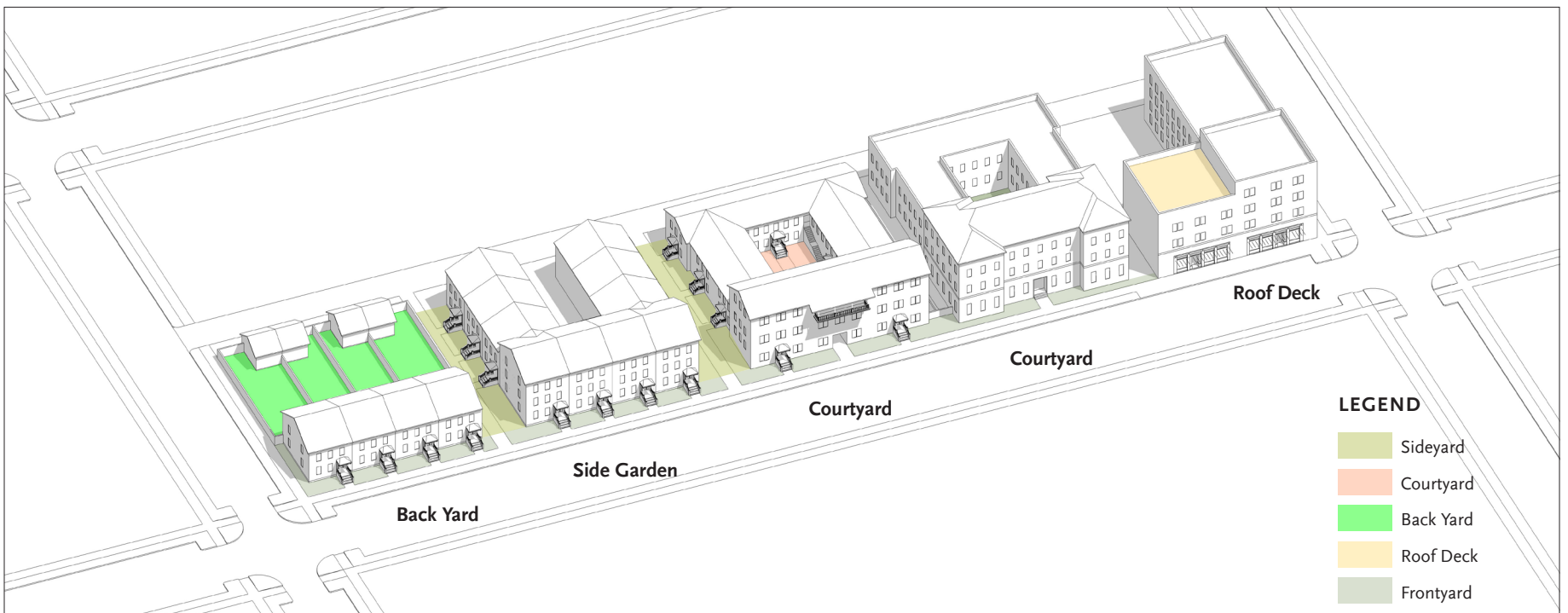


4. DEVELOPMENT CODE

4.4. ON-SITE OPEN SPACE AND FENCE/WALL STANDARDS

- A. Intent.** On-site open space provides private and common public outdoor space for the enjoyment and use of residents, employees, and visitors and also provides comfortable spaces through which pedestrian access is provided from the street to any buildings (or portions of buildings) that lack direct street frontage.
- B. Applicability.** Each proposed new building shall be designed in compliance with the open space standards of this Section for the applicable zone, except for public and institutional buildings, which because of their unique disposition and application are not required to comply with these requirements and are reviewed by a special permit and procedures.
- C. Requirements for All Open Space Types.**
- 1. Fence and Garden Wall Standards**
- a. Walls.
 - i. Garden walls and retaining walls along street frontages, shall be made of or clad in brick, stone, or stucco and shall be compatible with the design of the principal building.
 - ii. Garden walls shall be no less than eight inches wide and capped by smooth mortar cap or a brick, terra cotta, or similar cap that overlaps the wall below by no less than one half inch on each side.
 - b. Fences and Gates.
 - i. Wood fences and gates enclosing front yards shall be made of vertical pickets with no more than three inch gaps in between.
 - ii. Wood fences and gates are not recommended on frontages in the Village Center (VC), Downtown (DT), and Village General (VG) zones.
 - iii. Wrought iron fences and gates shall be made of true wrought iron, or steel bar that faithfully simulates true wrought iron. Spacing between bars shall be no less than four-inches. Wrought iron fences shall have iron or steel posts and/or brick or stone piers.
 - iv. Chain link fencing is prohibited, except along alleys within the Neighborhood General 1 (NG1) and Neighborhood General 2 (NG2) zones.
- c. Corner Cutoffs.** The design of front yard fences and hedges at corner lots shall conform to the corner cutoff and traffic sight safety standards required by Chapter 18.168 of the *Redlands Municipal Code*.
- D. On-Site Open Space Types.** This Section identifies a series of open space types, including the configuration and design characteristics of each type. Refer to the Zone that applies to a particular parcel to determine which open space type may be applied toward meeting the required amount of on-site open space, and the size and configuration criteria that apply (see Sections 4.3.1.E; 4.3.2.E; 4.3.3.E; 4.3.4.E; 4.3.5.E; or 4.3.6.E.). Defined Open Space Types are: Side Garden, Courtyard, Roof Deck, Back Yard, and Frontyard (see Figure 4-5).

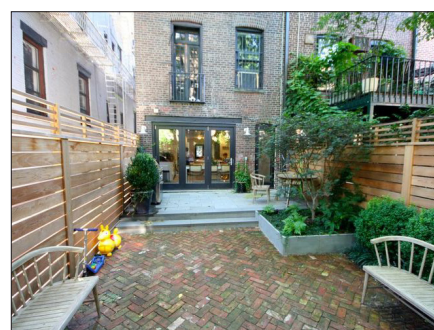
FIGURE 4-5: OPEN SPACE TYPES



Courtyard



Side Garden



Backyard



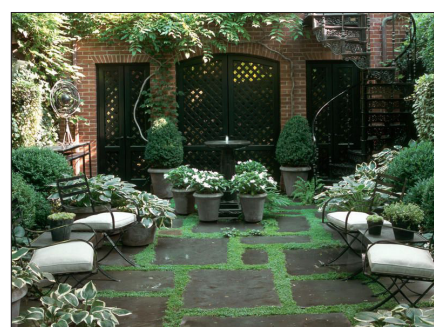
Roof Deck



Courtyard



Side Garden



Backyard



Roof Deck

1. Side Garden

a. Definition. A landscaped open space along one side of a lot. Side Gardens may be semi-private spaces through which occupant and visitor access is provided to one or more buildings or dwellings. Side Gardens of single-family dwellings are private, primarily landscaped open spaces. For multi-family buildings, Side Gardens may be designed for the shared use of all residents. Note that Side Gardens strongly defined by buildings on two or more sides – particularly if they include significant hardscape areas – may also be classified as Side Courts (see Section 4.4.D.2).

b. Design Standards

i. Configuration.

- Side Gardens are located between the building and the Side Yard property line and should have a basic rectangular shape.
- For Multi-family buildings, the Side Garden provides access to units.
- Size. Refer to Section 4.3.1.E, 4.3.2.E, 4.3.3.E, 4.3.4.E, 4.3.5.E, or 4.3.6.E for dimensional requirements. Parking courts may count towards minimum size requirements, provided finishes and landscape are consistent with Section 4.4.D.1.b.ii below.
- Encroachments. Dooryards, porches, stoops, and architectural elements may encroach into the Side Garden as indicated in the Design Criteria for the applicable Zone.

ii. Multi-Family or Commercial Side Gardens.

(a) Finishes. Side Garden materials, finishes, fixtures, and colors shall be designed in a manner that is consistent with the architectural language of the building.

(b) Landscape.

- Except for paved areas, Side Gardens shall be planted in their entirety with trees, shrubs, ground cover, and water conserving plant materials.
- The top of walls of planters shall be no taller than eighteen (18) inches, but some may be up to forty-two (42) inches if required to support the health of plantings.
- Appropriate irrigation and drainage shall be provided to all planted areas, including pots.
- Trees scaled to the space are recommended for shade and to screen views to and from neighboring buildings.
- See Section 4.11 (On-Site Landscape, Outdoor Lighting, and Public Art Standards) for additional landscaping and maintenance requirements.

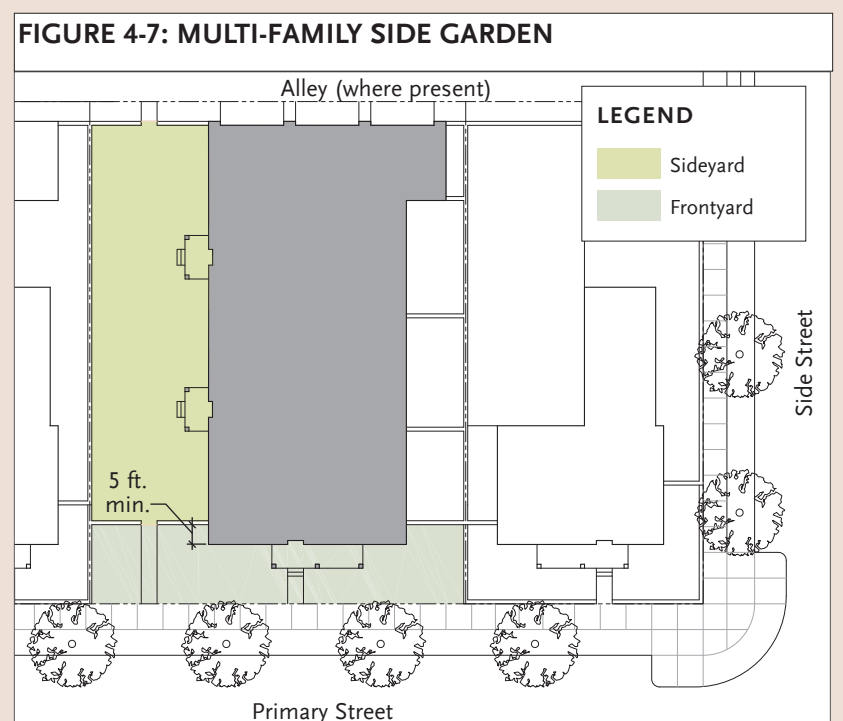
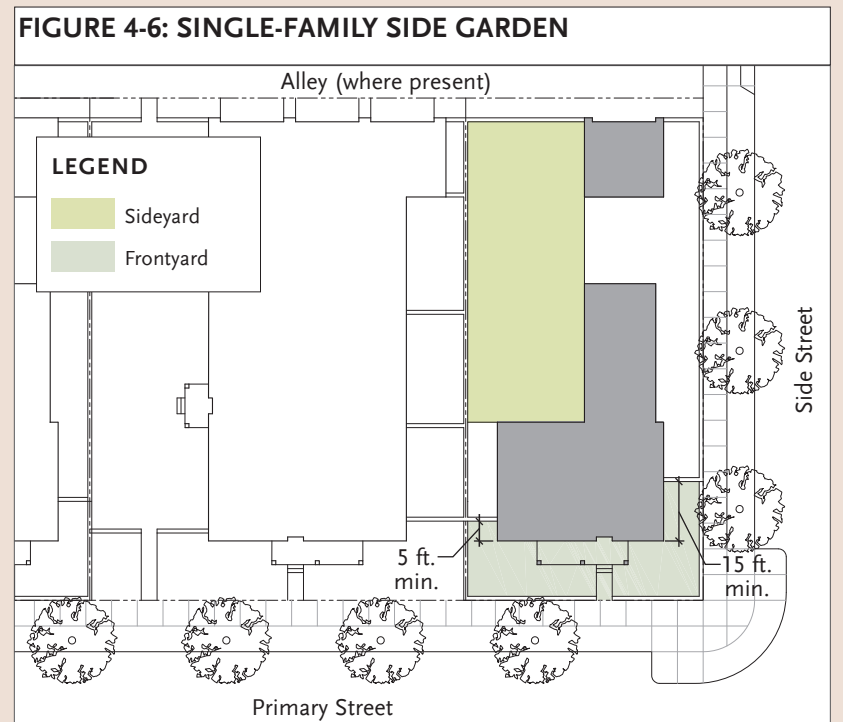
iii. Single-Family Side Gardens. Since Single-Family Side Gardens are private open space areas, no design standards are provided, however trees scaled to the space are generally recommended for shade and to screen views to and from neighboring buildings.

c. Wall, Fence, and Hedge Standards.

- Side Yard fences and walls located behind the front building facade may be up to six (6) feet high as measured from adjacent finished grade.
- Side Yard fences built parallel to the frontage between buildings to enclose the Side Yard(s) shall be set back a minimum of five (5) feet behind the facade line, except walls that are an integral part of the architecture of the building, which may be flush with the facade or set back (see Figure 4-6 and Figure 4-7).
- On corner lots, walls or hedges enclosing Side Gardens that front the Side Street may not exceed three (3) feet in height as measured from the adjacent sidewalk.
- Solid fences enclosing the Front Yard – including walls separating the Front Yard from the Side Garden – may not exceed three (3) feet in height as measured from the adjacent sidewalk.



Side Garden



4. DEVELOPMENT CODE

4.4. ON-SITE OPEN SPACE AND FENCE/WALL STANDARDS (CONTINUED)

2. Court

a. Definition. A semi-public, shared open space within a lot, for use by more than one resident or tenant. It is a well-defined, coherent area that is an essential component of the project's design, not merely space left over after the building mass is placed. Courts generally provide visitor access from the street to dwellings, retail or office spaces, and/or buildings within the lot that lack direct frontal access from the street. The degree of enclosure or openness may vary according to the requirements of each zone and the design intent of the project designer.

FIGURE 4-8: SIDE COURT OPEN TO STREET

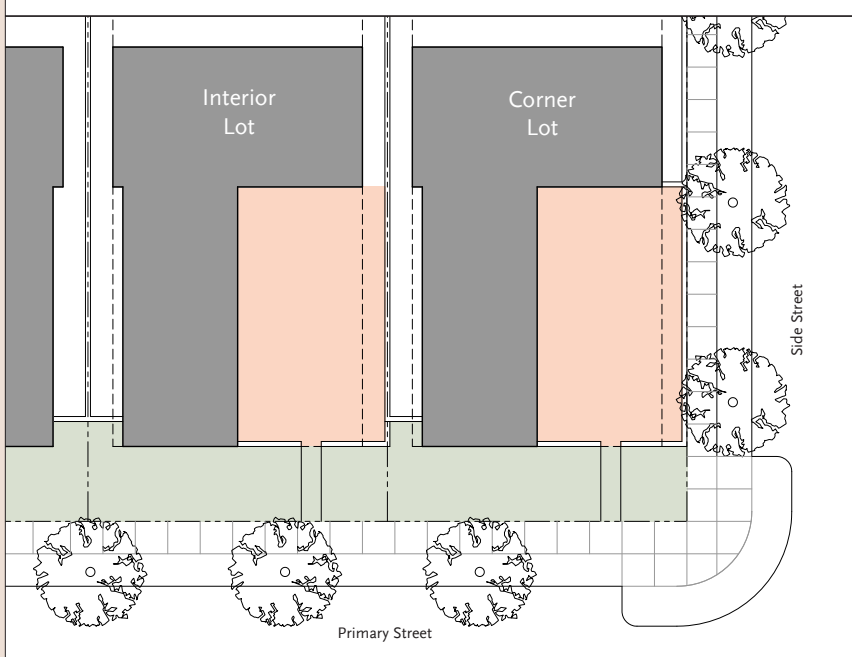


FIGURE 4-9: INTERNAL SIDE COURT

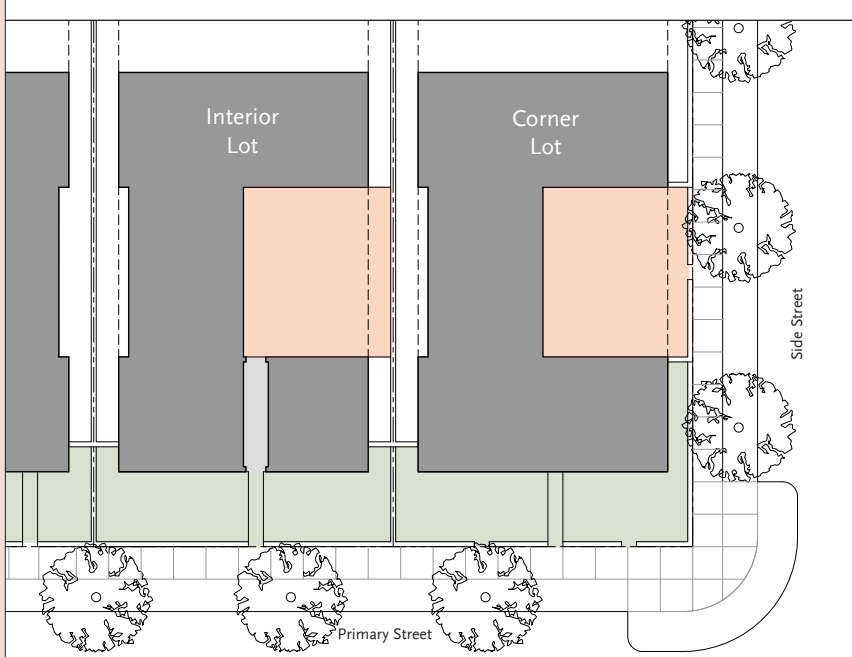
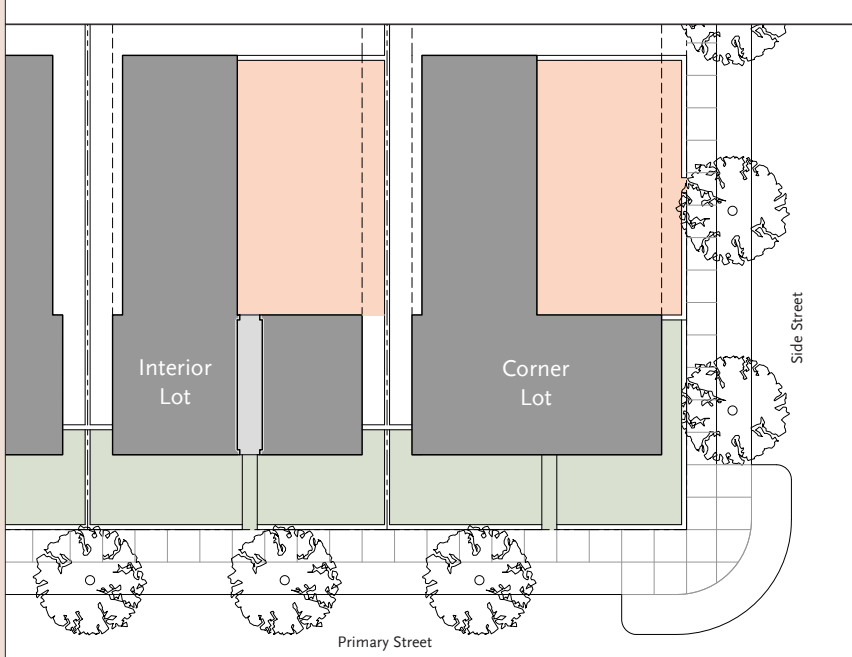


FIGURE 4-10: SIDE COURT OPEN TO STREET



b. Design Standards

- i. **Configuration.** Courts – particularly the portion of the court(s) that is intended to meet the minimum Required On-Site Open Space area requirements of each individual zone – may be placed in the following ways:
 - (a) **Side Court.** The Court is placed along the side yard of the parcel to (see Figures 4-8, 4-9, and 4-10):
 - (i) Correspond with a court or back yard on an adjacent lot to create the effect of one large open space;
 - (ii) Provide a contiguous space for entrances to a neighboring existing building that face the proposed project and are located close to the property line, to face; or
 - (iii) When the adjoining lot contains a single-family house, to create a large open space next to the house.
 - (b) **Open to Street.** The Court adjoins the minimum Primary Street setback line creating a deep, combined garden/terrace facing the street (see Figures 4-8 and 4-11).
 - (c) **Internal Courtyard.** The Court is an internal courtyard, entirely contained within the site (see Figures 4-9 and 4-12).
 - (d) **Special Circumstances.** When a site contains an exceptional feature, such as a large, healthy tree or topography, the Court is placed to retain and take advantage of that special feature.
- ii. **Size.** Refer to Section 4.3.1.E, 4.3.2.E, 4.3.3.E, 4.3.4.E, 4.3.5.E, or 4.3.6.E for dimensional requirements. Parking courts may count

FIGURE 4-11: COURT OPEN TO STREET

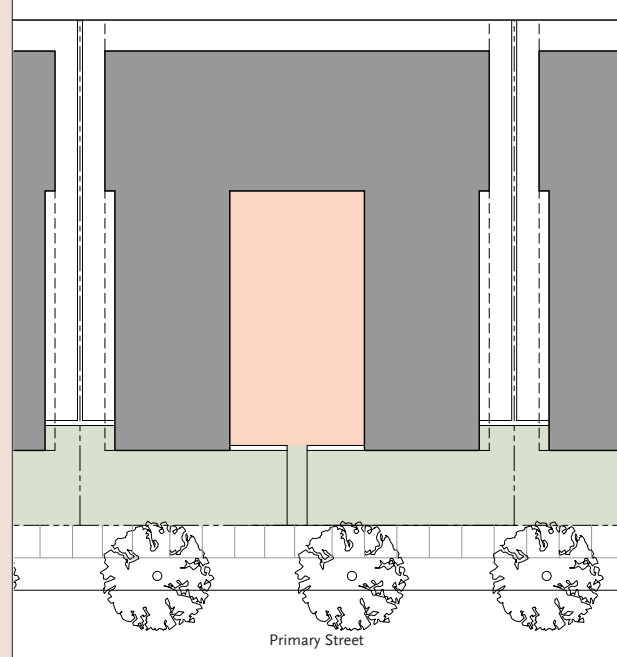
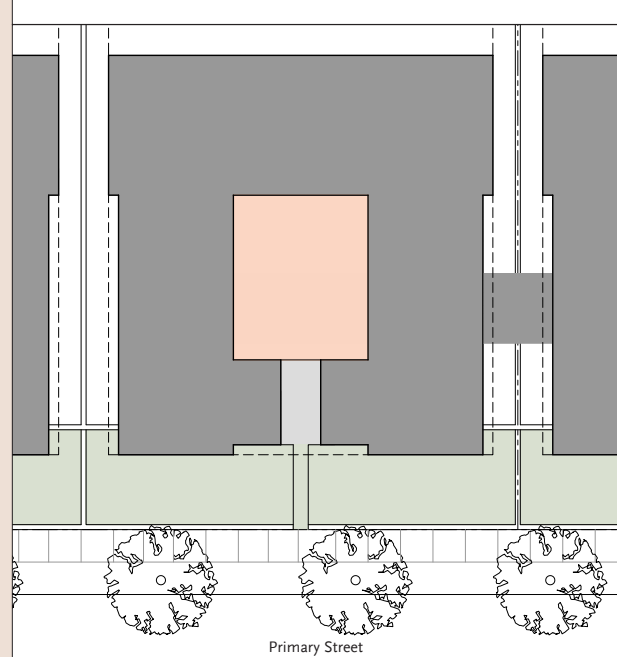


FIGURE 4-12: INTERNAL COURT



2. Court (continued)

towards minimum size requirements, provided finishes and landscape are consistent with Section 4.4.D.2.b.viii and ix below.

iii. Enclosure.

- (a) In general, a Court's perimeter shall be defined by building walls on at least two sides, and on a third side by building walls or architectural or landscape elements such as low walls or trellises, or linear landscape elements such as hedges or rows of trees.
- (b) In some cases, one side of a Court may be defined by a building wall or a linear landscape element on an adjoining property.
- (c) Driveways located adjacent to a Court shall be screened by architectural elements such as low walls or trellises, or linear landscape elements such as hedges or rows of trees so as not to appear to be located within the Court.

iv. Encroachments into Courts. Dooryards, stoops, and architectural elements may encroach into the Court as allowed by the Urban Standards of each Zone.

v. Common Area. Courts shall be designed to be gathering places for the occupants and also circulation spaces through which pedestrian access is provided from the street to any buildings (or portions of buildings) that lack direct street frontage. Courts shall provide a central, flat area that is usable and encourages human activity and interaction. This area should contain a combination of paving and landscaping.

vi. Private Area. Courts should be designed to provide for private access to dwellings and businesses that lack direct street

frontage. Courts should also provide space for private outdoor space in the form of private patio and terrace spaces.

vii. Amenities. Courts should include public amenities such as seating areas, fountains, BBQ islands and/or outdoor fireplaces to encourage their use as common outdoor rooms or gathering places.

viii. Finishes. Court materials, finishes, fixtures, and colors shall be designed in a manner that is consistent with the architectural language of the building.

ix. Landscape.

- (a) Except for paved areas, courts shall be planted in their entirety with trees, shrubs, ground cover and water conserving plant materials.
- (b) Arbors, trellis structures and raised planter/seating walls may be provided.
- (c) Court planting may be in permanent planters. The top of walls of planters shall generally be no taller than eighteen (18) inches, but some may be up to forty-two (42) inches if required to support the health of plantings.
- (d) Appropriate irrigation and drainage shall be provided to all planted areas and planter pots.
- (e) Trees scaled to the space are recommended for shade and to screen views to and from neighboring buildings.
- (f) See Section 4.11 (On-Site Landscape, Outdoor Lighting, and Public Art Standards) for additional landscaping and maintenance requirements.

c. Wall, Fence, and Hedge Standards. See Section 4.4.D.1.c.



A court with a common seating area oriented around an outdoor fireplace.



A court with an informal seating area.



A court with a central fountain and wood benches.



A court with a fountain and formal planting.

4. DEVELOPMENT CODE

4.4. ON-SITE OPEN SPACE AND FENCE/WALL STANDARDS (CONTINUED)

3. Roof Deck

a. **Definition.** A rooftop open space that may be assigned to individual units or a shared open space available for use by all residents or tenants. Amenities can include trellises, landscaping, seating areas, BBQ islands, and/or outdoor fireplaces, and the like.

b. **Design Standards**

i. **Configuration.** Roof Decks may be located on a portion or all of a building, subject to the California Building Code (CBC).

ii. **Size.** Refer to each individual zone for minimum and maximum size requirements. Roof decks can meet the minimum open space requirements in certain zones.

iii. **Amenities.** Roof Decks designated to meet the minimum on-site open space requirements shall include design elements such as seating areas, fountains, and/or outdoor fireplaces to encourage their use as outdoor rooms or gathering places.

iv. **Finishes.** Roof Deck materials, finishes, fixtures, and colors visible from the street and Required On-Site Open Spaces – including trellises, railings, and walls – shall be designed in a manner that is consistent with the architectural language of the building.



4. Back Yard

a. **Definition.** A private, landscaped open space located behind a single family or multi-family building that is for the use of the residents of one or more dwellings. For buildings with two or more units, Backyards may be divided into separated private yards, provided each private yard is located directly adjacent to the dwelling unit.

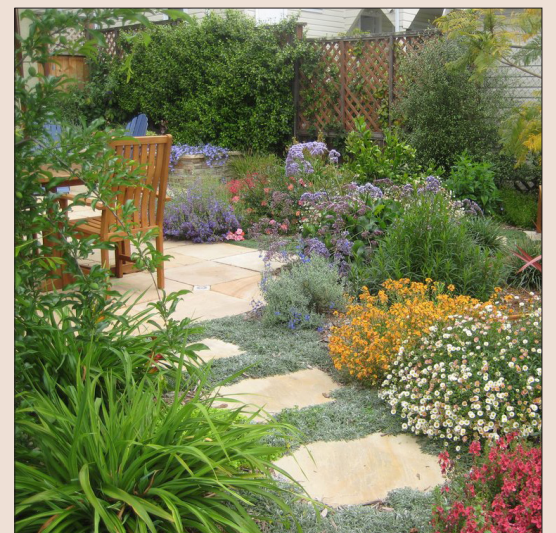
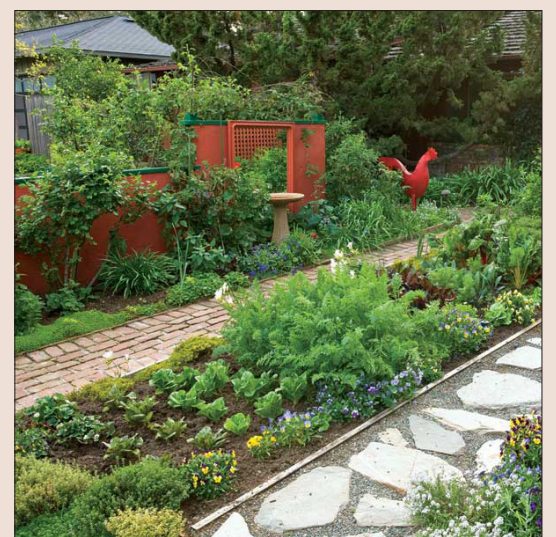
b. **Design Standards.** Since Back Yards are private open space areas, no design standards are provided.

c. **Wall, Fence, and Hedge Standards.**

i. Back Yard fences and walls located behind the front building facade may be up to six (6) feet high (see Figure 4-13 on the following page).

ii. Fences and walls along the Side Street frontage may be up to six (6) feet high for the rear portion of the site up to fifteen (15) feet behind the primary street facing facade line (see Figure 4-13). Fences along the remaining side street frontage, adjacent to the front yard, may be up to three (3) feet high.

iii. Wood fences at interior side and rear property lines shall provide fronts to both sides of the property line (“good neighbor fencing”), for example by alternating members from one side of the fence to the other.



5. Frontyard

a. **Definition.** The Frontyard is the area between the Primary Street facing building facade and the Primary Street property line and/or back of sidewalk (see Figure 4-13). On corner lots, the Frontyard also includes the area between the Side Street facing facade and the Side Street property line up to the fence enclosing the back yard. Frontyards provide a physical separation between the street and buildings on the site, while presenting a place to greet one's neighbors and for informal play. Access to buildings from the sidewalk also occurs through the front yard. Frontyards may be visually continuous with adjacent yards with a common landscape, or enclosed by a low fence, wall, or hedge.

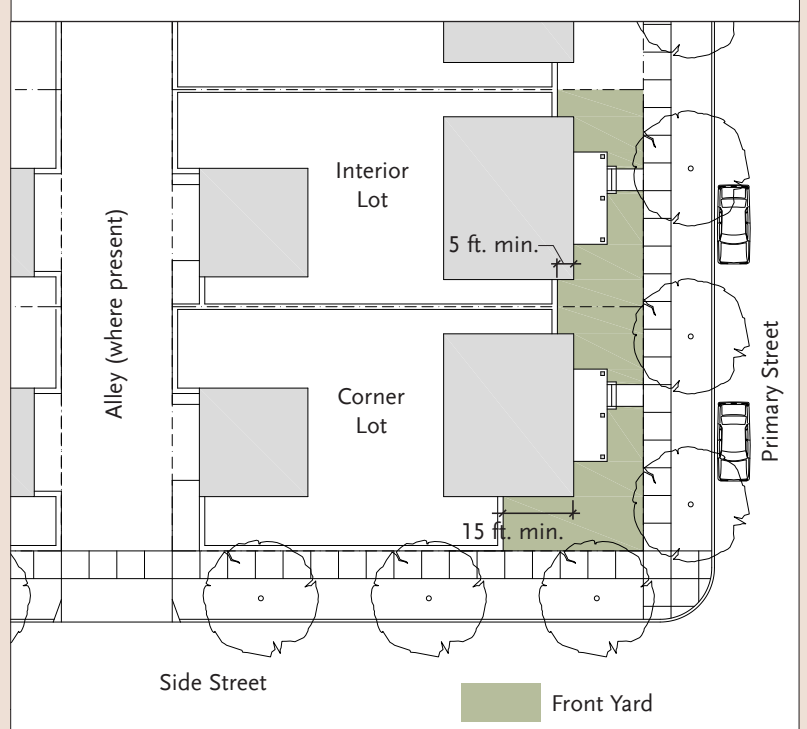
b. Design Standards

- i. Courts and Side Gardens may extend into the Primary Street and/or Side Street Frontyard area(s), but portions within these setbacks areas do not count towards the minimum Required On-Site Open Space requirements of each individual zone.
- ii. Dooryards, porches, stoops, and architectural elements may encroach into the Frontyard as allowed by each individual zone.
- iii. Frontyards shall be landscaped and maintained as follows:
 - (a) Except for walkways, front yards shall be planted in their entirety with trees, shrubs, ground cover and water conserving plant materials.
 - (b) Frontyard landscape shall be maintained in an orderly and neat condition.
 - (c) See Section 4.11 (On-Site Landscape, Outdoor Lighting, and Public Art Standards) for additional landscaping and maintenance requirements.
- iv. Tree Well and Parkway Planting. Tree wells and the parkway between the sidewalk and the street shall be landscaped and maintained as follows:
 - (a) Street trees of an approved type shall be provided in tree wells or parkways. Street trees shall be specified as indicated in Chapter 7.
 - (b) Parkways shall be landscaped per Section 4.15.C (Street and Streetscape Design Standards).
 - (c) Parkways in front of commercial uses may be omitted to allow for pedestrian access. Trees shall be accommodated in tree wells.

c. Wall, Fence, and Hedge Standards.

- i. Front yard fence and wall materials and design shall be compatible with the architectural style of the building.
- ii. Fences built parallel to the frontage between buildings to enclose the side yard(s) may be up to six (6) feet high and shall be set back a minimum five (5) feet behind the facade line (see Figure 4-13). Walls that are an integral part of the architecture of the building may be located either flush with the building facade or set back.
- iii. Front yard solid fences, walls, and hedges shall be no taller than three (3) feet above the adjacent sidewalk. Open fences shall not exceed four (4) feet above the adjacent sidewalk.
- iv. On corner lots, fences and walls along the side street frontage may be up to 6 feet high for the rear portion of the site up to fifteen (15) feet behind the primary street facing facade line (see Figure (16) 13). Solid fences along the remaining side street frontage may be up to a maximum of three (3) feet above the sidewalk.
- v. Retaining walls at street frontages may be up to three (3) feet in height. Retaining walls within the frontage setback area shall be made of or clad in brick, stone, or stucco and shall be compatible with the design of the principal building. Retaining walls behind the fence line and substantially obscured from views from the public way may be relieved of this requirement.
- vi. Landscaped berms are prohibited.

FIGURE 4-13: FRONT YARD



Continuous lawn extends across several frontyards.



Individual frontyards separated by frontyard fences.



Front yard planter boxes between entry stoops.