

## CHAPTER 2. SITE DESIGN STANDARDS AND GUIDELINES

### Section EV4.0201 Parking Requirements

Adequate parking shall be provided on-site for each use within the East Valley Corridor in accordance with the following requirements:

USE	PARKING REQUIREMENT
<b>a. Residential</b>	
Single Family	2 garage spaces
Multiple Family (A minimum of 1 space per unit to be covered)	Studio - 1 space/unit One-bedroom - 1.5 spaces/unit Each additional bedroom - 0.5 add spaces/unit Guest parking - 0.25 spaces/bedroom or sleeping quarters (*Guest parking to be designated and dispersed through development)
<b>b. Commercial Uses</b>	
Automobile and machinery sales	1 space/2,000 square feet of open area devoted to display or sales; provided that where such area exceeds 10,000 square feet, 1 space shall be required per each 5, 000 square feet in excess of 10,000 square feet; and 2 spaces/auto service bay
Hotels/motels	1.1 spaces/sleeping unit
Neighborhood center	1 space/200 square feet of gross floor area
Restaurants, drive-through	1 space/3 seats; or 1 space/50 square feet of serving area, whichever is larger; and 1 space for each 2 employees; minimum of 10 spaces; and with an additional 6 stacking spaces provided for drive through service operation
Restaurants, sit-down (with or without liquor and/or entertainment)	1 space/3 seats; or 1 space/50 square feet of serving area, whichever is larger; and 1 space for each 2 employees; minimum of 10 spaces
Retail furniture/appliance	1 space/400 square feet of gross floor area; and 1 space/each 2 employees
Retail trade (includes department stores)	1 space/250 square feet of gross floor area
Shopping centers 100,000 square feet and greater	1 space/250 square feet of gross floor area
Wholesale trade	1 space/2 employees and 1 space for each company vehicle; or 1 space/1,000 square feet of gross floor area, whichever is greater
<b>c. Business Services</b>	
Automated warehousing	1 space/1,000 square feet of gross floor area or 1 space/each employee on the largest shift, whichever is larger (Requirement may be reduced if applicant submits letter justifying reduction of spaces; however, adequate area for expansion of parking shall be provided in case of conversion of use.)

Automobile repair	5 spaces/service bay; minimum of 6 spaces
Banks, financial institutions	1 space/200 square feet of gross floor area; minimum of 4 spaces; and a minimum of 6 stacking spaces for drive-through service operations
Bus terminals	1 space/100 square feet of gross floor area
Car wash, automated	1 space/employee on the largest shift
Car Wash, self-serve	2 drying spaces per washing stall
Contractor's yard	1 space/2 employees and 1 space for each company vehicle
Office (real estate, insurance, advertising, legal, etc.)	1 space/250 square feet of gross floor area; minimum of 4 spaces
Health club, gymnasium	1 space/250 square feet of gross floor area
Rail terminals	1 space/100 square feet of gross floor area
Repair services	1 space/400 square feet of gross floor area
Service station/mini-mart	1 space/250 square feet of gross floor area
Warehousing	1 space/500 square feet of gross floor area up to 20,000 square feet; 1 space per 1,000 square feet over 20,000 square feet
<b>d. Professional Services</b>	<b>Parking Requirement</b>
Convalescent hospitals/nursing homes	1 space/3 beds; plus 1 space/each employee on the largest shift
Hospitals	1 space/patient bed plus 1 space for every employee and staff member on largest shift
Medical, dental offices	1 space/200 square feet of gross floor area; minimum of 5 spaces per office
Veterinary hospital	6 spaces minimum up to 1,000 square feet of gross floor area, plus 1 space/each 250 square feet in excess of 1,000 square feet
<b>e. Educational Services</b>	
Child care	1 space/employee and 1 space/5 children; minimum of 4 spaces
Elementary school	5 spaces plus 1 space for each classroom
High school	1 space/5 students plus 1 space/staff member and employee
College/University	1 space/3 enrolled daytime students and 1 space/staff member and faculty personnel
Trade/vocational/business	1 space/3 students plus 1 space/staff member and faculty personnel
<b>f. Entertainment</b>	
Amusement enterprises	1 space/4 persons using facilities
Billiard parlor	2 spaces/billiard table

Bowling alleys	5 spaces/each bowling lane and 2 spaces/billiard table
Dance hall	1 space/20 square feet of dance floor area and 1 space/3 fixed seats or 1 space per 20 square feet of seating where there are no fixed seats
Golf course	10 spaces for each hole, and 1 space/250 square feet of gross floor area for other commercial uses
Organized camp	1.5 spaces/staff member or employee
Parks, pool, etc.	To be determined based upon an evaluation of the park and its activities through the conditional use permit process
Skating rinks	1 space/3 fixed seats and for every 20 square feet of seating area where there are no fixed seats and 1 space for each 250 square feet of skating area (24 linear inches of bench shall be considered a fixed seat)
Theater/auditorium	For theaters with 6 or fewer screens and all other public assembly uses - 1 space/5 fixed seats. Where structures other than fixed seats are provided 18 inches of linear seating equals 1 seat. For theaters with more than 6 screens - 1 space/6 fixed seats. For all public assembly uses, no additional parking shall be required for non-seating area. Where no fixed seats are provided for every 40 square feet of gross floor area which spectators will be seated.
<b>g. Miscellaneous</b>	
Chapels/mortuaries	1 space/5 fixed seats of all area used for assembly or 1 space/40 square feet of assembly area; Also, 1 space per vehicle used in connection to the use
Church	1 space/3 fixed seats or 1 space/40 square feet of floor space designated for assembly purposes
Government building (little public use)	1 space/250 square feet of gross floor space or 1 space per employee
Government building (public use)	1 space/250 square feet of gross floor area
Manufacturing	1 space/500 square feet of gross floor area or 1 space/employee on the largest shift, whichever is greater
Private clubs/lodges	1 space for each 50 square feet for floor area designated for assembly purposes"

### **Section EV4.0205 Parking Standards**

- (a) The required parking spaces shall be located on the same site with the main use or building. Property within the ultimate right-of-way of a street or highway shall not be used to provide required parking or loading facilities.
- (b) On-site parking shall be restricted to those areas which are paved and designated for vehicle parking.
- (c) When the occupancy or use of any premises is changed to a different use, parking to meet the requirements of Section EV4.0201 shall be provided for the new use or occupancy.

- (d) When the occupancy or use of any premise is altered, enlarged, expanded or intensified, additional parking to meet the requirements of Section EV4.0201 shall be provided for the additional area and/or use.
- (e) Where two or more uses are located in a single building or a single premise, required parking shall be provided for each specific use.
- (f) No required parking space or loading area shall be discontinued, reduced or altered in any manner below the requirements established in this Division unless alternative parking is provided.
- (g) Shared parking may be approved by the governing agency, provided that time of operation of the involved businesses are not the same, under the following conditions:
  - (1) Up to 50% of the parking facilities required by this Section for a use considered to be primarily a daytime use may be provided by a use considered to be primarily a night time use; up to 50% of the parking facilities required by this Section for a use considered to be primarily night time use may be provided by a use considered to be primarily a daytime use, provided that such reciprocal parking area shall be subject to conditions as set forth in paragraph (3) below.
  - (2) The following uses are typical daytime uses: Banks, business and professional offices, retail stores, personal service shops, clothing or shoe repair or service shops, and similar uses. The following uses are typical of night time and/or Sunday uses: auditoriums, fraternal lodges, churches, and theaters.
  - (3) Conditions required for joint use:
    - (A) A building or use for which application is being made for authority to utilize the existing off-street parking facilities provided by another building or use, shall be located within one hundred fifty feet of such parking facilities.
    - (B) The applicant shall show that there is no substantial conflict in the principal operating hours for the buildings or uses for which the joint use of off-street parking facilities is proposed.
    - (C) Parties concerned in the joint use of off-street parking facilities shall evidence agreement for such joint use by a proper legal instrument approved by the City Attorney as to form and content.
- (h) Each off-street parking space shall have dimensions not less than nine (9) feet in width and nineteen (19) feet in length, except parallel parking stalls which shall be a minimum of eight (8) feet in width and twenty-four (24) feet in length. No part of the area of a required parking space shall be used for

driveways, aisles, walkways, or other required improvements. Stall depths may be reduced up to one (1) foot where the parking space is adjacent to a six (6) foot or wider sidewalk or adjacent to a landscaped planter with an interior diameter of five feet or more.

- (i) Handicapped parking shall be provided in accordance with the requirements of State law.
- (j) Individual parking stalls shall be legibly marked off on the pavement. Arrows painted on paving shall dictate direction of traffic flow. The parking area shall be designed so that a car entering the parking area shall not be required to enter a street to move from one location to any other location within the parking area or premises.
- (k) Entryways to parking areas shall be well-defined and recognizable with adequate lighting and signage provided to facilitate traffic flow.
- (l) Parking and maneuvering areas shall be so arranged that any vehicle entering the public right-of-way can do so traveling in a forward direction.
- (m) Minimum aisle widths for two-way traffic: For two-way traffic, aisle width and maneuvering areas shall be a minimum of twenty-six (26) feet in width.
- (n) Minimum aisle widths for one way traffic:

<u>Parking Angle</u>	<u>Aisle Width</u>
0	13 feet
45	14 feet
60	17 feet
90	26 feet

- (o) The required off-street parking and loading areas and access drives shall be surfaced per specifications of the governing jurisdictions.
- (p) Head in parking which would necessitate full frontage access to the street or highway shall not be permitted.
- (q) Parking areas shall be designed to facilitate sweeping and reduce trash buildup; parking bumpers shall be prohibited.
- (r) Visitor parking areas shall be provided near visitor entrances. Where appropriate, visitor drop-off zones shall be provided near visitor entrances.
- (s) Pedestrian walkways shall be provided to connect parking areas to destination points. Walkways shall be paved, lighted, and have adequate

signage to direct pedestrian traffic.

- (t) Parking structures shall be permitted within the plan area; exterior design shall be architecturally compatible with main building. Parking structure should merge with or extend from main building rather than be an isolated structure. Autos should be screened to a height of 3'6" to 4' on each level, and the space remaining above the screening element, up to the ceiling of the next floor, shall remain open and unobstructed. Facades should be multi-textured or have other architectural relief.
- (u) The provision of compact parking is permitted in accordance with the criteria and specifications of the Redlands Municipal Code.

**Section EV4.0210 Loading Areas**

- (a) All hospitals, institutions, hotels, commercial and industrial uses shall provide loading spaces not less than ten (10) feet in width, twenty (20) feet in length and fourteen (14) feet in height as follows:

Square Feet of Building Space (Gross Floor Area)	Loading Spaces Required
3,000 - 15,000	1
15,001 - 45,000	2
45,001 - 75,000	Commercial Buildings 3
75,001 - 105,000	4
105,001 - and over	5
3,500 - 40,000	1
40,001 - 80,000	2
80,001 - 120,000	Industrial Buildings 3
120,001 - 160,000	4
160,001 - and over	5
3,000 - 20,000	1
20,001 - 50,000	2
50,001 - 80,000	Hospitals & Institutions 3
80,001 - 110,000	4
110,001 - and over	5
3,000 - 50,000	1
50,001 - 100,000	Hotels and Office Buildings 2
100,001 - and over	3

- (b) All loading facilities and maneuvering areas shall be located on-site with the use.
- (c) Sites shall be designed so that parking areas are separate from loading areas.

- (d) Adequate space shall be provided for stacking of vehicles waiting to load or unload, out of the public right-of-way and parking areas.
- (e) Backing of trucks from public right-of-way onto site for loading shall be allowed only at the ends of cul-de-sac streets.
- (f) No loading facilities shall be located at the front of the structure; loading facilities shall be permitted only in the rear and interior side yard areas.
- (g) Aisle width to loading docks shall be a minimum of fifty (50) feet width exclusive of truck parking area.
- (h) Loading facilities shall be adequately screened from the public view by use of walling, landscaping or building design.
- (i) Minimum aisle width adjacent to loading areas shall be sixteen (16) feet one way and twenty-six (26) feet for two way.
- (j) On structures within view of freeways, loading areas should be oriented away from public view from the freeway and from oncoming traffic along freeways. For example, structures located on the south side of Interstate 10 should have loading areas located on the east side of the building.
- (k) Loading area shall be designed as an integral part of the building's architecture.
- (l) Concrete pads shall be required at all loading bays.

**Section EV4.0215 Site Lighting**

- (a) Lighting shall be required on all new development for the purpose of providing illumination to ensure public safety and security. Lighting fixtures shall be functional, coordinated and visually attractive. Lighting shall be required at the following locations:
  - (1) Pedestrian walkways and plazas.
  - (2) Building entries, driveway entries and parking
  - (3) Hazardous locations, such as changes of grade and stairways, shall be well-lit with lower-level supplemental lighting or additional overhead units.
- (b) Lights shall be placed so as not to cause glare or excessive light spillage on neighboring sites.
- (c) All parking lot and driveway lighting shall provide uniform illumination at a minimum level of 0.5 foot candle.

- (d) All light fixtures are to be concealed source fixtures except for pedestrian-oriented accent lights.
- (e) Security lighting fixtures are not to project above the fences or roof line of the building and are to be shielded. The shields shall be painted to match the surface to which they are attached. Security lighting fixtures are not to be substituted for parking lot or walkway lighting fixtures and are restricted to lighting only loading and storage locations, or other similar service areas.
- (f) Exterior wall-mounted floodlights are expressly prohibited except for security lighting in areas as noted above.
- (g) All illuminated signs are to be internally illuminated.
- (h) Lighting of building faces is permitted.
- (i) The design of all lighting fixtures and their structural support shall be architecturally compatible with the surrounding buildings.
- (j) Walkway lighting fixtures shall have an overall height not to exceed twelve (12) feet.
- (k) Parking lot fixtures shall have an overall height not to exceed thirty (30) feet with the exception of property north of Palmetto Avenue and west of California Street, which parking lot fixtures located within these boundaries may have an overall height not to exceed forty (40) feet and shall meet the following: (1) the photometric level shall not exceed "zero" at the property line and, (2) no lighting shall be directed northerly toward the Santa Ana Wash.
- (l) When walkway lighting is provided primarily by low fixtures, there shall be sufficient peripheral lighting to illuminate the immediate surroundings to ensure public safety. Shatter-proof coverings are recommended on low-level fixtures.

#### **Section EV4.0220 Site Utilities**

- (a) Utility easements shall be required as needed through the development review process.
- (b) All existing and new utilities of 12KV or less within the project and along adjacent major arterials shall be installed underground. Where possible, all overhead lines greater than 12KV shall be placed along the rear property line, away from arterial highways.
- (c) All ground-mounted utility appurtenances, including but not limited to telephone pedestals, utility meters, irrigation system back-flow preventors, and transformers, shall be located behind the building setback line where possible, and shall be adequately screened through the use or combination of concrete or masonry walls, berming, and landscape materials.