
Name	**Type A** **Main Street Retail / Office**	**Type B** **Main Street Mixed-Use**
Lot Configuration *(uses may be in various configurations to include parking, office, retail, and residential.)* Residential, Office, Retail, Parking		
Building Height *(height is governed by requirements of each zone)*	1 story with mezzanine, min. 25'	2 stories and up
Open Space	Sidewalk / Courtyard / Roof Area	Sidewalk / Courtyard / Roof Area
Parking Types	Street / Surface lot behind	Street / Surface lot behind
Notes	A simple "Main Street" configuration. Appropriate for Corridor 2 and State Street zones.	Upper floors can incorporate residential, office, or commercial uses. Appropriate for Town Center, Corridor 1, Corridor 2, Corridor 3 east and west, State Street, and Neighborhood 1 zones.
Precedent Images	  	 

Mid Rise Elevator		
Name	**Type C** **Mixed-Use with Podium Parking**	**Type D** **Commercial Block**
Lot Configuration *(uses may be in various configurations to include parking, office, retail, and residential.)* Residential, Office, Retail, Parking		
Building Height *(height is governed by requirements of each zone)*	3-5 Stories	3-5 Stories
Open Space	Sidewalk / Courtyard / Roof Area	Sidewalk / Courtyard / Roof Area
Parking Type	On grade garage	Attached or detached garage, or rear parking lot
Notes	Parking is hidden from street and accessed through rear alley. Appropriate for Town Center, Corridor 1, Corridor 2, Corridor 3 east and west, and State Street zones.	Parking is hidden from street and accessed through rear alley. Appropriate for Town Center, Corridor 1, Corridor 2, and Corridor 3 east and west zones.
Precedent Images	 	 

SUGGESTED RESIDENTIAL BUILDING TYPES			*Low Rise Walk-Up*
Name	**Type A** **Single Family**	**Type B** **Duplex / Triplex / Quadplex**	**Type C** **Townhouse**
Lot Configuration *(uses may be in various configurations to include parking, office, retail, and residential.)*			
Notes	Several single-family units may be placed around a central courtyard or patio in a "Detached Court" formation. Appropriate for the Neighborhood 1 and 2 zones.	Appropriate for the Neighborhoods 1 and 2 zones.	Several townhouse units may be placed around a central courtyard or patio in an "Attached Court" formation. Appropriate for the Neighborhoods 1 and 2 zones.
Building Height *(height is governed by requirements of each zone)*	2-3 Stories	1-3 Stories	2-3 Stories
Suggested Unit Size	1,900-2,600 s.f.	1,900-2,200 s.f.	1,000 - 2,000 s.f.
Access	From the Street	From the Street	From the Street
Open Space	Front/Rear Yard / Roof Area	Front/Rear Yard / Roof Area	Front/Rear Yard / Roof Area
Parking Types	Integral/Detached	Integral/Detached	Integral/Detached
Precedent Images	 	 	 

Low Rise Walk-Up		
Name	**Type D** **Flat with Townhouse on Top**	**Type E** **Sideyard Apartment**
Lot Configuration *(uses may be in various configurations to include parking, office, retail, and residential.)* Residential / Office / Retail / Parking		
Notes	Appropriate for the Neighborhood 1 zone.	Appropriate for the Neighborhood 1 zone.
Building Height *(height is governed by requirements of each zone)*	3 Stories	3 Story
Suggested Unit Size	1,000-2,000 s.f.	1000 - 1500 s.f.
Access	From the Street	From the Street
Open Space	Front/Rear Yard / Roof Area	Side Yard / Roof Area
Parking Type	Integral / Tandem	Integral
Precedent Images	 	

SUGGESTED RESIDENTIAL BUILDING TYPES *Mid Rise - Elevator*		
Name	**Type F** **Semi-Stacked Flats**	**Type F** **Stacked Flats**
Lot Configuration *(uses may be in various configurations to include parking, office, retail, and residential.)* Residential / Office / Retail / Parking		
Notes	Several stacked flats may be placed around a central courtyard or patio for an "Attached Semi-Stacked Court" formation. Appropriate for the Neighborhood 1, Town Center, Corridor 1, and Corridor 3 east and west zones.	Several stacked flats may be placed around a central courtyard or patio for an "Attached Stacked Court" formation. Appropriate for the Neighborhood 1, Town Center, Corridor 1, and Corridor 3 east and west zones.
Building Height *(height is governed by requirements of each zone)*	2-4 Stories	4-5 Stories
Access	Through Lobby / Courtyard	Common Lobby
Open Space	Courtyard/Balconies / Roof Area	Balconies / Terraces/ Courtyard / Roof Area
Parking Types	Structured/Sub/Podium	Podium/Sub
Precedent Images	 	 

Mid Rise - Elevator	
Name	**Type G** **'Donut" Building**
Lot Configuration *(uses may be in various configurations to include parking, office, retail, and residential.)* Residential / Office / Retail / Parking	
Note	The parking garage can be fully wrapped with building program or can be left open to a rear alley for access and ventilation. Appropriate for the Neighborhood 1, Town Center, Corridor 1, and Corridor 3 east and west zones.
Building Height *(height is governed by requirements of each zone)*	3-5 Stories
Access	Common Lobby
Open Space	Balconies / Terraces / Courtyard / Roof Area
Parking Types	Above-grade parking structure
Precedent Images	 

3.5 ARCHITECTURE GUIDELINES

This Section offers guidelines for general architecture, retail, parking, and residential architecture.

Refer to the Building Standards and Guidelines Section 3.4 for information about building form, height, setbacks, FAR, parking rules, etc.

Refer to the Landscape Guidelines Section 3.6 for information about ways you can enhance the areas of your property that directly relate to the public realm.

A. Architectural Standards and Guidelines

The standards and guidelines presented in this section reflect the vision, intentions and suggestions of the City of Redlands. They are meant to ensure the high quality of the various architectural and urban design dimensions of ongoing and future developments within the City. These provisions include both mandatory standards and discretionary guidelines. When used in this section, the words "shall", "must", "is to", "are to", "is/are (not) permitted", and "is/are restricted/allowed" refer to mandated standards that are enforceable by law. The words "should" and "may" refer to discretionary guidelines that are encouraged, but not mandatory. Interpreting any provision of this Code shall be the responsibility of the Development Services Director.The discretionary guidelines provide the basic preferences and orientations of the City, left for discretionary design interpretation by the various architects and urbanists, as well as the various City staff that will collaborate with them in the processes. When evaluating these standards and guidelines, the final approval for development projects is with the approving authority which may be the Development Services Director, the Planning Commission or City Council in accordance with the implementation provisions of the Specific Plan.

Architectural standards and guidelines are important for establishing an aesthetic that is unified across the entire Specific Plan area. The standards and guidelines in this Section are meant to apply across all zones of the Specific Plan area.

B. Purpose of the Guidelines

These guidelines are crafted to support the vision of the Redlands Downtown Master Plan by:

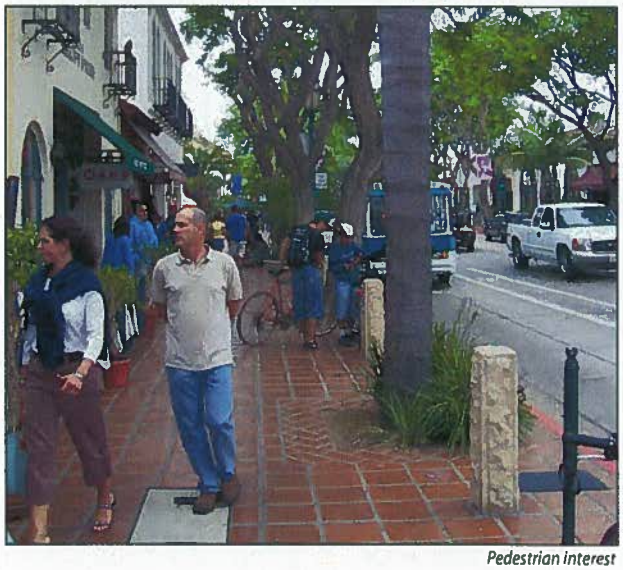
1. Establishing a measure of architectural harmony across the entire Plan area. Contextually-appropriate architecture should respect the character and traditions of Downtown Redlands, while at the same time new building typologies and architectural styles should be sought that are distinct to Redlands.
2. Encouraging the design of building frontages that support pedestrian activity. Particular emphasis should be placed on achieving an intimate scale and a concern for craftsmanship. Ground floors of buildings should be "activated" in order to peek pedestrian interest and to encourage vibrant streetscapes. "Activated" frontages are building fronts that are directed towards the street, incorporate indoor and outdoor spaces that are visible from the sidewalk and street, have large display windows, hanging signs, landscaping, and street furniture. Site amenities such as seating, shade, public art, special landscaping and paving can be used to activate the street.
3. Supporting the historical vernacular of the City and the region. Every development project should make a conscientious effort to respect the historical characteristics of the building site, structure(s), neighboring properties, as well as the larger Downtown design goals. Historic buildings and historically-relevant architectural features should be preserved.
4. Encouraging sustainability at all levels from the design of the site to the design of the urban realm, including pedestrian orientation, access to transit, paving and shading strategies, and mixed-use configurations .
5. Facilitating the review process that makes the architectural expectations of the community more predictable. .

C. Components

The guidelines cover the architectural nature of the following:

- Retail Entrances
- Retail Fenestration
- Signage
- Service Functions
- Structure and Surface Parking
- Residential Garages
- Parking Configuration and Access
- Historical Features
- Building Facades
- Doors and Windows
- Archways and Loggias
- Residential Buildings
- Porches and Stoops
- Balconies
- Roofs
- Ancillary Buildings
- Construction Criteria

Landscaping, corners that 'bulb-out' and bollards, cater to the pedestrian



Pedestrian interest

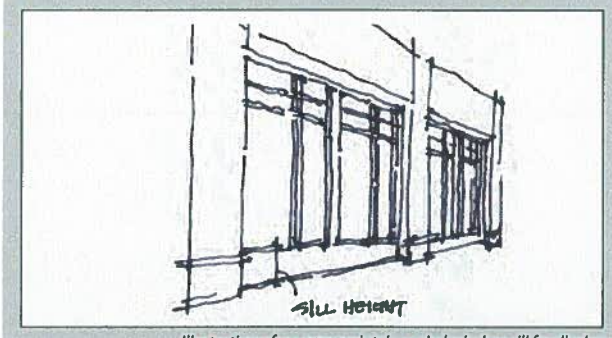
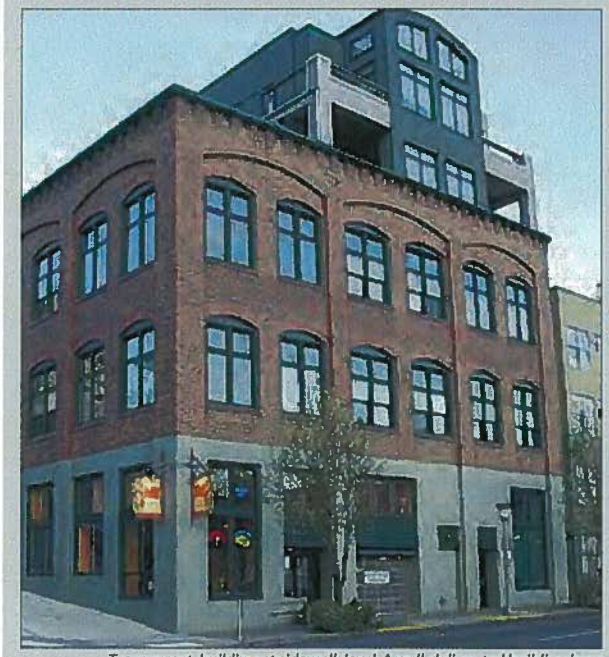


Illustration of an appropriately-scaled window sill for display

An Activated Street Frontage



Transparent building at sidewalk level. A well-delineated building base

D1. Retail Building Entrances

1. Commercial buildings with long frontages are encouraged to provide frequent building entrances along the street when possible.
2. Ground floor retail or commercial space should be located at the building frontage.
3. Side or rear building entrances should always be accompanied by a front, street-facing entrance.
4. Entry ways to stores should be recessed for visual interest and to ensure that doors do not swing into the sidewalk right-of-way.
5. Building entries should create a focus or sense of entry for the structure. Wall recesses, roof overhangs, canopies, arches, signs and similar architectural features are integral elements of the building design which call attention to the importance of the entry.
6. In the Town Center, Corridor 1, Corridor 2, State Street, Neighborhood 1, and Neighborhood 2 zones, whenever a lot frontage exceeds 80 feet, buildings should also have operable entry doors at a maximum of 50'. Operable entry doors as required in the Code should remain unlocked at all times that the establishment they serve is open.

D2. Retail Fenestration

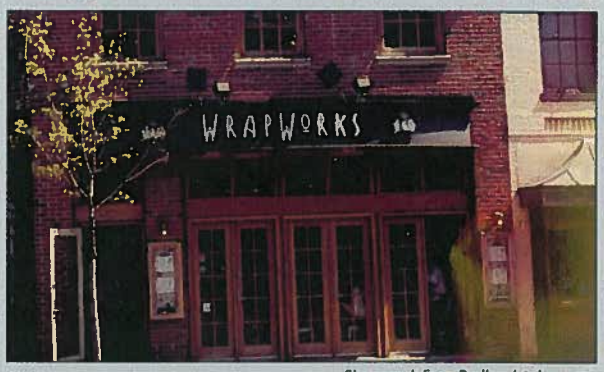
1. Storefronts are the most important elements of a pedestrian-oriented streetscape; together with display windows, awnings and signs, storefronts make up the character of each building. They should provide generous openings at ground level to allow views of display windows by pedestrians and traffic.
2. The minimum percentage of surface that is to be glazed along retail frontages should be 70 percent of the façade up to height of 16 feet.
3. Maximum height of sill above sidewalk should be 18 inches along retail frontages.
4. Maximum percentage of glass that may be blocked with interior fixtures or paper signs along any frontage with retail should be 25 percent.
5. Maximum height above sidewalk that any retail glazing may be blocked with fixtures along any frontage should be 4 feet from the exterior ground line.
6. Pedestrian activity should be encouraged by providing views into shops, offices and restaurants.
7. At sidewalk level, buildings should be primarily transparent. A minimum of 50 percent of all first floor facades with street frontage should consist of pedestrian entrances, display windows or windows affording views into retail, offices, gallery or lobby space. The building wall subject to transparency requirements should include the portion between three feet and ten feet above the sidewalk.
8. All glass in windows and doorways should be clear for maximizing visibility into stores. A minimal amount of neutral tinting of glass to achieve sun control is acceptable if the glass appears essentially transparent when viewed from the outside. Opaque and reflecting glass should not be used. Glazing should be at least 70 percent transparent.
9. Individual windows should be recessed a minimum of 2 inches (preferably more).

D3. Retail Signage

The provisions of the City of Redlands Sign Code (Sec 15.36 of Redlands Municipal Code) shall be followed in the Specific Plan area. Where a conflict between the Sign Code and these Design Guidelines occurs the more restrictive provision shall apply unless specific language in the Design Guidelines permits a sign type that is otherwise prohibited by the Sign Code. The principal goal for signs are identification and not advertising. The design / aesthetics of signage and minimizing clutter by limiting the overall number of signs is a central theme.

D4. General Signage

1. Signage design should be carefully integrated with site and building design to create a unified appearance for the total property.
2. Signs should be carefully located for safety so as not to block driveway views of oncoming traffic.
3. Illumination projected onto the sign face is encouraged. In the event a sign is illuminated, the light source should be fully shielded from view or if it is in view, it must use a low-wattage bulb. Internally illuminated plastic signs are prohibited in the Town Center, State Street, and Corridor 2 districts except for signs for a movie theater, which may be internally lighted at the discretion of the Planning Commission.
4. Buildings should be designed to include a "signage zone" above retail use frontage. A signage zone is the area above the front windows, below the second floor. By defining a relatively consistent signage zone across all buildings along a street, the pedestrian is more able to "read" and understand the urban environment.
5. Horizontally oriented signs should not protrude above the sill line of the second floor.
6. A master signage program shall be designed for new projects containing three or more business establishments.
7. Signs on older buildings are encouraged to use a typeface from the period the building was built.
8. In the case of existing signs or pre-existing signs that can be verified by photographic record and are at least 60 years old, the sign may be restored or recreated in its original form. Signs qualifying under this provision are exempt from the provisions of this guideline but remain subject to Planning Commission discretionary review.
9. All movie theater signs- including building- mounted signs and marquees- shall be subject to review and approval by the Planning Commission.
10. Awnings may include logos and text and shall not be backlit.
11. Live performance uses may have marquees advertising plays or music similar to a theater.

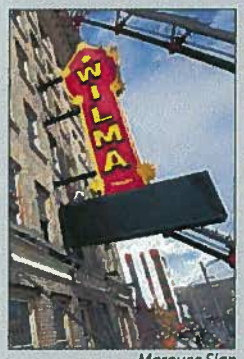


Signage defines Redlands' character


Textured signage, pavement, and landscaping

Awning Valance Sign

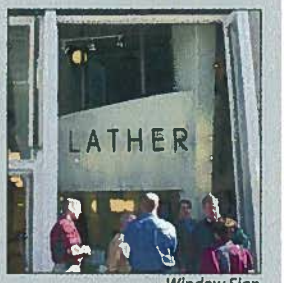

Hanging Sign



Marquee Sign


Projecting Sign


Wall Sign



Window Sign

Blade Sign


Reversed Channel Letter Sign can be illuminated with LED lighting

D5. Sign Types

1. The following sign types are recommended in the Specific Plan area (see right):
   - A. Awning Valance: A sign or graphic attached to or printed on an awning's valance.
   - B. Hanging: A sign attached to and located below any eave, canopy or awning.
   - C. Marquee: A sign installed at a movie theater to identify the theater and advertise the movies currently playing.
   - D. Projecting: Any sign which projects from and is supported by a building wall with the display of the sign perpendicular to the building wall.
   - E. Wall: A sign affixed directly to an exterior wall or fence.
   - F. Window: A sign affixed to or behind a window.
   - G. Blade: A sign that projects at a right angle from the face of the building and is located on a pier adjacent to the transom windows.
   - H. Individual backlit letters, halo lighting and reversed channel letters
   - I. Monument signs (a sign supported by one or more upright or braces on the ground) may be used in the Service Commercial, Town Center and Corridor districts only.
2. Movie theaters may use any or all of the following types of signs:
   - A. Building-mounted marquee to identify the movie theater and any or all of the movies showing in the theater.
   - B. Free-standing marquee to identify the movie theater and any or all of the movies showing in the theater.
   - C. Building-mounted signs to identify the movie theater.
   - D. A marquee directly over the ticket window(s) for the convenience of ticket buyers to identify movies and show times.
   - E. Movie posters to display current and coming attractions.
3. The following signs are prohibited in the Specific Plan area:
   - A. Flashing signs
   - B. Pole signs, including freeway-oriented signs.
   - C. Portable or mobile signs, except as permitted per Redlands Municipal Code, Section 15.36. 565.
   - D. Signs which cover or interrupt architectural features.
   - E. Off-site signs.
   - F. Neon signs, except as approved by the Planning Commission for a movie theater.
4. The following signs are not recommended in the Specific Plan area:
   - A. Roof and parapet signs
   - B. Internally illuminated plastic signs in the Town Center, Orange Street, and State Street Districts, except for signs developed in conjunction with a cinema or theater. All plastic signs are prohibited, unless approved by the Planning Commission.

D6. Sign Area and Number

1. There shall be no maximum height for letters on a wall or freestanding signs, except that letters on a box office marquee sign identifying movies and/or show times shall

not exceed three (3") inches in height.

2. All wall signs shall have an equal margin above and below the sign.
3. The sign size limits listed for the C-3 General Commercial District in the Redlands Municipal Code shall apply to all Districts of the Specific Plan area, with the exception that movie theaters shall be subject to the following size limits:
   A. Building-mounted marquee signs shall be limited to the larger of either two hundred (200) square feet or twenty (20) square feet per screen in a multi-screen theater. All screens in a multi-screen may be used to calculate the marquee size.
   B. Freestanding marquee signs shall be limited to the larger of either a) two hundred (200) square feet or b) twenty (20) square feet per screen in a multi-screen theater. Freestanding marquee signs may be increased to a maximum of twenty-five (25) square feet per screen, subject to approval by the Planning Commission or City Council depending on the final acting body, and if it is determined that the sign's architectural design is of such a quality and/or character as to warrant the increase in marquee size. All screens in a multi-screen may be used to calculate the marquee size.
   C. The size of a building-mounted marquee shall be calculated separately from a freestanding marquee. Allowable sign area in excess of the amount used may not be transferred from a building marquee to freestanding marquee or from a freestanding marquee to a building marquee.
   D. Building-mounted signs (exclusive of marquees) shall be limited to a maximum of two hundred (200) square feet. One sign may be increased in size in excess of two hundred (200) square feet, subject to approval by the City Council, if it is determined that the sign's architectural design is of such a quality and/or character as to warrant the increase in size. Up to two (2) square feet of sign per foot of building frontage may be permitted, subject to approval by the Planning Commission, if it is determined that the design of proposed signs is of such a quality and/or character as to warrant the increase of total area.
   E. No maximum size for box office marquees is established. The size of a box office marquee shall not be counted toward the total sign area on a theater.
   F. Exterior poster cases shall be limited to a maximum size of thirty-nine inches (39") wide by fifty-two inches (52") high. The size of poster cases shall not be counted toward the total sign area on a theater.
4. Sign Height Limits (all dimensions are above grade). These height limits shall not apply to signs located on a movie theater building:
   A. Awning Valance and Projecting: 12 feet
   B. Monument: 4 feet
   C. Hanging and Wall: 15 feet
   D. Window: 7 feet
   E. Freestanding theater marquee: 20 feet to the top of the marquee area. The overall height of the sign structure may exceed 20 feet (up to the maximum height limit in the land use district), subject to approval by the Planning Commission, if it is determined that the sign's architectural design is of such quality and/or character as to warrant the increase in height. In no case shall the top of the marquee area exceed 20 feet in height above the ground.
5. Projecting signs should be limited to a 2 foot projection from the wall face they are mounted on and should be not greater than 10 square feet in area of a single face. Projecting Signs should clear public sidewalks and private walkways by at least 7 feet.
6. Multi-family residential properties of 12 or more units may have one sign of 10 square feet or less.
7. Address numerals are not counted toward signage area, nor are traffic direction or public information signs.
8. The following limits shall apply to the number of signs at a movie theater:
   A. Building-mounted marquee: Maximum of one (1) sign.
   B. Freestanding marquee: Maximum of one (1) sign.
   C. Exterior poster cases: Maximum of one (1) poster case for every two (2) screens. Poster cases must be located within forty (40) feet of an entrance into the theater lobby. Poster cases may be located in a freestanding structure more than forty feet (40') from a lobby entrance if approved by the Planning Commission. Poster cases on a freestanding structure shall be limited to a maximum of one (1) for every four (4) screens.
9. Any sign greater than 120 square feet in area shall require approval by The City Council through approval of a sign conditional use permit.

D7. Retail Service Functions

1. Service functions should be located behind buildings, where possible and on side streets in other cases.
2. Service functions should be screened from view.
3. Food or dining establishments should use air conditioned space for dumpsters.

GENERAL GUIDELINES

E1. Historical Features

1. New developments which are built on or adjacent to designated historic sites, older buildings of substantial historic character, or within historic districts should be respectful of the historic building or site. While not mimicking the older structure, the development should consider the compatibility of size, shape, scale, materials, details, textures, colors and landscape features.
2. Plans to renovate or alter an historic site should demonstrate a diligent effort to retain and rehabilitate the historic resource. It is recognized that, in some instances, the location or condition of an historic building may be such that it is not feasible to preserve and rehabilitate. When the location of a building is such that retention on its existing site is not feasible, an effort should be made to move the structure to another suitable location within the City of Redlands with of the cost to be paid by the developer of the original site. When structural, cost or construction considerations do not make retention of an historic building feasible, consideration should be given to retaining part of the structure.
3. Historic buildings that are renovated should follow "The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Building" published by the U. S. Department of the Interior, National Park Service. A copy of the Standards and Guidelines is available at the City of Redlands Development Services Department.

E2. Building Facades

1. Building walls that face a public street should express the constraints of traditional, lasting materials. Simple configurations and solid craftsmanship are favored. Because buildings are three dimensional, designs and materials should be consistent on all elevations visible from public streets.
2. Buildings should occupy the perimeter of a block and front facades should face the street.
3. Wood elements such as trim and visible window framing should be painted or sealed with an opaque or semisolid stain.
4. In order to ensure that new buildings appear substantial and integral, changes of exterior color, texture or material should be accompanied by changes in plane. An exception is the articulation of the base of a building or first floor of a mixed use building. (See below)
5. Material or color changes at the outside corners of buildings give an impression of thinness and artificiality and are not recommended.
6. Wood, metal or concrete panels should not be applied to stucco walls as decoration.
7. Plywood siding, light, transparent, "Driftwood" stains, and thin layers of stone or unit masonry which appear veneer-like should be avoided.
8. Foundation walls of stoops and porches should be consistent with the foundation treatment of the building.
9. The ground floor of a building should be clearly articulated as a base (articulation of separation with cornice). Vertical relation between retail and residential/commercial needs to be maintained. This does not preclude further subdivisions on the ground floor retail, nor does it require every vertical element to be continuous from ground floor to upper floors.
10. Building facades should be composed such that some appear more dominant, and others less so, even within one block.
11. The frontages of new buildings shall be harmonious with the block face on both sides of its street.
12. The design of the building's base, as well as the quality and durability of its materials, should be emphasized because it is the portion of a building that has the greatest effect on pedestrian activity.
13. Residential buildings should be predominantly punched walls. Occasional curtain wall bays are allowed. Window frames should sit at least 3" behind the front building surface, (See below)
14. Vinyl siding should not be used.
15. Building color should be consistent with the historical and/or architectural period.

This building does not follow the guideline that changes of material and texture should be accompanied by changes in plane. The brick is not differentiated from the wood of the windows

Example of punched facade

E3. Doors and Windows

1. Building facades should not present blank walls to the street and should incorporate fenestration or other sufficient detailing (as determined by Development Services Department) a minimum of every 40 feet (movie theaters and play houses exempt).
2. Where clearly visible from the street:
   - A. It is recommended that specialty windows (oval, octagonal, Palladian) are limited to one per section of facade.
   - B. Triangular and diamond shaped windows are not recommended.
   - C. If exterior shutters are used, they should be sized and mounted appropriately to fit their window (with appropriate hardware even if actually non-operable).
   - D. Glass block is not recommended in front facades.
   - E. Windows should be grouped only if they are separated by a mullion at least 5" wide, to create a horizontal composition. The maximum combined horizontal dimension should not exceed three times the combined vertical dimension.
   - F. Window sills should project a minimum of 1" from building face.
   - G. All lintels should be consistent with the building style.
   - H. Security doors and window grilles should be approved by the Development Services Department.
   - I. Doors, except garage doors, should be or appear to be constructed of Planks or raised panels (not flush with applied trim).
   - J. Where masonry is used, all entryway and window openings should have concrete, or masonry lintels.
   - K. Vinyl clad windows are not recommended.
   - L. All header trim around entry ways and window openings should be at least 2 inches taller than the adjacent trim.
   - M. All glazing should be at least 70% transparent.
   - N. Any building utilizing masonry or stucco as the exterior material should not have window frames flush with the outside Plane of the wall. At least a 3 inch inset is required and 5 inches is preferred.

E4. Archways & Loggias

1. The vertical dimension of the openings between columns, piers, or posts on archways or loggias (a loggia is a gallery formed by a colonnade open on one or more sides) should be at least 1.6 times the horizontal dimension of the openings. (See left).
2. Arches should be no less than 8 inches thick.
3. Screens are not suggested for placement on loggias or archways.
4. Keystones are not suggested above trabeations.

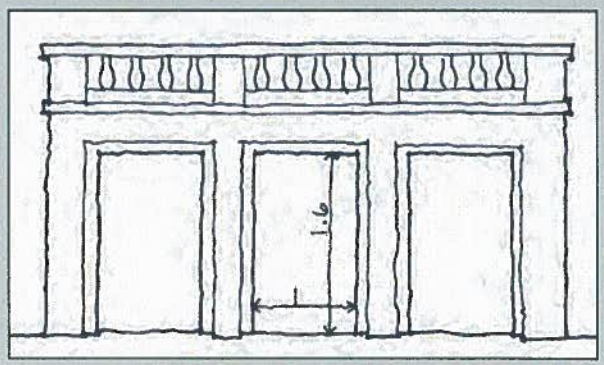
Triangular windows are not recommended

Articulated Passageway

Glass block is not recommended for building exteriors

Windows are transparent, with minimal glazing

Fenestration and detailing that is geared to the pedestrian



Vertical dimensioning of the openings of archways and loggias

Parking access minimall impacts the street frontage and parking is behind the building, off the main street

Porous concrete

Pervious pavers

A two car garage facing the primary street should not be permitted

Parking is accessed from a back alley rather than the front of the house

F1. Structured Parking

1. Particular attention shall be placed in the design and programming of the base of parking structures on streets that require pedestrian continuity, the building should be masked by a habitable liner building, and the decks above shall be screened from view by a designed facade.
2. Structured parking should be located behind the block perimeter buildings except at the proposed City Park-Once Garages, or where existing block dimensions preclude it, or where such garages are visible from side streets only.
3. Garages can be designed to look like occupied buildings.
4. Where structured parking is to be hidden from the street, they should be visible at the actual vehicular entry points.
5. Vehicular and service entries to garages should be designed to look like a part of the building.

F2. Surface Parking

1. Surface parking should be located at setbacks as outlined in the Building and Architecture Standards and Guidelines Chart and should be masked by a street wall or building.
2. Permeable surfaces for parking and maneuvering areas are encouraged. Acceptable permeable surfaces include:
   A. Pervious concrete
   B. Pervious pavers (products such as Unipaver, Eco-stone and SF Rima or an approved equivalent)
   C. Other permeable surfaces may be approved by the Director. (See: Condon, Patrick and Stacy Moriarty, eds. 1999. Second Nature: Adapting LA's Landscape for Sustainable Living. LA: Treepeople.)

F3. Integral Residential Garages

1. Garage doors should not face the street, except that in a string of attached houses, a pair of single-car garage doors may face a side street, near the corner. Said garage doors, should match the style of the building and should be approved by the Development Services Department.
2. Under no circumstances should a two-car garage door that faces the primary facade be permitted.

F4. Parking Configuration in Block

1. Parking should occur behind the buildings that occupy the perimeter of the block.
2. Parking areas should be designed with a clear pedestrian passages leading to the street.

F5. Access to parking

To help ensure frontage occupancy:

1. Parking, including parking garages, should be accessed from an alley or side street when possible. The opening of a parking lot or garage on a frontage should not exceed two lanes in width.
2. Pedestrian entrances to all parking lots and parking garages should be directly from a frontage line. Only underground parking garages should be entered directly from a building.
3. Parking should not be located on a street or section of street that fronts on a public green space as noted in the Regulating Plan.
4. Parking should be a minimum of 55' from an intersection measured from the Right-of-Way.

G1. General Residential Guidelines

1. Non-retail frontages should contain at least passive elements focused to the pedestrian. These may include architectural detailing, art work, landscaped area, building-attached street furniture, or windows and counters for public service use.
2. Multiple housing types and designs should be incorporated into large development projects in order to encourage affordability and housing choice.

G2. Porches and Stoops

1. Porches are encouraged on projects within the Neighborhood zones. They help create frontages compatible with the scale and character of single-family neighborhood fabric.
2. A porch should encroach into the front setback, enriching the experience of the front yard. Encroachments are permitted up to 6' in accordance with the Redlands Municipal Code.
3. When a porch contains the main entrance to a building, the lead walk should connect directly from the porch to the sidewalk.
4. For porches to be most effective and functional, the minimum width of a porch from the face of the building to the porch edge should be 8 feet.
5. Porches can extend into the second story of a building. However, double volume porch elements are discouraged in Neighborhood zones, as they are not typical of Redlands and would be out of scale.
6. Porches can either be recessed elements with a roof continuous with the building roof or they may be protruding elements added on to the face of a building.
7. The appearance of a porch ceiling is important. This is one of the first surfaces to greet people when they approach a building.
8. Porches may extrude beyond the side facades of the buildings to create porte-cocheres.
9. Specific porch architecture details such as roof slopes, eave overhangs, column and railing proportions and shapes, materials, and relationships of porch to the building itself should be designed appropriate to each individual style. For reference, use Abram's Guide to American House Styles published by Harry N. Abrams, Inc., 2004.

G3. Balconies

1 Balconies are encouraged on projects facing major public spaces such as parks and plazas.
2. Standard balconies should have a minimum width of 6 feet and a maximum width of 8 feet.
3. Balconies should be structurally supported by brackets or beams when facing public streets.
4. Balconies on primarily retail streets should not project more than 2 feet from the building face.
5. Balconies should be permitted to wrap around corners. When doing so, the corner beneath the balcony should be articulated with brackets and supports.
6. No balconies should be positioned within the retail floors of buildings.
7. All balconies should be accessible from inside the building.
8. Balconies are encouraged along public rooms of buildings such as living and dining rooms.

Victorian Porch: ornamental wooden column and railing and horizontal beam between columns and roof

Mediterranean Porch: raised stucco base with planter, decorative tiles on step risers and wooden beam and column brackets with a clay tiled roof

Craftsman Porch: projecting rafters and eaves, and exposed brick or river rock for steps and column base.

9. The underside of standard balconies should be architecturally designed to make a pleasant pattern when viewed from the street.
10. Standard balconies should not be completely enclosed to the natural elements.
11. In Mediterranean style buildings, standard balconies should only be made of wood or metal.
12. In Craftsman style buildings, standard balconies should only be made of wood.
13. Screens are not recommended for placement on stoops, porches, or balconies.

G4. Roofs

1. Material requirement for roofs should be appropriate to the architectural style of the building.
2. Ancillary roofs (attached to walls or roofs) should be sloped no less than 3:12.
3. Dormers should be used sparingly and when used, they should be light habitable spaces, placed flush with or a minimum of 3 feet from side building walls.
4. Roof penetrations, except stucco or brick chimneys, should be placed so as not to be easily visible from streets and painted to match the color of the roof, except those of metal which may be left unpainted.
5. Roof-vent penetrations should be located at least 10 feet from any exterior building face.
6. Eaves should be continuous, unless overhanging a balcony or porch.
7. Overhang of eaves should be a minimum of 2 feet from the building face.
8. Cornices are suggested on buildings with flat roofs. They should include a projection beyond the building face.
9. Gutters and downspouts, when used, should be made of galvanized steel, copper (not copper coated), or aluminum.
10. Gutters and downspouts should be square or half-round / round.
11. Attic vents should be appropriate to the building style.
12. The maximum recommended pitch of roofs on stoops, porches, and balconies is 30 percent.
13. Gable ends on stoops, porches, and balconies should have no less than an 18 degree slope.
14. Asphalt shingles are not suggested for roofs of stoops or ground level porches.

G5. Ancillary Buildings

1. The requirements for materials of ancillary buildings, in terms of quality and design are the same as those for primary buildings except that Ancillary buildings may be of a different material than the main structure.
2. Roofs of ancillary buildings, if one story tall, should follow the same guidelines.

G6. Construction Criteria

1. The use of plywood or unsightly barriers on building windows during renovation and/or construction is not permitted. Construction barriers must be attractive and of professional quality.
2. Temporary walkways shall assure that pedestrians are moved safely along perimeters of construction sites.

G7. Green Roofs

1. Sensitively-designed green roofs are encouraged on new and existing development.
2. A green roof, whatever its initial function (e.g. designed to retain storm water, act as a visual amenity, etc.) should strive for design excellence.
3. Green roofs should be planted with vegetation that is appropriate to the Redlands climate and the micro-climate of the roof.
4. Location, wind, rainfall, air pollution, building height, shade, and soil depth are all factors to be considered when determining plant type and design.
5. Green roofs should be designed with attention to the views from and to the roof.
6. Access to the green roof site is critical, not only for installation and ongoing maintenance, but also for bringing materials, soil and plants.
7. Sufficient maintenance time and budget should be allocated, particularly in the first two years of the green roof project.
8. Green roofs reduce cooling costs and extend the life of the structure. They also can improve aesthetics, clean stormwater runoff, and decrease the heat-island effect prevalent in urban areas.
9. Each project should select carefully between the two basic types of green roof systems: "extensive" and "intensive", which have different costs, and depth and choice of plants. Extensive green roofs are often not accessible and typically have lower weights, costs, plant diversity, maintenance requirements, etc. Intensive green roofs are often accessible and typically have greater weight, deeper soil, higher capital costs, more plant diversity, and more maintenance requirements.

A green roof atop the Chicago City Hall.

Detached single family house. Appropriate in Neighborhood 2 only

A quadruplex with a single-family house front

Potted plant set out on a bracketed wrought iron balcony

3.6 LANDSCAPE GUIDELINES

This Section defines the landscaping features that should be used to help beautify the public realm.

Refer to the Public Space and Circulation Sections (2.3 and 2.4) for information about the public improvements that interface with private developments.

Refer to Redlands Municipal Code Section 12.52 for information on trees and tree protection.

3.6 LANDSCAPE GUIDELINES

A. Landscape Standards and Guidelines

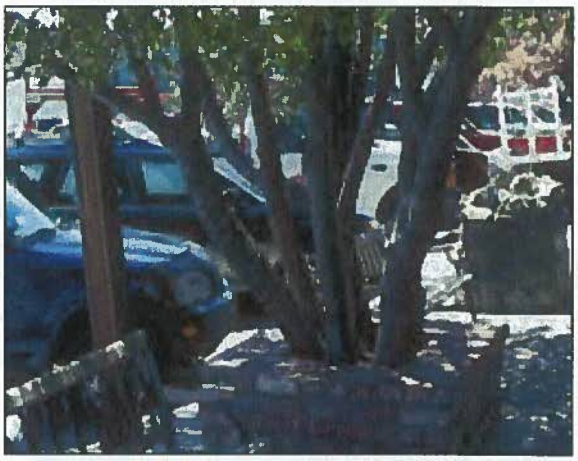
Landscaping features help give a dynamic character to the parts of private developments that relate directly to the public realm. This in turn improves the pedestrian experience. Also, having trees in yards, gardens, and spaces along streets improves environmental quality and the economic, physical and social health of our community. Trees also foster civic pride. The standards and guidelines presented in this section work in tandem with the Public Space and Circulation Elements, presented in Section 2 (which tend to focus on public rather than private improvements) and Section 12.52 of the Redlands Municipal Code "Trees and Tree Protection Along Streets and in Public Places." Issues that are not covered or are partially covered in this Specific Plan are governed by Section 12.52 of the Redlands Municipal Code.

These provisions in this section include both mandatory standards and discretionary guidelines. When used in this section, the words "shall", "must", "is to", "are to", "is/are (not) permitted", and "is/are restricted/allowed" refer to mandated standards that are enforceable by law. The words "should" and "may" refer to discretionary guidelines that are encouraged, but not mandatory. Interpreting any provision of this Code shall be the responsibility of the Development Services Director.

When evaluating these standards and guidelines, the final approval for development projects is with the approving authority which may be the Development Services Director, the Planning Commission or City Council in accordance with the implementation provisions of the Specific Plan.

B. General Guidelines

1. Landscape features should be designed to respect the historical elements and character of Downtown Redlands.
2. Landmark, native, and specimen trees should be preserved.
3. Street trees should be planted consistently throughout the Plan area. Street trees provide noise abatement and shade, which is essential for pedestrian comfort during the hot, dry summer months in Redlands. Trees both protect the visual and aesthetic character of the City and improve the quality of life for residents, visitors, and wildlife.
4. Sustainable landscape materials and configurations should be used that weather well, and drought-resistant plants should be used in order to promote sustainability.
5. Historical private street improvements such as mature trees, lights, hitching posts, and special pavements should be preserved whenever possible.



Raised Tree Planter

Uniform tree alignment that offers shading

Street trees in a denser residential neighborhood

Permeable pavers surrounding trees increases water absorption to soil

Sampling of trees from City's List of Approved Street Trees:


River She-Oak


Fruit of the Carrotwood Tree


Red Iron Bark Flower


Chinese Hackberry Flower


Lemon Scented Gum Tree


Queen Palm


Flame Ash Tree

6. Landscaping adjacent to sidewalks should be pedestrian friendly, and free from barbed wire, spiky plants, rapidly growing vines, and other landscaping that may cause puncture wounds or tripping hazards
7. Streetscapes that are primarily paved should have planters with trees and/or plants. They should contain plants that are native to the Redlands areas or have a similar appearance.
8. Street trees should be used to frame/enclose spaces.
9. Individual and distinct planting schemes for each residential unit should be sought where practicable, in order to provide a sense of authenticity and ownership for residents.
10. Balconies are encouraged to have planters along railings or potted plants. The planters should be planted with palms, flowering plants, and flowering hanging plants.

C. Street Trees

1. The purpose of street trees is to:
   A. Enclose or frame the space of the street with a canopy
   B. Provide Shade
   C. Provide a layer between traffic and pedestrian creating the feeling of safety for the pedestrian
   D. Provide aesthetic accompaniment to the architecture
   E. Reduce the heat island effect created by paved surfaces
   F. Aid in stormwater management through transpovaporation
2. Street trees should be appropriate for the region and climate and should not be an invasive species.
3. Street trees should be disease resistant and drought tolerant.
4. When selecting and positioning trees as part of new development projects, you should consider the location of the tree:
   A. Shade is most needed on the west and the southwest sides of a building.
   B. While placing trees close to a building will provide it with more shade, the roots can damage the building foundation. Keeping trees at least 5-10 ft from the building will help minimize this problem.
   C. Try to avoid planting trees directly below overhead power lines or instead choose small trees (<25') in these locations.
   D. Contact the utility company before planting so that you know where underground lines are. Avoid locating trees where they will block illumination from street lights or where they interfere with street signs.
   E. *Trees should be selected from the City's list of approved street trees available from the Quality of Life Department.* Trees should be selected based on their size, scale, compatibility with the Redlands climate, availability, minimal pest or maintenance problems, and significant shade canopies when appropriate.
5. The following are prohibited acts under this Specific Plan unless expressly exempted:
   A. To prune, injure or remove a public tree located anywhere in the City without a permit issued by the Director.
   B. To plant a tree of a species other than an Official Street Tree in a parkway, median or traffic island.
   C. To fail to adhere to the terms and conditions of any permit issued under this Chapter.

D. To fail to adhere to the terms of any public tree protection plan imposed as a condition of any discretionary land use approval or development agreement with the City.

C1. Size of Street Trees

1. Street trees should be provided the appropriate space for root growth as prescribed for the species.
2. Minimum height of base of canopy should be 8 feet for vertical clearance of pedestrians and vehicles.
3. On retail streets, the base of the canopy should be a minimum of 10 feet so as to not obscure windows and signage.
4. On retail streets, trees should be in a grated or permeable planting square with a minimum 4 foot width.

C2. Location of Street Trees

1. Street trees should be planted within the furnishing zone on commercial streets and within the parkway, between the sidewalk and the street curb, on residential streets.
2. Tree spacing should be a minimum of 30 feet on center.
3. Street trees may be alternating spacing from one side of the street to the other, on narrow streets.

C3. Character of Street Trees

1. Retail streets should be lined with a single uniform type of tree.
2. On residential streets, street tree species should be consistent within a given street but should vary from street to street.
3. Deciduous trees should be used as street trees.
4. Trees with too large of a canopy such as elms or ficuses are not generally recommended on retail streets, however State Street's large mature ficus trees should be preserved, as they provide ample shade and are visually appealing.
5. Retail street tree grating should be made of metal and painted in a uniform color. When paving is desired, the paving should be permeable for water to flow into the ground.

D. Trees on Private Property

1. No tree, shrub or plant located primarily on private property should create a hazard or to create danger or likelihood of harm to any public place, public area, parkway or street or to public health, safety or welfare. It should be the duty of any person owning or occupying real property bordering on any street upon which property there may be trees, to prune such trees.
2. During the construction, repair, alteration, relocation or removal of any building or structure in the City, no person in control of such work should leave any landmark, native, specimen or other public tree without sufficient guards or protections to prevent injury to the public landmark, native, specimen or other public tree, in connection with such construction, repair, alteration, relocation or removal.
3. All trees on any street or other public place near any excavation or construction of any building, structure or street work, should be guarded with a substantial fence, frame or box not less than four feet high and eight feet square, or at a distance in feet from the tree equal to the diameter of the trunk in inches at breast height, whichever is greater, and all building material, dirt or other debris should be kept outside that barrier. No person should excavate any ditches, tunnels, trenches, or lay any driveway within a radius of ten feet from any public tree without first obtaining a permit from the Director.

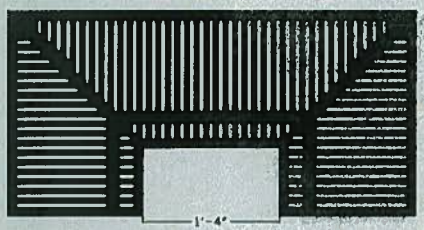
The mature trees in Redlands are great assets for Redlands and should be preserved whenever possible. They should be "limbed up" so that they do not obscure business signs and shop windows.

Here a permeable surface replaces a driveway that would typically be paved. This design both helps to mask the vehicular area and allow for increased drainage.

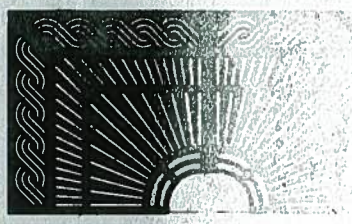
E. Tree Grates

The following are tree grates suggested for street trees on commercial sidewalks. These particular tree grates by IRONSMITH are completely recyclable, are made from at least 75% recycled content, and are all manufactured in Southern California. The simpler grate designs are recommended for [illegible] to keep costs low, while the more complex [illegible] reserved for the most prominent streets.

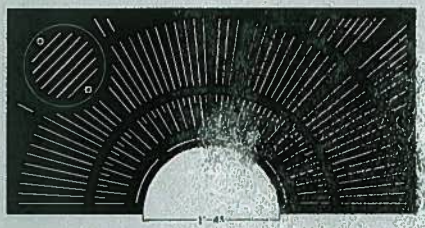
ADA



Marina



Starburst



Camelia