

ORDINANCE NO. 2498

AN ORDINANCE OF THE CITY OF REDLANDS AMENDING CHAPTERS
18.164 AND 18.168 OF THE REDLANDS MUNICIPAL CODE RELATING TO
LANDSCAPING AND PARKING LOT STANDARDS

THE CITY COUNCIL OF THE CITY OF REDLANDS DOES ORDAIN AS FOLLOWS:

Section 1. Section 18.164.310 E of the Redlands Municipal Code relating to improvements in parking areas is hereby amended to read as follows:

“E. When more than five parking spaces are proposed for a parcel, a minimum of seven percent of such parking area shall be landscaped and maintained in accordance with the provisions of Chapter 18.168.”

Section 2. Section 18.168.170 of the Redlands Municipal Code relating to Landscaping - Plot Plan requirements is hereby deleted in its entirety and rewritten to read as follows:

“18.168.170 Landscaping - Landscape plan requirements.

Where landscaping is required by this Chapter, a landscape plan showing the proposed landscaped areas, placement of landscape materials by type, number and size to include a depiction of the anticipated drip line for mature trees, irrigation system and use of the property shall be prepared by a landscape architect or a licensed nurseryman and shall be submitted to the Community Development Department. The same plot plan submitted for the project which shows the parking layout or other requirements for the issuance of a building permit or planning approval may be used, provided all proposed landscaping is adequately detailed on the plot plan. Plans shall be submitted for approval to the Community Development Director or the Planning Commission, for approval whenever required under the provisions of this zoning title.”

Section 3. Section 18.168.210 of the Redlands Municipal Code is hereby deleted in its entirety and rewritten to read as follows:

“18.168.210 - Landscaping - Parking lot standards.

A. The following standards shall apply to all parking areas accessible to the public, adjacent to roadways or exposed to public view from freeways, roadways or adjacent parcels:

1. Landscaping shall be provided adjacent to and within parking areas to screen vehicles from view and to minimize the expansive appearance of parking areas. The landscaping should include predominantly fast growing trees in the parking areas to create summer shade.

Accent trees may also be utilized in the landscape design of the parking areas for diversity and seasonal color.

2. Landscaped berms, or a combination of berms, landscaping and/or wall treatments of sufficient height to substantially screen parking areas shall be provided between parking areas and right-of-way.

3. All double row parking spaces shall be separated by either a planter or planter boxes with an overall outside width of five (5) feet. Planters shall be enclosed by a six (6) inch continuous poured in place curb. The curb shall be included in the measurement of the overall width of the planter. The Community Development Director, may allow breaks or gaps in the planter for pedestrian access and drainage purposes only.

4. Each unenclosed parking area shall provide a perimeter landscaped strip a minimum of five (5) feet in width where the parking area adjoins a side or rear property line. Curbs, mow strips, or any other type of paved surface shall not be included in the measurement of the overall width of the planter. The perimeter landscaped strip may include any landscaped yard or landscaped area otherwise required and shall be continuous, except for required access to the site or parking area.

5. All plant material shall be sized so that the landscaping has an attractive appearance at the time of installation and a mature appearance within three years.

6. Tree species should be selected with root growth habits that will not cause damage to sidewalks, curbs or other similarly paved surfaces, or such tree species should be sited away from such paved areas.

7. Trees with a trunk height of not less than six (6) feet shall be installed in the planters at each end of an aisle, at three (3) space intervals throughout the parking area, and at twenty (20) foot intervals along the periphery of the parking area. Within parking areas, trees may be clustered in groups to achieve a more natural setting provided the total number of trees meets the previous planting requirements.

8. At least fifty percent (50%) of the trees shall be an evergreen variety and shall be evenly distributed throughout the parking area.

9. At least fifty percent (50%) of the trees shall be 15 gallon in size, twenty-five percent (25%) shall be 24-inch box size, and twenty-five (25%) shall be 36-inch box in size. All trees shall meet the following minimum caliper sizes. If the caliper size cannot be met at the container size then the developer shall increase the container size to meet the required caliper.

15-gallon: 3/4" to 1"

24-inch box: 1-1/4" to 1-3/4"

36-inch box: 2-1/2" to 2-3/4"

10. Planter areas shall also contain ground cover and/or flowering shrubs. Drought tolerant planting is suggested so that applicant/developer can comply with the Water Conservation in Landscaping Act of 1990.

11. Where automobile bumpers overhang landscaped planters, two (2) feet of clear areas unobstructed by trees or shrubs shall be provided for overhang.

12. Large parking areas shall be broken up into sections containing no more than 200 vehicles, with landscaped planters at least eight (8) feet in width established between sections.

13. A landscaped island shall be provided for every twenty (20) parking spaces.

14. Landscaped islands, interstall planters and periphery landscaping, together, shall total at least seven (7) percent of the total parking area.

15. All trees identified on the landscape plan are to be maintained and the trimming or maintenance of them shall serve the purpose to bring them into a full canopy-type configuration. If applicant/developer fails to maintain and trim said trees to allow for full canopy-type configuration, applicant/developer shall be in violation of its conditions of approval and subject to enforcement as allowed by law.

16. All landscape planters that are ten (10) feet or less in width shall utilize measures such as root barriers or other deep watering system to minimize heaving of parking area pavement and curbs by tree roots.

17. No landscaped area having a width of less than five (5) feet shall be considered in the minimum landscaping requirement.

B. Where parking areas not accessible to the public are completely screened from public view by building placement or a combination of walling and landscaped buffers, landscaping requirements within the parking areas, other than perimeter landscaping, may be reduced at the discretion of the reviewing agency.

C. Pedestrian walkways shall be provided within parking areas to destination points.

D. Applicant/Developer should preserve mature trees in their place, where possible, by designing the project's site plan around said mature trees. In cases where existing mature trees are removed for new development, an additional number of new trees, other landscaping, and/or additional mitigation measures shall be required beyond the requirements established in this section.

E. Final landscape plans, irrigation system plans, tree preservation techniques and preservation guarantees shall be reviewed and approved by the Community Development Director prior to the issuance of a building permit. Plans shall be in conformance with the Water Conservation in Landscaping Act of 1990.

Section 4. The Mayor shall sign this ordinance and the City Clerk shall certify to the adoption of this ordinance and shall cause it, or a summary of it, to be published once in the Redlands Daily Facts, a newspaper of general circulation within the City, and thereafter, this ordinance shall take effect as provided by law.



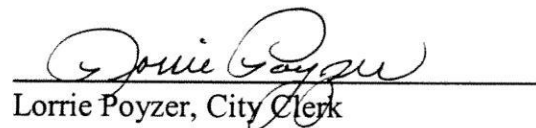
Mayor of the City of Redlands

ATTEST:


City Clerk

I, Lorrie Poyzer, City Clerk of the City of Redlands hereby certify that the foregoing ordinance was duly adopted by the City Council at a regular meeting thereof held on the 18th day of June, 2002, by the following vote:

AYES: Councilmembers Peppler, Gilbreath, George, Harrison; Mayor Haws
NOES: None
ABSENT: None
ABSTAIN: None


Lorrie Poyzer, City Clerk