

4. DEVELOPMENT CODE

4.14. BLOCK AND SPECIAL LOT DESIGN STANDARDS

A. Purpose. This Section establishes standards to ensure new development on sites over certain sizes and configurations are consistent with the City's goals for an interconnected and walkable network of streets and blocks that support new development that consists of ensembles of buildings of various scales and character, rather than monolithic, overwhelming, place-less buildings.

B. Definitions. The following terms are used in this Section:

1. **Site.** A legal parcel as shown in Figure 4-10 on page 4:69.
2. **Building Site.** Smaller sites within the legal parcel, as shown in Figure 4-11 on page 4:69, subdivided per the building size requirements of Sections 4.3.1.F, 4.3.2.F, 4.3.3.F, 4.3.4.F, 4.3.5.F, and 4.4.6.F. Building Sites are established for design purposes in order to meet the minimum and maximum area requirements needed to effectively design buildings that meet the intended physical character of the applicable zone. The permanence of the building site lines as legal lots is not required by these standards.

C. Applicability.

1. The requirements of this Section 4.14 shall apply to all sites and/or developments that meet any one or more of the following criteria:
 - a. Megablocks over 3.5 acres in area, including sites smaller than 3.5 acres in area that are located on megablocks larger than 3.5 acres in area;
 - b. Sites two (2) acres or more in area;
 - c. Sites with street frontage over 150 in length in the Village Corridor (COR), Neighborhood General 1 (NG1), and Neighborhood General 2 (NG2) zones.

d. Sites with street frontage over 200 feet in length in the Village Center (VC), Downtown (DT), and Village General (VG) zones; and/or

e. Through sites that extend from one street to a second, parallel street.

D. Block and Special Lot Conditions. This Section provides a description and design standards for each special parcel condition identified in above Section 4.14.C.



Streets and blocks introduced on site over 3.5 acres area.



Site over two acres in size developed with buildings of different massing and architectural character arranged around a transit plaza.



Individual buildings on a site over 150 feet in length designed with varied roof forms and different wall colors.



Two buildings on the same site designed with varied frontage elements and different wall and window treatments and colors.

1. Megablocks over 3.5 Acres in Area

- a. Definition.** Blocks (whether containing a single parcel or multiple parcels) or sites larger than 3.5 acres in area.
- b. Design Standards.** Blocks within Downtown Redlands and the surrounding historic neighborhoods range in area between approximately two acres in the Downtown commercial district (300 x 300 foot blocks) to approximately 3.5 acres in the pre-World War II neighborhoods to the south of Downtown (265 x 585 foot blocks). These block sizes provide a comfortable environment for pedestrians to walk from one place not another, while accommodating automobiles, bicycles, and other emerging transportation technologies. They also disperse traffic by providing a variety of vehicular and pedestrian routes to various destinations. To ensure new development on parcels or blocks large than 3.5 acres are consistent with Redlands' historic street and block network, the following development standards shall apply.

i. New Streets and Alleys

- (a) New development on blocks or sites larger than 3.5 acres in size shall provide new streets, curbs, gutters and sidewalks as shown in Figure 4-18 and Figure 4-19.
- (b) New Streets, curbs, gutters, and sidewalks shall be designed per the requirements of Chapter 5, Section 5.6 (Street Types) and Section 4.15 (Street and Streetscape Design Standards). Street trees shall be provided and specified per the requirements of Chapter 7, Sections 7.4 (Streetscape) and 7.5 (Trees and Planting).
- (c) Alleys may be introduced to provide access to parking and services as shown in Figure 4-20 below.
- (d) All new and modified blocks shall be designed per the following requirements:
- Length: 585 ft. max.
 - Width: 585 ft. max.
 - Maximum Area: 3.5 acres
 - Blocks longer than 300 ft. shall provide a pedestrian passage or alley that connects the Front Street to the Rear Street or the Side Street to the opposite Side Street.
- (g) The location of new streets and blocks shall be generally consistent with Chapter 5, Figure 5-1 (Proposed Street Network Improvements).
- (h) The location of streets and rights-of-way may be adjusted provided:
- The altered block size(s) conform to the block size standards of above Section 4.14.D.1.b.i.(d).
 - The assigned street type per Chapter 5, Section 5.6 (Street Types) remains unchanged.
 - A Street Plan and Site Plan that illustrates compliance with the requirements of this Section 4.14, along with the other

requirements of this Specific Plan, is submitted per Section 4.1.1.1 (Submittal Requirements).

- ii. Site and Building Site Design.** The design of the resultant Building Sites, as shown in Figure 4-20 below, shall be subject to the following additional standards:

- Building Sites two (2) acres or larger: see Section 4.14.D.2.
- Building Sites in the Village Corridor (COR), Neighborhood General 1 (NG1), and Urban Neighborhood General 2 (NG2) zones that are 150 feet or longer: see Section 4.14.D.3.
- Building Sites in the Village Center (VC), Downtown (DT), and Village General (VG) zones that are two-hundred feet or longer: see Section 4.14.D.3.
- Building Sites that extend from one street to a second, parallel street: see Section 4.14.D.4.



A pedestrian street through a megablock.



A new street and central promenade.

FIGURE 4-10. ORIGINAL SITE

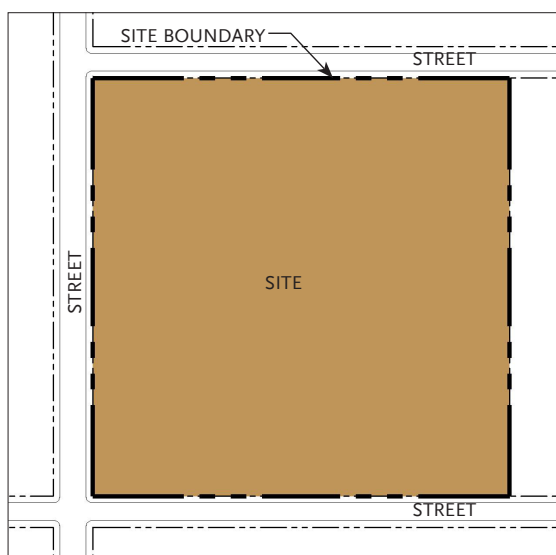


FIGURE 4-11. INTRODUCE STREETS

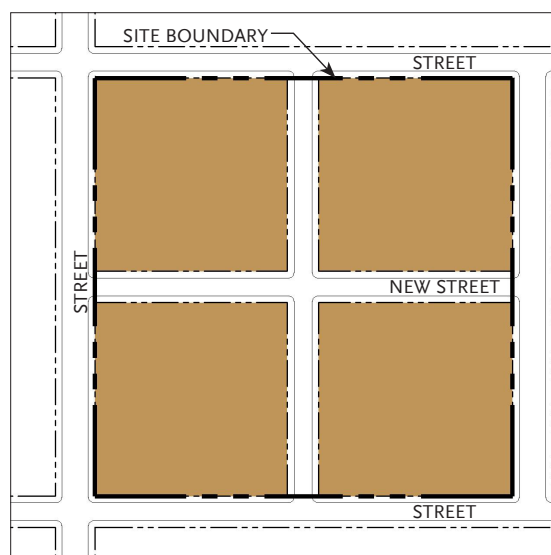
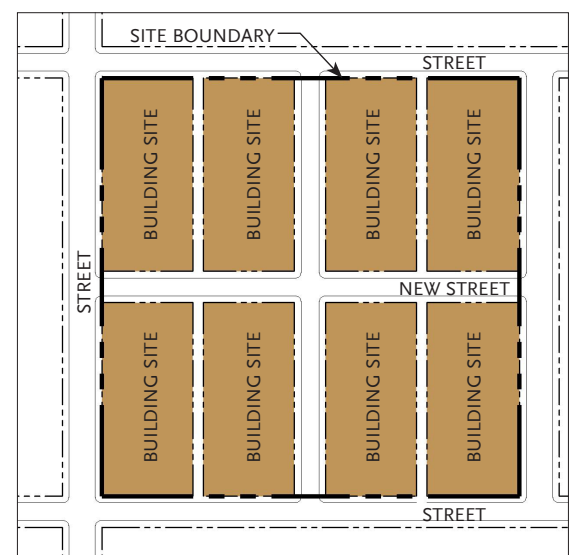


FIGURE 4-12. INTRODUCE ALLEYS PASEOS, PEDESTRIAN CORRIDORS



4. DEVELOPMENT CODE

4.14. BLOCK AND SPECIAL LOT DESIGN STANDARDS (CONTINUED)

2. Sites over Two Acres in Area

- a. **Definition.** A contiguous site that is two (2) acres or more in area.
- b. **Design Standards.** Approximately two acres in size (300 x 300 feet), Downtown Redlands' historic blocks contain multiple parcels that have been developed incrementally over time with a variety of pedestrian-oriented buildings. These blocks, their eclectic mix of buildings, and the tree-lined streets they face, are the essential components of Redlands' small-town character. The Development Standards in Sections 4.3 – 4.7 of this Development Code are designed to guide the design of new buildings that are compatible with the town-scale and eclectic character of these urban blocks. Development on sites larger than this – especially if the exact same building design is repeated multiple times without variation – can, however, be detrimental to this town-scale. To ensure new development on sites two (2) acres or more in size is consistent with Redlands' town-scale character, the following development standards shall apply.



Individual buildings designed with different heights and wall colors.



Individual buildings designed with different massing, frontage elements, and wall and window colors. Taller buildings are at rear of site.

- i. **Conceptual Subdivision.** Divide the parcel into smaller "design" parcels in order to establish a framework that accommodates town-scale urban buildings (see Figure 4-21). Parcels are intended for design purposes, but may be recorded as separate, legal parcels.
- ii. **Multiple Buildings.** Introduce multiple buildings and open spaces according to the development standards of Sections 4.3 – 4.7 (see Figure 4-22).
- iii. **Building Differentiation.** Differentiate individual buildings and their open spaces according to the following design strategies:
 - (a) Vary the design of each open space (plant species, path and landscape placement, amenities, etc.), per Section 4.4 (On-Site Open Space Standards).
 - (b) Use varied articulation and massing strategies for each building, per Section 4.5 (Building Articulation and Massing Standards).
 - (c) Vary each building's frontage element type, design, and/or detailing, per Section 4.6 (Frontage Standards).
 - (d) Assign unique architectural styles or design treatments to individual buildings. See Section 4.7 (Building Design Standards).
 - (e) Accentuate corner buildings and/or provide corner plazas, per Section 4.7 (Building Design Standards).
- iv. **Relate to Public Realm and Neighbors.** Design buildings to be compatible with the massing and scale of neighboring buildings and building across the street, especially historic character buildings. See Section 4.7 (Building Design Standards).
- v. **Building Length.**
 - (a) Within the Village Center (VC), Downtown (DT), and Village General (VG) zones: only one (1) lined "black box" building (parking garage, movie theater, or big box store) per total site may exceed the maximum building length allowed by Section 4.3.1.F (VC Zone), Section 4.3.2.F (DT Zone), and 4.3.3.F (VG Zone). Street-facing facades of black box buildings must be lined with occupiable commercial or residential uses.
 - (b) Within the Village Corridor (COR), Neighborhood General 1 (NG1), and Neighborhood General 2 (NG2) zones: all buildings must adhere to the maximum building length standards of Section 4.3.4.F (COR Zone), Section 4.3.2.F (NG1 Zone), and 4.3.3.F (NG2 Zone).
- vi. **Residential Types.** A minimum of 30% of residential buildings must be designed with direct access to each ground floor dwelling unit via a stoop or porch frontage type, per Section 4.5.D (Frontage Standards). Remaining residential buildings units may be accessed via common lobbies.

- vii. **Building Fronts and Backs.** All building fronts (the building face with public rooms such a living rooms, dining rooms, and entry lobbies) shall face other building fronts. Under no circumstances shall a building front face the rear of another building dominated by service uses and garages.

FIGURE 4-21. CREATE "DESIGN PARCELS"

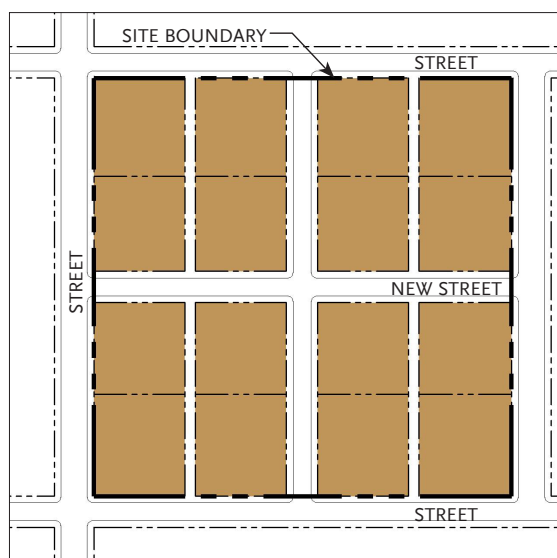
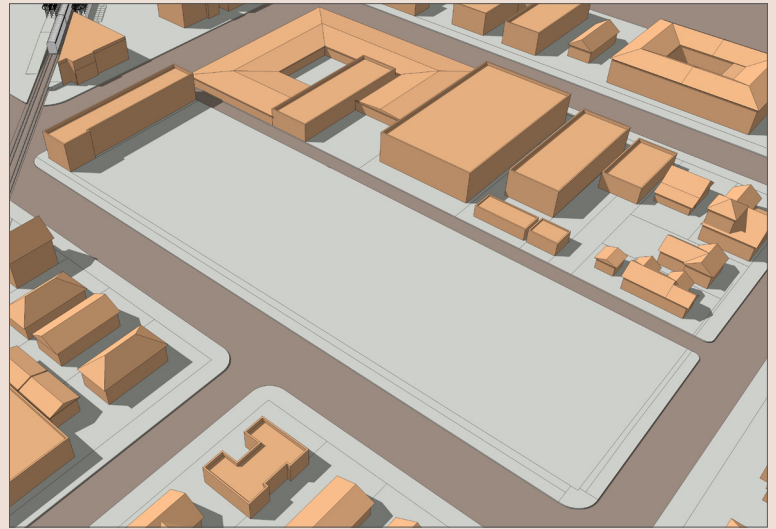


FIGURE 4-22. INTRODUCE BUILDINGS



3. Long Sites

- a. Definition.** A continuous development site that is over 150 feet in length in the Village Corridor (COR), Neighborhood General 1 (NG1), and Neighborhood General 2 (NG2) zones, and over 200 feet in length in the Village Center (VC), Downtown (DT), and Village General (VG) zones.
- b. Design Standards.** Historic parcel within Downtown Redlands and its surrounding neighborhoods typically range between 25 and 200 feet in width, establishing the framework for Redlands' small-town urban form. To ensure development on parcels above this size range are compatible with Redlands' built urban fabric, the following additional development standards shall apply.
- i. Multiple Buildings.** Introduce multiple buildings and opens spaces according to the development standards of Sections 4.3 – 4.7.
 - ii. Building Differentiation.** Differentiate individual buildings and their open spaces. Appropriate strategies include:
 - (a) Vary the design of each open space (plant species, path and landscape placement, amenities, etc.), per Section 4.4 (On-Site Open Space Standards).
 - (b) Use varied articulation and massing strategies for each building, per Section 4.5 (Building Articulation and Massing Standards).
 - (c) Vary each building's frontage element type, design, and/or detailing, per Section 4.6 (Frontage Standards).
 - (d) Assign unique architectural styles or design treatments to each building. See Section 4.7 (Building Design Standards).
 - (e) Accentuate corner buildings and/or provide corner plazas, per Section 4.7 (Building Design Standards).
 - iii. Relate to Public Realm and Neighbors.** Ensure buildings are compatible with prevalent setbacks and respectful of the massing and scale of neighboring buildings, especially historic character buildings, per Section 4.7 (Building Design Standards).



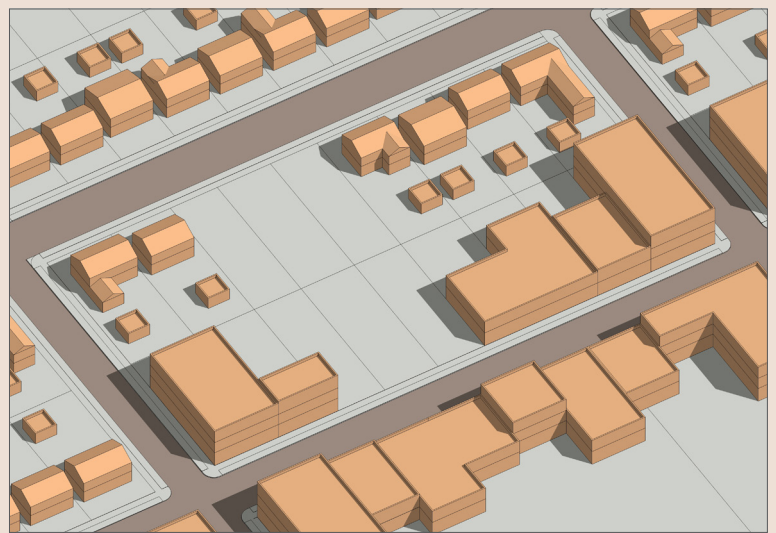
Long site.



Long site with development.

4. Through Parcels

- a. Definition.** A Site that extends from one street to a second, parallel street.
- b. Design Standards.** In cases where a Site extend between two parallel streets, the character of the urban form along each street in terms of building setbacks, massing, and building types can be very different. To ensure new development is in character with these two contexts, the following additional development standards shall apply.
- i. Relate to Public Realm and Neighbors.** Ensure buildings are compatible with prevalent setbacks and respectful of the massing and scale of neighboring buildings, especially historic character buildings, per Section 4.7 (Building Design Standards).
 - ii. Building Differentiation.** Differentiate individual buildings and their open spaces. Appropriate strategies include:
 - (a) Vary the design of each open space (plant species, path and landscape placement, amenities, etc.), per Section 4.4 (On-Site Open Space Standards).
 - (b) Use different articulation and massing strategies for each building, per Section 4.5 (Building Articulation and Massing Standards).
 - (c) Vary each building's frontage element type, design, and detailing, per Section 4.6 (Frontage Standards).
 - (d) Assign unique architectural styles or design treatments to each building, and in response to frontage types on neighboring buildings. See Section 4.7 (Building Design Standards).
 - (e) Accentuate corner buildings and/or provide corner plazas, per Section 4.7 (Building Design Standards).



Through parcel.



Through parcel with development.