

4.11. ON-SITE LANDSCAPE, OUTDOOR LIGHTING, AND PUBLIC ART STANDARDS

A. Purpose and Intent. This Section establishes standards for the provision of context-appropriate landscaping that incorporates plant materials, hardscape, and lighting that enhances the character of new buildings, addresses and mitigates the Redlands climate, and facilitates sustainable water use and drainage strategies.

B. Applicability. All new development shall provide landscape per the applicable requirements of this Section 4.11.

C. Design Standards.

1. Context Appropriate Landscaping

- a. Required on-site open spaces shall incorporate landscape, hardscape, and site amenities per Section 4.4 (On-Site Open Space Standards).
- b. Plant species should be selected based on their suitability for an urban environment, for their cleanliness, and for their ability to survive in a healthy state despite constrained growing conditions. Ease of maintenance should also be considered.
- c. The majority of plant materials shall consist of drought tolerant and/or native plants with low water requirements.
- d. Turf is discouraged in Parkway or in Front Street or Side Street setback areas between the sidewalk and building facade as shown in Figure 4-16. See Section 4.1.C.1.e for Parkway landscaping requirements.
- e. The use of canopy trees for shading and cooling is encouraged where appropriate. Where canopy trees are used, site design should provide sufficiently sized tree pits or planting beds and appropriate planting medium to provide for healthy tree growth.
- f. No artificial trees, shrubs, turf or plants shall be used as landscape within the public right of way, any parking area, or within an open space area directly visible to from the public right of way.
- g. Decorative water features shall use re-circulating water and, where available, shall use recycled water.

2. On-site landscaping, including required yard areas, shall be installed or constructed in compliance with the applicable landscaping standards contained in Chapter 18.168 of the Redlands Municipal Code.

3. Irrigation.

- a. Permanent and automatic irrigation systems shall be provided for all landscaped areas in compliance with the State of California model ordinance.

4. Site Lighting

- a. Site lighting shall be shielded by permanent attachments to light fixtures so that light sources are not visible from a public way and to prevent off-site glare.
- b. Site lighting shall illuminate parking areas, buildings, pedestrian routes, and public ways.

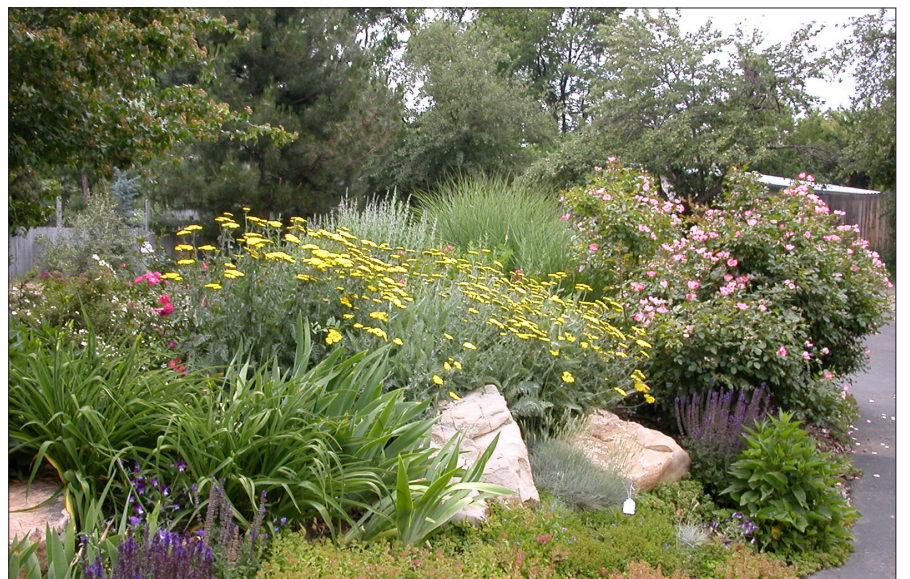
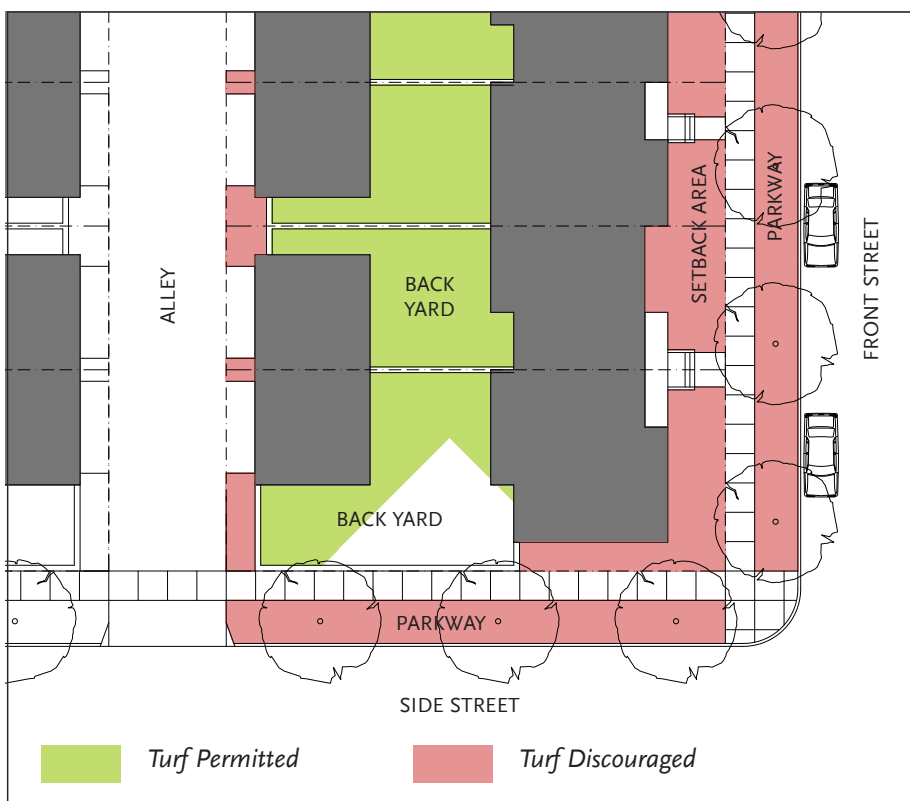
5. Public Art

- a. Public art elements, in coordination with the City's "Art in Public Places" program, may be installed in on-site locations that are visible from public streets and/or open spaces.
- b. Placement of public art subject to Site Plan Review.
- c. Art piece subject to Cultural Arts Commission Review.

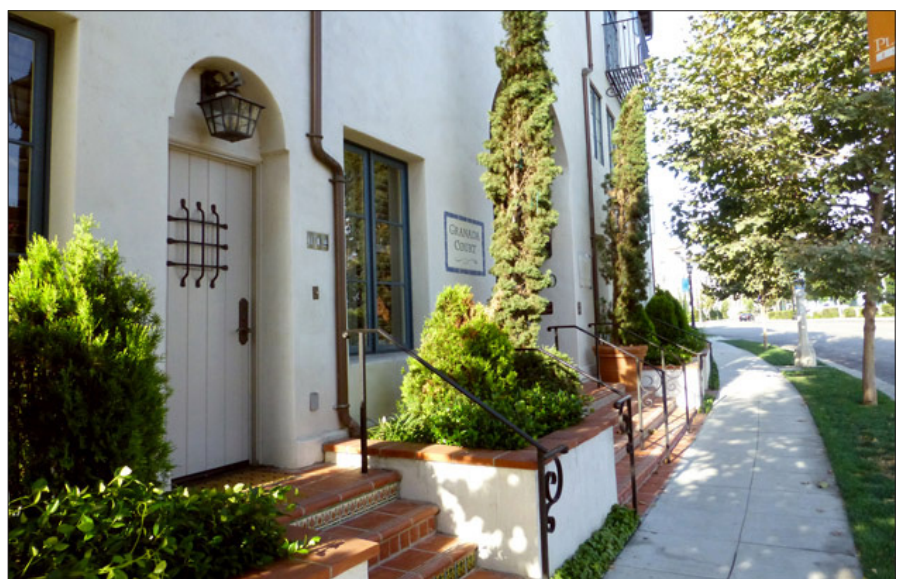
D. Maintenance.

- 1. Front yard landscape and continuous planters between the curb and sidewalk along the primary and side streets shall be maintained in an orderly and neat condition and shall remain free of weeds, debris, or high grass (with the exception of purposely cultivated native species, which shall be allowed).
- 2. Continuous planters between the curb and sidewalk along the primary and side streets shall be maintained by the adjacent property owner.

FIGURE 4-16: AREAS WHERE TURF PERMITTED/DISCUAGED.



Drought tolerant landscaping.



Landscaping that is suitable for an urban environment and can survive in constrained growing conditions.