

## **C. Property Development Standards**

### **1. Town Center (TC) District**

- 1.1 Minimum Lot Area: None required.
- 1.2 Maximum Floor Area: 2.0 times lot area. Enclosed parking structures shall not be counted toward the calculation of Floor Area Ratio.
- 1.3 Maximum Building Height and Number of Stories: Four stories, not to exceed a maximum building height of fifty-five (55) feet.

#### **Building Height**

Building height shall mean the vertical distance measured from the adjoining curb level to the highest point of the structure; provided, however, that where buildings are set back from the street line, the height shall be measured from the average elevation of the finished grade at the front of the building.

#### **Building Height Exceptions**

Appurtenances such as chimneys, open lattice structures, ventilators, flagpoles, steeples, pylons and towers with a maximum cross-sectional plan area of 100 square feet and meeting building code requirements may be permitted subject to the approval of the Planning Commission.

#### **1.4 Setbacks**

- a. Minimum front setback: None
- b. Minimum side street setback: None
- c. Minimum interior side setback: No requirement, except when the property abuts an existing residential use. When abutting an existing residential use, the required side setback is five (5) feet. This requirement shall not apply when the project abuts an existing mixed use building that contains a residential use.
- d. Minimum rear setback: No requirement. When abutting an existing residential use the required rear setback is fifteen (15) feet.
- e. Setback from alleys: No requirement.

#### **1.5 Building Lines**

A minimum of 50% of the front ground-level facade of the building must be located within ten (10) feet of the property line. In the case of a multi-building complex, at least 50% of the front building setback line must be occupied by a building facade.

The intention of this requirement is to locate building fronts near the street, adjacent to sidewalks, to improve the pedestrian character of the Specific Plan area.

### 1.6 Landscaping

A minimum 8% of the total lot area must be fully-landscaped. Internal landscaped areas of parking lots may be counted toward this total. Patios, courtyards, colonnades, arcades and other outdoor pedestrian spaces may be counted for up to one-third of the landscaped area requirement if they are decoratively-paved with a material approved by the Planning Commission. All other required landscaping must be fully planted with a combination of trees and shrubs. The tree species must be drought tolerant.

### 1.7 Off-Street Parking

- a. Off-street parking shall be provided as required by Title 18 of the Redlands Municipal Code; provided, however, that mixed use projects, and multifamily attached residential projects, located all, or in part, within a one-half mile radius of the downtown train station of the historic Santa Fe Depot, shall be subject to the parking requirements contained in [Section 18.92.080\(B\)](#) of the Redlands Municipal Code.
- b. Joint use parking facilities, as provided for by Title 18 of the Redlands Municipal Code, are encouraged as a means to reduce excess surface parking in the Specific Plan area.
- c. An in-lieu fee for new construction, or existing development, may be paid to the City if parking is within 300 feet of the property and in compliance with Title 18 of the Redlands Municipal Code. The amount and schedule for payment shall be determined by Resolution of the City Council.

### 1.8 Location of Off-Street Parking

- a. Off-street parking shall not be located in required front or side street setback areas.
- b. Off-street parking areas shall be located to the rear or sides of buildings, not between the front elevation of the building and a public street. This requirement is intended to achieve a pedestrian-oriented development pattern throughout the Town Center District, and to prevent automobile-oriented development that places parking lots between buildings and streets.

- c. All off-street parking areas visible from public streets shall be screened from view with a minimum 30-inch high solid wall or a minimum 5-foot wide continuous landscaped edge with shrubs that reach a minimum height of 30 inches after two years growth. Solid walls used for screening must be accompanied by a minimum 3-foot wide landscaped edge facing the street.
- d. The 6-foot high solid masonry wall required by the City of Redlands Zoning Ordinance for locations where commercial uses abut residential districts shall not be required in the Town Center (TC) District.

#### 1.9 Variances

Variances shall be allowed subject to the regulations of the Redlands Zoning Ordinance.

## 2. Town Center-Historic (TC-H) District

2.1 All property development standards of the Town Center (TC) District shall apply to the Town Center-Historic (TC-H) District, with the exception of the following provisions:

- a. Maximum Building Height and Number of Stories: Four stories, not to exceed a maximum building height of fifty-five (55) feet.
- b. Front and Side Street Setback: No requirement.
- c. Building Lines: A minimum of 50% of the front ground-level facade of the building must be located within ten (10) feet of the front property line.
- d. Landscaping: Landscaped area is not required on lots 5,000 square feet or less.

#### 2.2 Parking Exemption for Historic Buildings

Uses located in historic buildings that are either designated, contributing, or eligible structures over 50 years of age and are located in the on-site parking exemption area for historic structure shall not be required to comply with the Town Center parking standards or the parking requirements of Section 18.164.240 of the Redlands Municipal Code. The on-site parking exemption area is defined as such: beginning at the intersection of Orange Street and the railroad tracks, running east along the railroad tracks to Fifth Street, then running south along Fifth Street to the northern property lines of the parcels fronting Redlands Boulevard, then running west to Orange Street, then running north along Orange Street to Shopper's Lane, then running west along Shoppers lane until reaching the historic Mutual Orange