

4. DEVELOPMENT CODE

4.15. STREET AND STREETScape DESIGN STANDARDS

A. Purpose. This Section establishes standards to ensure new streets and new streetscapes along existing streets are consistent with the City's goals for walkable streets that support the intended physical character, land use activity, and quality envisioned by this Specific Plan.

B. Applicability. This section 4.15 shall apply to all new streets, new buildings, and additions that are twenty (20) percent or more of existing floor area in size.

1. All news streets and all new streetscape along existing streets shall be designed in compliance with the applicable requirements of this Section 4.15, Chapter 5, Section 5.6 (Street Types), and Chapter 7, Sections 7.4 (Streetscape) and 7.5 (Trees and Planting).
2. New buildings and additions that are 50 percent or more of existing floor area in size shall remove and replace dead or overgrown landscaping, construct sidewalks per the requirements of this Section 4.15 and Chapter 5, Section 5.6 (Street Types), and plant street trees per the requirements of Chapter 7, Sections 7.4 (Streetscape) and 7.5 (Trees and Planting).
3. All other projects requiring planning permits/approval shall remove and replace missing or dead landscaping (including street trees).

C. Street and Streetscape Design Standards.

1. Street Trees and Parkway. Proposed development shall include sidewalks and street trees as follows:

- a. Street Tree Spacing.** Tree spacing is determined by the mature canopy spread of the species selected. Street tree spacing shall be between 20 feet and 45 feet on center with adjustments in spacing according to acular tree species and pursuant to City standards.
- b. Street Tree Location.** Street trees shall be planted according to the following location requirements:

Streetscape Element	Distance
i. Curb line of perpendicular street at intersection	25 ft. min.
ii. Street Light	Midway between adjacent trees but 10 ft. min.
iii. Stop or yield sign	20 ft. min.
iv. Directional Signage	10 ft. min.
v. Fire Hydrant	10 ft. min.
vi. Alley margins and driveway	5 ft. min.
vii. Underground utilities	5 ft. min.

b. Tree Species. Street trees shall be specified for each street as indicated in Chapter 7 (Public Realm of Open Space and Landscape), Figure 7-11 (Street Tree Plan: New York Street/Esri Station Area), (Figure 7-12 (Street Tree Plan: Downtown Station Area), and Figure 7-13 (Street Tree Plan: University Street Station Area).

c. Tree Size at Initial Planting. Street trees at initial planting shall be a minimum 24 inch box size.

d. Runoff. All runoff from public right-of-way shall be treated per the current water quality standards of the San Bernardino County Stormwater Program Water Quality Management Plan, and as approved by the City.

e. Parkway and Tree Wells.

- i. Irrigation to parkways or tree wells shall be provided as an extension of the on-site system and is the responsibility of the property owner.
- ii. Tree wells shall be a minimum of 4 ft. x 6 ft. with the long side oriented parallel to the curb. Tree well widths may be reduced to ensure that the sidewalk between the edge of the tree well and the adjacent building face is a minimum of 5 ft. wide.
- iii. Parkway landscape materials.
 - (a) Plant materials shall not be installed within 24 inches of public street trees as measured from the base of the street trunk. Only mulch is allowed within this area.
 - (b) Plant materials must not present a danger to the public; they shall not be poisonous, noxious, or invasive.
 - (c) Plant materials must not have exposed, rigid spines; spikes; barbs; or thorns.
 - (d) Plant materials shall be maintained to keep their height at 24 inches maximum.
 - (e) No edible plant materials are allowed.
 - (f) No boulder, or any rock over six inches in height, is allowed.
 - (g) Non-vegetative groundcover and/or flat stone paving materials shall provide uniform, firm, even, and reasonably walkable surface. Examples include bark chips, mulch, decomposed granite, gravels, or decorative pavers.
 - (h) Bark, mulch, or decomposed granite is only permitted in parkway areas with a slope less than 5% in any direction. They shall not run off into the street.
 - (i) Decorative pavers are not allowed within three feet of any public streetlight pole, pull box, or other utility facilities.



Benches are placed perpendicular to the curb between the pedestrian thoroughway and parked cars.



A mid-block crosswalk leads to mid-block pedestrian passage.

- (j) Synthetic (artificial) turf must be maintained, cleaned, re-brushed and replenished with new approved infill per the manufacturer's recommendations.

2. Street Lights.

- a. Pedestrian-scaled street lighting shall be provided along public sidewalks and public park pathways. The bottom of pedestrian-scaled lamps along a sidewalk or other path being lighted should not be more than 14 feet above the sidewalk or path finished grade.

3. Street Furnishings

- a. Street furnishings are allowed within the public right-of-way (R.O.W.) as pedestrian amenities within the Village Center (VC) zone, the Village General (VG) zone, and within all parks and open spaces.
- b. Street furnishings include but are not limited to: benches, waste receptacles, bicycle racks and similar items that help to define pedestrian use areas. Additional and optional amenities include: tables, chairs, umbrellas, kiosks, and planters.
- c. The following materials should be used for street furnishings:
 - i. Benches should be made of wood, metal, stone, terra cotta, cast stone, cast concrete, hand-sculpted concrete, or composite materials that resemble wood.
 - ii. Trash cans and bike racks should be made of metal.
 - iii. Planters and pots should be made of metal, stone, terra cotta, cast stone, cast concrete, hand-sculpted concrete, or composite material that resemble wood.
 - iv. Outdoor restaurant chairs and tables may be wood, metal, stone, or high quality plastic, subject to approval of Director of Development Services.
- d. Street furnishings such as tables and chairs should not be stored in a location that is visible from the street.
- e. Advertising on street furnishings within the public right-of-way is prohibited.
- f. The following street furnishings are not permitted within the public right-of-way or open space area(s):
 - i. Vending machines;
 - ii. Photo booths;
 - iii. Automated machines such as, but not limited to, penny crunching machines, blood pressure machines, fortune-telling machines, video games, animated characters and other such machines that are internally illuminated, or have moving parts, or make noise, or have flashing lights.

4. Outdoor Seating Areas, Cafes, and Restaurants

- a. Outdoor seating areas, cafes, and restaurants on private property are encouraged provided they do not interfere with pedestrian flow and circulation along adjacent sidewalks, from public ways to building entries, or with amenities, such as bicycle racks and benches.
- b. Required or proposed railings for outdoor areas, sidewalk cafés, and outdoor restaurants shall be designed to complement the adjoining buildings.

5. Crosswalks and Curb Extensions

- a. Crosswalks should be clearly marked with high contrast "zebra" or "continental" striping, or materials with contrasting colors and textures such as unit pavers and colored concrete.
- b. Curb extensions should be provided to reduce the pedestrian crossing distance and time, thus improving pedestrian comfort and safety.



Dog Park.



Metal outdoor restaurant chairs and tables.