ARTICLE II

DEVELOPMENT STANDARDS

Chapter 17.08
GENERAL DEVELOPMENT STANDARDS

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17.08.010 Purpose and Applicability

A. Purpose. This chapter ensures that new or modified land uses and development produce a stable and desirable environment, which is harmonious with existing and future development, and protects the use and enjoyment of neighboring properties, consistent with the General Plan.

B. Applicability. The provisions of this chapter apply to a variety of land uses regardless of the applicable zoning district (e.g., residential, commercial, institutional), and therefore are combined in this chapter.

1. These standards shall be considered in combination with the standards for each zoning district included in Title 17. Where perceived conflicts exist, the standards specific to the zoning district shall override these general standards.

2. All new or modified structures and uses shall conform with all applicable provisions of this chapter prior to construction.

17.08.020 Access, Circulation and Transportation

A. General Standard. Every structure or use shall have adequate physical and legal access to a public street in the form of street frontage, or permanent means of access by way of a public or private easement, or recorded reciprocal (mutual) access agreement.

B. Performance Standards. Proposed development shall comply with the following access, circulation and transportation performance standards. The performance standards shall apply to: (i) an individual single-family residential dwelling unit on an existing residential lot; (ii) the addition of new residential dwelling units within existing residential developments; and, (iii) the expansion of existing or new commercial, professional office, medical office, healthcare, institutional, business-park, and industrial developments.

1. Projects that provide new driveways shall meet the following standards.

a. Driveway access should be limited to the local street system. Where feasible within non-residential areas, reciprocal access and joint access agreements shall be required to promote shared use of driveways.

b. Existing driveways which are unnecessary or substandard shall be removed or upgraded in conjunction with any major or minor onsite development.

c. If single-family residences front on collector or arterial roadways, circular driveways or onsite turnarounds shall be required, where feasible, to eliminate the need for residents to back onto the street.

d. Driveway locations shall maintain adequate separation from access points on the opposite side of the street or shall be aligned with access points on the opposite side of the street.

e. Driveways shall not be located within passenger waiting areas of bus stops or within bus bays. Driveways shall be located so that drivers will be able to see around bus stop improvements, both existing and planned.

f. New access or required upgrades to access to residential and non-residential lots and/or developments shall conform to City of Loma Linda standards (as per Standard Drawings).

2. Where medians exist or where a project is required to provide a median, such project shall meet the following:

a. Medians shall be required in order to fulfill the following objectives: access control, separation of opposing traffic flow, left turn storage, aesthetic improvement, and pedestrian refuge.

b. Projects shall provide median openings at the maximum feasible intervals.

c. New medians or required upgrades to medians for residential and non-residential developments shall conform to City of Loma Linda standards (as per Standard Drawings).

3. Where an approved traffic study requires installation or improvement, traffic signals shall meet the following standards:

a. Where a series of traffic signals are provided along a route, traffic signals shall be coordinated to optimize traffic progression on a given route.

b. Traffic signalization should emphasize facilitating access from neighborhood areas onto the City's streets and should work to discourage through traffic from using local streets.

4. Where intersection improvements are required, the intersection shall meet the following standards:

a. Intersections should be spaced consistent with the primary function of the street. Accordingly, street intersections along heavily traveled arterial routes should be spaced closer than intersections along collectors.

b. Streets at intersections along arterials and collectors should not be offset and should be placed directly across the street from one another. Intersections along local and minor residential collector streets may be offset within a subdivision or neighborhood as a means of discouraging through traffic.

5. The following standards shall factor into on-street parking considerations:

a. Parking on public streets shall be secondary to the street's primary purpose of providing safe and efficient travel for the public.

b. Parking is normally permitted on collector streets, but may be restricted to accommodate transit stops, on-street bicycle lanes, additional lanes at intersection, or other similar operational requirements. Removal of parking to increase capacity of traffic along the street should be avoided.

6. The following standards shall factor into alternate travel mode considerations:

a. Alternative modes of transportation should be integrated into the City's street system in order to: (i) reduce traffic congestion; (ii) improve air quality; (iii) conserve energy; (iv) and, provide better transportation for the non-motorist.

b. Park and ride lots should be provided to allow a safe, convenient place to park for a person utilizing a pre-arranged car pool, van pool or bus pool.

c. Bicycle storage facilities shall be provided by uses which have a demand for bicycle use (e.g. schools, parks, offices, shopping centers, libraries).

7. Where the installation of sidewalks is required, the following standards shall apply:

a. Sidewalks or pedestrian paths approved by the City shall be designed to make direct connections between commercial, residential, schools, parks bus stops and other public facilities.

b. In general, sidewalks and pedestrian paths should be straight to provide a direct route for short to medium distance business trips, and to facilitate the movement of pedestrians. Meandering sidewalks are appropriate in areas where the natural topography or low density land uses lend themselves to informal landscapes.

17.08.030 Lots and Placement of Buildings

Where more than one dwelling is constructed on one lot or parcel of land, the buildings shall be so located that the lot or parcel can be divided geometrically into smaller parcels or lots. When so divided, each shall be considered as a separate lot or parcel. The number and location of buildings shall comply with the requirements of the zone in which the lot or parcel of land is located. Nothing in this section shall be construed to allow the partitioning or division of any lot or parcel of land in such a manner as to result in substandard lots in contravention of any other ordinance of the City prescribing minimum lot standards. (Ord. 98 § 12.01, 1974)

17.08.040 Relocation of Buildings

No building or structure shall be moved from one lot or premises to another, or be relocated upon the same lot or premises, unless such building or structure shall thereupon be made to conform to all the provisions of this title and all other ordinances of the City relative to buildings or structures hereafter erected upon the lot or premises to which such building or structure shall have been moved or rebated upon. (Ord. 132 § 1, 1976, Ord. 98 § 12.03, 1974)

17.08.050 Reduction of Minimum Lot Size Prohibited

No lot or parcel of land held under separate ownership shall be separated in ownership or reduced in size below the minimum lot width or lot area required by this title. No lot or parcel of land held under separate ownership at the time this title becomes effective and which has a width or an area less than that required by this title shall be further reduced in any manner. No portion of a lot, necessary to provide the required area per dwelling, shall be separated in ownership from the portion of the lot upon which the building containing the dwelling unit or units is located. (Ord. 98 § 12.02, 1974)

17.08.060 Accessory Buildings

A. Location. No detached private garage or accessory building may be constructed, moved, altered, or enlarged to a point closer to the street property line than the main wall of any building or dwelling located in any residential zone.

B. Maximum height. No accessory building shall exceed two stories or thirty-five feet in height. Enclosed storage structures located on the interior side yard and rear yard property lines subject to a conditional use permit as permitted in the R-3 zone, shall not exceed one-story in height.

C. Breezeway connections. Accessory buildings, including private garages, which are connected by breezeways to main buildings, where the front walls of the accessory buildings are six feet or more to the rear of the rear wall of the main building may be considered a detached accessory building under this code, but they shall comply with the side and rear yard requirements of this code for accessory buildings.

17.08.070 Height Measurement and Height Limit Exceptions

A. Maximum Height. The height of structure shall not exceed the standard for the applicable zoning district established by Title 17, or other height limit provided by this article.

B. Height Measurement. Maximum allowable height shall be measured as the vertical distance from the natural or finished grade, whichever is lower, of the site to an imaginary plane located the allowed number of feet above and parallel to the natural or finished grade.

C. Non-sloping Lots. Building height shall be limited to the maximum allowed height, as established by a zoning district or overlay zone, above natural or finished grade; whichever is lower, where the average parcel slope is less than twenty percent.

D. Sloping Lots. Building height of sites with an average slope of twenty percent or more shall be limited as follows:

1. Total Height. Total building height shall not exceed the maximum allowed height, as established by a zoning district or overlay zone, above natural or finished grade, whichever is lower, and fifteen feet from the highest elevation on the parcel to the highest point on the building.

2. Down Hill Building Walls. No single building wall on the down-hill side of a house shall exceed fifteen feet in height above natural or finished grade, whichever is lower. Additional building height on a down-hill side may be allow in fifteen-foot increments, where each increment is stepped-back form the lower wall a minimum of ten feet. In addition, a portion of a second story may be built to the front building wall as long as that portion does not exceed more than twenty-five percent of the width of the front

building elevation. This section applies to enclosed space as well as covered porches and patios.

E. Exceptions to Height Limits. The height limits of this Development Code shall not apply to the following:

1. Agricultural structures (e.g. commercial equestrian barns, water tanks, windmills and other similar agricultural structures if located at least fifty feet from any property line, and is not adjacent to a public street.

2. Chimneys with a maximum height of thirty inches above the highest point of the roof.

3. Cooling towers, elevator penthouses, grain elevators, and stairs providing roof access.

4. Church spires, belfries, cupolas and domes.

5. Structures for public assembly (e.g. churches, schools, and other permitted public and semi-public structures), with no more than one story, provided that:

a. The side and rear setbacks of the structure normally required by the applicable zoning district are increased by one additional foot for each foot that the structure exceeds the height limit of the zoning district.

b. The structure does not exceed the maximum height established by the applicable zoning district by more than fifty percent without the approval of a variance.

F. Corner cutoff area. Proposed development on corner parcels shall be designed to provide a corner cutoff area for public safety purposes. No structure or landscape element placed with corner cutoff area shall exceed a height of forty-two inches, unless approved by the director. This triangular area is formed by measuring thirty-five feet from the intersection of the front and street side property line of a corner parcel and connecting the line across the property.

G. Height limits for specific structures-decks. The walking surface of a deck shall not exceed a maximum height of five feet above the natural grade.

H. Final pad elevations. Final pad elevations shall be reviewed and approved by the director.

17.08.080 Fences, Walls and Hedges

The following standards shall apply to the installation of all fences walls and hedges.

A. Exempt Fences. Fences (wood, wrought iron, chain link) in the residential zoning districts which comply with the height limits in subsection (B) of this section are exempt land use permit requirements.

B. Height Limitations. Fences, wall and hedges are subject to the height limitations in this subsection.

1. General Height Limit. Freestanding fences, walls and hedges shall be limited to a maximum height of forty-two inches at the front property line.

   a. Fences, walls and hedges are limited to a height of six feet beyond the front setback.

   b. Fences, walls and hedges within side or rear yard setback areas may not exceed six feet in height.

   c. Entry features over front yard gates (e.g. trellises, pilasters, pedestals), with a maximum height of eight feet, may be authorized provided that the entry features are no wider than eight feet.

2. Corner Parcels. No fence, wall, hedge, shrubbery, mounds of earth, or other visual obstruction over forty-two inches in height above the top of the existing or planned curb elevation shall be located within a corner cutoff area.

   This requirement shall not apply to: public utility poles; trees trimmed (to the trunk) to a line at least six feet above the elevation of the intersection; saplings or plant species of open growth habitats and no planted in the form of a hedge, which are so planted and trimmed as to leave, at all seasons, a clear and unobstructed cross view and official warning signs or signals.

3. Retaining Walls. Individual retaining walls shall not exceed a height of six feet. Outward-facing retaining walls in the front setback may not exceed a height of four feet. Outward-facing retaining walls within a side yard or rear yard setback, and which face a street or public park, may not exceed

four feet in height. All retained slopes should be terraced and landscaped/screened. The minimum distance between terraced or tiered retaining walls shall be four feet.

B. Required Fences Exempt. The provisions of this section shall not apply to a fence or wall required by any law or regulation of the City, State or any agency thereof.

C. Prohibited Materials. The use of barbed wire, electrified fence or razor wire fence in conjunction with any fence, wall or hedge, or by itself within any zoning district is prohibited unless required by any law or regulation of the City, State or any agency thereof.

D. Chain Link Fencing. Temporary chain link fencing for construction projects and chain link fencing for private and commercial baseball fields, tennis courts, and other recreational facilities are permitted in any zoning district.

F. Fences Between Different Land Uses. Fences or walls may be required between different land uses (e.g. commercial and residential, multi-family residential, and single-family residential).

G. Swimming Pool Fences. Swimming pools shall be enclosed by a minimum five-foot high non-climbable fence.

17.08.090 Setback Requirements and Exceptions

A. Purpose. The following setback standards provide open areas around structures for: visibility, traffic safety; access to and around structures; natural light access; ventilation; incompatible land uses separation; privacy; landscaping and recreation.

B. Setback Requirements. All structures shall comply with the setback requirements of each zoning district and with any special setbacks established for specific uses by this chapter, except as otherwise provided by this section. No portion of any structure, including eaves or roof overhangs, shall extend beyond a property line; or into an access easement of public right-of-way, without first securing an encroachment permit or other legal right to do so.

1. Infill Development Within Previously Approved Project. Any setback requirements of a recorded subdivision map, or specific plan, development agreement, conditional use permit, or other planned development entitlement shall apply to the continuing development within the approved project instead of the setbacks requirements as set forth in Title 17.

2. Special Setbacks for Development Plan Project. The City Council may authorize uniform setbacks for a specific subdivision project that are different than those required by this Development Code, through the approval of a development plan or specific plan.

3. Limitation of Paved Surfaces-Front Setback. No more than fifty percent of the required front setback for any lot within a residential zone that contains a single family dwelling shall be paved with asphalt, cement or any other impervious surface.

C. Exemptions from Setback Requirements. The minimum setback requirements of this Development Code apply to all development and new land uses, except the following:

1. Fences or walls six feet or less in height above the grade of the site, when located outside of the front setback.

2. Decks, earthworks, free-standing solar devices, steps, terraces and other site design elements that are placed directly upon grade and do not exceed a height of eighteen inches above the surrounding grade at any point.

D. Measurement of Setbacks. Setbacks shall be measured as follows:

1. Front Yard Setbacks. The front yard setback shall be measured at right angles from the nearest point on the front property line of the parcel (or edge of access easement on a private street) to the nearest point of the wall or structure, except as follows:

a. Flag Lots. For a parcel with a fee ownership strip extending from a street right-of-way to the building area of the parcel, the measurement shall be taken from the nearest point of the wall of the structure to the point where the access strip ("flag pole") meets the bulk of the parcel along a continuous line, establishing a parallel setback line.

b. Corner Lots. The measurement shall be taken from the nearest point of the structure to the nearest point of the front lot line.

2. Side Yard Setbacks. The side yard setback shall be measured at right angles from the nearest point on the side property of the parcel to the nearest line of the structure; establishing a setback line parallel to the side property line, which extends between the front and the rear yards.

3. Street Side Yard Setbacks. The side yard on the street side of a corner parcel shall be measured from the nearest point of the side property line bounding the street, or the easement for a private road.

4. Rear Yard Setbacks. The rear yard shall be measured at right angles form the nearest point on the rear property line to the nearest of the structure, establishing a setback line parallel to the rear property line, which extends between the side yards. The rear yard on the street side of a double-frontage parcel shall be measured from the nearest point on the rear property line bounding the street, or the easement for a private road.

E. Allowed Projections into Setbacks. Attached architectural features and certain detached structures may project beyond the wall of the structure and into the front side and rear yards setbacks, in compliance with the following table:

Allowed Projections Into Setbacks			
Feature	**Allowed Projection into Specified Setback**		
	Front Setback	**Side Setback**	**Rear Setback**
Chimney, bay/garden window (1) (2) (3)	30 in.	30 in.	30 in.
Cornice, eave, roof overhang (1) (3)	30 in.	30 in.	30 in.
Deck (1) (4)	6 ft.	5 ft.	10 ft.
Porch (1) (2) (5)	6 ft.	36 in.	6 ft.
Stairway (2) (6)	6 ft.	36 in.	6 ft.
Unenclosed patio covers and trellises (7)	6 ft.	30 in.	7.5

Notes:

(1) Chimney's that project into a side yard setback shall not exceed six feet in width. Ground-story bay windows, porches and decks shall not project into the side yard over half the length of the side wall.

(2) Features may not project closer than thirty-six inches to the property line.

(3) The cantilevered architectural features that may project into setbacks include balconies, bay windows, cornices, eaves and solar devices.

(4) Decks less than eighteen inches above grade are exempt, in compliance with this section, above.

(5) A roofed porch allowed to project into a setback shall be enclosed only by a railing in compliance with Title 15, Building and Construction, of the Municipal Code and shall be located at the same level as the entrance floor of the structure.

(6) A stairway that may project into a setback shall not be roofed or enclosed above or below the steps.

(7) The setback for trellises and unenclosed patio covers shall be measured from the support post. The additional roof overhang of 30" as noted above may be allowed.

2. Equipment. Swimming pools equipment, air conditioning and heating equipment, and other equipment, shall not be closer than thirty-six inches to the side or rear property line.

F. Setback Requirements for Specific Structures:

1. Fences. Section 17.08.080

2. Site Design Elements. Detached decks, earthworks, freestanding solar devices, steps, terraces, and other site design elements which are place directly upon the grade, and which exceed a height of eighteen inches above the surrounding grade at any point, shall conform to the setback requirements of the underlying zone (site design elements less than eighteen inches above grade are exempt in compliance with subsection C (2) of this section).

3. Hot Tubs, Swimming Pools and appurtenance features and structures. See Section 17.12.165.

4. Retaining Walls. Retaining walls less than six feet in height may be located within a required setback. Refer to Section 17.20.100 for standards applicable to retaining walls.

5. Outdoor recreational features, such as fireplaces, built–in pizza ovens, or built-in barbeque grills. See Section 17.12.180(I).

6. The following setbacks shall apply to storage sheds:

a. For a storage shed that qualified for the exemption in Section 17.02.020 (B)(7) of this code and is less than six feet in height, the minimum required setback shall be five feet from al property lines.

b. In the RS, RM, RR, and RC zoning districts, if a storage shed does not qualify for the exemption in Section 17.02.020 (B) (7) of this title and/or it is over six feet in height, the storage shed shall meet the required setback of the zoning district in which it is located.

c. In the HM and OC zoning districts, if a storage shed (i) does not qualify for the exemption in Section 17.02.020 (B) (7) of this title, it must meet the required setback of the zoning district in which it is located; or (ii) qualifies for the exemption in Section 17.02.020 (B) (7) of the Code but is over six feet in height, the accessory must meet a minimum setback of ten feet from the side property line and twenty feet from the rear property line.

G. Restrictions on the Use of Residential Setbacks. No front or street side setback within a residential zoning district shall be used for the storage of scrap, junk, boats, habitable trailers, utility trailers, or other similar vehicles or equipment. This restriction includes the storage of operable or inoperable vehicles in other than improved parking areas.

17.08.100 Distance Between Structures

A. Where more than one structure is placed on the same parcel, the structure shall be separated by the following minimum distance, in any zoning district where front, side and rear setbacks are required by Title 17.

1. Distance between primary structures. A minimum distance of ten feet shall be required between all primary residential structures on the same parcel.

2. Distance between accessory and primary structures. Except where a greater distance is otherwise required by Title 17, a minimum distance of six feet shall be required between any primary residential structure and an accessory structure established on the same parcel.

3. Distance between accessory structures. No minimum distance between accessory structure is required, except as may be required by the City's building and construction regulations.

4. Projections allowed into area between structures on the same parcel. Certain structures and architectural features may project into the area required by this section for separation between structures in the following Table:

ALLOWED PROJECTION INTO DISTANCE BETWEEN STRUCTURES

Projecting Feature Allowed	Maximum Projection Allowed
Awning and canopies	2.5 ft.
Belt courses, capitals, cornices, rain conductors and spout sill, and water tables	2.5 ft
Buttresses, fireplace structures and wing walls	2.5 ft
Cantilevered roofs and eaves	2.5 ft
Covered breezeway or trellis, open to both sides	Allowed unrestricted within the required distances between structures
Stairways and balconies at or above the level of the first floor.	3.5 ft.
Water heaters, water softeners, gas or electric meters, including service conductors and pipes.	2.5 ft
Uncovered decks, landings, platforms, porches and stairways up to 2.5 feet above grade.	Allowed unrestricted within the required distances between structures
Uncovered decks, landings, platforms, porches and stairways over 22 ft. above grade.	3.5 ft.

17.08.110 Yards

A. Corner lots, front yard requirements. Dwellings erected on the rear of a corner lot shall have a front yard facing the side street equal to the side yard adjacent to the side street as required in the zone in which the lot is located.

B. Rear yard requirements. Each residential lot shall maintain a rear yard area consistent with the minimum rear yard dimension required for the underlying zone. For corner lots, such rear yard area may be opposite the front yard or exterior side yard, but in either case, no permit shall be issued which would cause any residential property which has an interior yard meeting the rear yard requirement to be diminished to less than the standard rear yard setback.

C. Yard of one lot not part of another. No part of a yard provided for any building or structure on any lot for the purpose of complying with the provisions of this title shall be included or considered as a part of a yard required by this title for a building or structure on any other lot.

D. Front yard averaging permitted when. In any residential zone where more than fifty percent of the lots on one side of the street frontage in a block are occupied for dwellings, multiple dwellings or hotels, fronting on the same street, the average front yard of the occupied lots may be used to determine the minimum required front yard for all lots on the same site of the street frontage in such block. In no case shall such front yard established by existing buildings be less than ten feet. Existing building located on the rear half of a lot shall not be used in determining the average front yard.

E. Through lots-double front yards required exception. On every through lot in a residential zone there shall be a front yard on both street frontages as required in the R-3 zone, and lots in the R-1 and R-2 zones upon which rights of vehicular access over the rear property line have been relinquished by recorded document, and when the rear yard of such through lot does not abut the front yard of an adjacent lot.

F. Nothing in this section shall be construed to prohibit the installation of a fence or wall enclosing an electrical utility building or structure as required by an applicable law or regulation.

G. In manufacturing zones, fence constructed of material approved by the City Council may be erected to a height of not more than eight feet from the surface of the ground; provided, that such fences installed along that portion of the property fronting upon any street shall be set back not less than two feet from the property line and planted with vegetation.

H. Yard restrictions. Parking or storage of business-related equipment, materials and tools is prohibited upon any residentially zoned property unless it is within an enclosed building in a manner where it is not visible from the public right-of-way or other public or private property. Exempt from this prohibition is a vehicle regularly used to transport an occupant to and from such person's employment.

17.08.120 Screening

A. Screening between uses. Wherever a site within a commercial zoning district abuts a residential zoning district, a six-foot high, solid decorative masonry wall shall be constructed along the property line abutting the residential zoning district. The wall shall be architecturally treated on both sides, subject to the approval of the Director.

B. Screening of equipment. Any equipment, whether on the roof, side of structure, or ground, shall be properly screened from the public right-of-way and adjacent properties. The method of screening shall be architecturally compatible with other site development in terms of materials, colors, shape and size. Landscaping shall be installed and maintained for screening purposes for all ground mounted equipment. The screening design and construction shall be subject to the approval of the director and shall blend with the design and construction of the structure(s) on the site. Where feasible, grounding mounting of mechanical equipment shall be required as an alternative to roof mounting.

C. Screening of loading and services areas. Loading, service, storage, special equipment, and maintenance areas should be screened from public right-of-way and adjacent properties with landscaping and architectural elements. Loading docks and service areas should be located on interior side yards, and shall be concealed from public view.

D. Utility equipment and communication devices shall be screened so that the project will appear free of all such devices.

17.08.130 Outdoor Lighting

A. General standards for outdoor lighting. Outdoor lighting shall be designed to prevent glare, light trespass, and sky glow as much as possible. Permanently installed lighting shall not blink, flash, or be of unusually high intensity or brightness. Exterior lighting shall:

1. Be architecturally integrated with the character of the structures;

2. Be directed away from adjacent properties and public rights-of-way;

3. Be energy-efficient and shielded so that all glare is confined within the boundaries of the site;

4. Use timers, where acceptable, to turn outdoor lights off during hours when they are not needed;

5. Be appropriate in height, intensity and scale to the uses they are serving;

6. Use no more intensity than absolutely necessary, Illuminating Engineering Society of North America (IENSA) recommend light levels are as follows.

Location or Purpose of Lighting	Recommended Light Level (foot candles)
Commercial building entrances - Active	5
Commercial building entrances - Inactive	1
General human safety	0.5 to 5 (depending on hazards and activity level)
Parking or pedestrian areas	A minimum of 0.2 to 0.9, with an average minimum ratio of 4:1
Pathways, outdoor steps	1
Service station pumping island	20 to 30*

*With 20 for light-colored surfaces and 30 for dark-colored surfaces.

7. Make use of "full cut-off" fixtures to avoid glare and up-light. Note that these are different from "cut-off" fixtures, which still allow some up-light.

8. Be on poles that are low and relatively closely spaced, Lighting in large surface areas (e.g. parking lots), shall use a larger number of lower, pole-mounted fixtures rather than fewer, taller, fixtures. Wattage shall be kept below 250 watts.

B. Security lighting. Security lighting shall be provided at all structure entrances and exits, except for single-family dwellings and duplexes, where this requirement is optional. Motion-sensing controls shall be use with rapid-start lamps, except where the Director deems that these are not appropriate or feasible.

C. Shielded lighting. Light sources associated with non-residential land uses shall be shielded to direct light rays onto the subject parcel only. The light source, whether bulb or tube, shall not be visible from adjacent properties or the public right-of-way. This section does not apply to traffic and safety lighting or public street lighting.

17.08.140 Green Building Requirements

A. All new developments, remodels, and tenant improvements shall comply with the following requirements of the City of Loma Linda as applicable. Where this section references another portion of the Municipal Code, the applicability of that section shall be used to determine applicability.

B. Construction and Demolition Waste. Project shall divert a minimum of 80 percent of all construction and demolition away from landfills.

C. Storm Drains. Storm drains in the public right-of-way adjacent to the project site shall be labeled in accordance with the standards set by the Public Works Department.

D. Future Photovoltaic. Projects shall provide a roof layout plan that illustrates how future installation of a photovoltaic system could be accommodated. Projects shall install a conduit from the roof to the electrical room, or electrical panels if no electrical room is provided, to accommodate future photovoltaic system installation.

E. Construction Air Quality Management Plan. Project shall provide a construction air quality management plan on construction drawings that, at a minimum, includes protecting ducts during construction and changing the filters and vacuuming ducts prior to occupancy.

F. Interior Paint and Wood Finishes. Projects shall use interior paints and wood finishes with low volatile organic compound levels that do not exceed 50 grams per liter flat, or 150 grams per liter, non-flat. This shall be noted on the approved plans.

G. Energy Star Appliances. Appliances provided in residential and mixed-use projects, and commercial projects as appropriate, shall be Energy Star qualified appliances.

H. Energy Efficiency. Projects shall comply with all applicable provisions of the most recent editions of the Title 24 Energy Efficiency Standards, and most recent editions of the City of Loma Linda Building. Electrical, Mechanical and Plumbing Codes.

17.08.150 Construction Completion and Restoration Permitted

Nothing in this Title shall be deemed or construed to prevent the completion of any building or structure which is under construction prior to adoption of this title, in the event that such construction or the proposed use of such building or structure, is not at said date in violation of any other ordinance or law, and in the further event that such building or structure is completed within one year from such date. Nothing in this title shall be construed to prohibit the restoration of any building or structure, the minor portion of which shall have been destroyed by the elements, fire, explosion, act of God or act of public enemy. If the major portion of any building or structure shall have been destroyed upon restoration thereof, the use thereof shall be made to conform to a use permitted in the zone in which such building or structure is located, a major portion being that the cost of repairs equal or exceed fifty percent of the fair market value of such structure based on the most recent assessment information of the County Assessor. (Ord. 98 § 12.05, 1974)

17.08.160 Undergrounding of Utilities

A. Facilities to be Undergrounded. All existing and proposed on-site utility facilities (including electric, telecommunications and cable television lines) intended to serve a new structure shall be installed underground from the utility company distribution line to the structure, except for equipment appurtenant to underground facilities, including surface-mounted transformers, pedestal-mounted terminal boxes and meter cabinets and concealed ducts.

B. Responsibility of Applicant. The applicant is responsible for complying with the requirements of this section and shall make the necessary arrangements with the utility companies for facility installation.

The review authority may waive the requirements of this section if topographical, soil, or any other factors or conditions make underground installation unreasonable or impractical.

C. Location of Installation. Underground utility lines may be installed within public rights-of-way or along any lot line. When installed within public rights-of-way, their location and method of installation shall be subject to the approval of the City Engineer.

17.08.170 Public Improvements

All lots or building sites developed with any use or structures under the provisions of this title shall be fully dedicated in accordance with adopted street alignments and City standards and further fully improved with all public improvements including, but not limited to, street paving, curb, gutter, sidewalk, landscaped parkway, street lights, street trees, fire hydrants and repair or maintenance of existing improvements. The City may establish and charge fees as approved by the City Council for installation and/or maintenance of any such public improvements in lieu of immediate improvement. All lots or building sites developed with any use or structures under provisions of this title shall be fully improved on site in accordance with zone provisions and subject to review and approval of compaction and draining by the City Engineer. (Ord. 98 § 12.W, 1974)

17.08.180 Noise

A. Performance Standards. The following noise management performance standards shall apply to all proposed development, except for the construction of one single-family home on an existing lot, the expansion of existing commercial, office and business park projects, and the addition of housing units to an existing multifamily residential project.

1. Limit project-related noise to no greater than a 60 dBA CNEL (Community Noise Equivalent Level) within known wildlife nesting or migration areas, as well as within natural open space areas, as necessary to maintain tranquil open space and viable wildlife habitats and mobility.

2. One or more of the following mitigation measures shall be provided as necessary to mitigate project-related noise:

   Project Site Planning

   a. Orient buildings to buffer or attenuate noise.

   b. Route or align roadways away from noise sensitive receptors where such routing and alignment can be accomplished without creating other significant impacts.

   c. Locate the highest noise sources as far away from adjacent sensitive uses as is feasible.

   d. Provide sound attenuation walls (open space buffers and berms are preferred).

   e. Utilize landscape materials and "softscape" design to break up hard surfaces for the purpose of minimizing reverberation (mandatory for noise, as well as aesthetic purpose).

   Landscape Treatment

   f. Utilize open space and landscaped buffers between uses to naturally attenuate noise with distance. Project applicants shall be responsible for providing open space buffers in the form of easements to eliminate noise encroachment from having an adverse effect. The distance shall be sufficient to meet the exterior noise standards established in Sections 17.04.130 (C) and (D).

   g. For commercial, retail, and business park uses, place fixed equipment, such as air conditioning units, inside an enclosed space, or in shielded locations.

Architectural Design

h. For commercial, office and business park uses, place rooftop equipment at an appropriate setback from property lines, or in acoustically treated mechanical rooms or in shielded equipment wells, to meet noise standards and minimize disturbance potential.

i. Provide one or more of the following: sound rated windows, additional exterior wall or roof insulation, vent or mail slot modifications or relocation, of forced air ventilation.

B. Noise Standards. Sections 17.04.130(D) and (E) establish standards for acceptable exterior and interior noise levels. These standards are intended to protect persons from excessive noise levels, which are detrimental to the public health, welfare and safety since they have the potential to: (i) interfere with sleep, communication, relaxation and the full enjoyment of property; (ii) contribute to hearing impairment and a wide range of adverse physiological stress conditions; and (iii) adversely affect the value of real property. It is the intent of this chapter to protect persons from excessive noise levels within or near various residential development and other specified noise-sensitive land uses.

C. Exceptions to Noise Standards. The standards of Section 17.04.130(D) are not applicable to noise from the following sources:

1. Activities conducted in public parks, public playground and public or private school ground, including school athletic and entertainment events;

2. The use of any mechanical device, apparatus or equipment related to or connected with emergency activities or emergency work;

3. Safety signal, warning devices, and emergency pressure relief valves;

4. Noise sources associated with construction, including the idling of construction vehicles, provided such activities do not take place before seven a.m. or after six p.m. on any day except Saturday in which no construction is allowed before eight a.m. or after five p.m. No construction is allowed on Sundays or Federal holidays. These requirements may be modified by a conditional use permit.

5. Noise sources associated with work performed by private or public utilities in the maintenance or modification of their facilities;

6. Noise sources associated with the collection of waste or garbage from property devoted to other than residential uses.

7. Traffic on public roads and any other activity to the extent regulation thereof has been preempted by state or federal law.

D. Exterior Noise Level Standards. No person shall cause of allow exterior noise levels to exceed the levels set forth in Table 3.1on any property owned, leased, occupied or otherwise controlled by such person.

Table 3.1
Exterior Noise Level Standards

Zone	Time Interval	Hourly Equivalent Sound Level (Leq. dBA)
Residential Zones	**Monday-Friday**	
RS, RM, RMH, RR, RC, HM, OS	10 p.m. to 7 a.m.	50 dBA
RS, RM, RMH	7 a.m. to 10 p.m.	65 dBA
RR, RC, HM, OS	7 a.m. to 10 p.m.	60 dBA
	Saturday and Sunday	
RS, RM, RMH, RR, RC, HM, OS	10 p.m. to 8 a.m.	50 dBA
	8 a.m. to 10 p.m.	60 dBA
Commercial and Special Purpose Zones	**All days of the Week**	
PD, CL, CR, CO, CMU, CB, CT, PF, REC	10 p.m. to 7 a.m.	60 dBA
PD, CL, CR, CO, CMU, CB, PF	7 a.m. to 10 p.m.	65 dBA
REC with active recreation areas	7 a.m. to 10 p.m.	70 dBA

E. Interior Noise Standards for Residential Uses. No person shall operate or cause to operate any source of sound within any residential dwelling unit or allow the creation of noise on property owned, leased, or occupied or otherwise controlled by such person which causes the noise level, when measured inside a neighboring dwelling unit to exceed the levels set forth in Table 3-2.

Table 3-2 Interior Noise		
	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
Hourly Equivalent Sound Level (Leq. dBA)	45	40
Maximum Level dBA	60	55

E. Noise Level Measurement. For the purpose of evaluating conformance with the standards of this chapter, noise levels shall be measured as follows:

1. Use of meter. Any noise measurement required by this section shall be made with a sound level meter using the A-weighted network (scale). Measurement equipment with an acoustical calibrator shall be calibrated immediately prior to recording any noise data.

2. Measuring exterior noise levels. Exterior noise levels shall be measured at the property line. Where practical, a microphone shall be positioned five feet above the ground and away from reflective surfaces.

3. Measuring interior noise levels: Interior noise levels shall be measured within the affected residential use at points at least four feet from the wall, ceiling or floor nearest the noise source, with windows in their normal seasonal position. The reported interior noise level shall be the average of the various microphone readings.

17.08.190 Air Quality Maintenance

The following air quality performance standards shall apply to new residential subdivisions, multi-family development, retail, office, business-park and industrial development:

A. New residential subdivisions, multi-family development, office, institutional, business park and industrial development shall be designed to the following standards to encourage opportunities for residents to work at home, thereby reducing vehicle trips and associated vehicular emissions:

1. Building designs which provide work spaces are encouraged.

2. Where feasible, high-technology telecommunication links (fiber optic) are to be incorporated into project infrastructure.

3. Any new development's roadway system is to be designed to accommodate bicycle travel. Roadway width shall be adequate to accommodate both vehicular and bicycle traffic.

4. Where feasible, multiple walkway/bicycle access points shall be provided along the perimeter of a subdivision, as well as through cul-de-sacs so that more direct and convenient access for those modes of transportation will encourage their use.

B. Where the application of all feasible mitigation measures for reducing air pollutant emissions will not reduce emissions below the thresholds of significance maintained by the Air Quality Management District (AQMD) for construction or operations, offsetting indirect mitigation will be required. Such offsetting mitigation may consist of the following items or other measures as would be required by CEQA.

1. Establishment or contribution toward the establishment of a telecommuting facility or teleconferencing facility.

2. Construction of off-site pedestrian facilities.

3. Off-site contributions to regional transit (e.g., right-of-way, park and ride lots, transit stops and/or shelters).

4. Contribution to an adopted traffic signal synchronization project.

5. Construction or contribution toward the construction of bicycle facilities.

6. Provision of on-site child day care facilities or contribution toward the establishment of nearby child day care facilities.

17.08.200 Energy Conservation

A. To ensure that the City's performance objectives on energy are met, projects shall be reviewed to assess their compliance with the following criteria:

1. Design buildings in groups or clusters with protected indoor or plaza/open areas which promote both exterior accessibility and enjoyment within a protected environment.

2. Construct internal circulation roadways at the minimum widths necessary for safe circulation to minimize solar reflection and heat radiation. Developments shall utilize shade tree within parking areas so

that fifty percent of the parking area surface is placed in the shade at noon during the summer equinox within five (5) years of installation.

3. Where possible, locate reflective surfaces (e.g. parking lots) on the north and east sides of buildings to decrease potential heat gain and reflection to adjacent buildings. In the alternative, where parking area must be located to the south or west of buildings, development shall have landscaping to reduce potential heat gain.

4. Where possible, orient glass toward the south, the side with the greatest amount of solar access (heat gain potential). Use appropriate building and locations to promote maximum feasible solar access to individual units.

5. Design individual buildings to maximize natural internal lighting through the use of court wells, interior patio areas, and building architecture. Site plan elements (e.g., buildings, landscaping) should protect access to sunshine for planned solar energy systems and/or for solar oriented rooftop surfaces which can support a solar collector or collectors capable of providing for the anticipated hot water needs of a building between the hours of 9:00 a.m. and 3:00 p.m., Pacific Standard Time, on December 21.

6. Use canopies and overhangs to shade windows during summer months while allowing for reflection of direct sunlight during summer months.

7. Install windows and vents in commercial and industrial buildings to provide the opportunity for through ventilation.

8. Use reflective roof materials to reduce solar gains, unless a passive heat system is provided.

9. Incorporate the use of deciduous trees in landscaping plans, especially near buildings and around large expanses of parking lots or other paved areas.

10. Incorporate deciduous vines on walls, trellises and canopies to shade south and west facing walls, to cool them in summer months.

11. Incorporate wind breaks to protect against winter winds.

12. Cooperation, where feasible, is encourage with South California Edison (SCE), the Gas Company, and the South Coast Air Quality Management District (SCAQMD) for the purposes of establishing energy conservation

demonstration projects, or serving as a laboratory for testing new energy conservation techniques.

17.08.210 Hazards

A. The following performance standards apply to new development and include hazardous materials, seismic and geologic hazards, and fire hazards.

1. The use, handling and storage and transportation of hazardous substances shall comply with all applicable state laws (Government Code Section 65850.2 and Health and Safety Code Sections 25505 et. seq. and the San Bernardino County Hazardous Waste Management Plan.

2. New commercial, office, and business park use will be required to comply with the provision of the San Bernardino County Hazardous Waste Management Plan; the most current amendments to Title 22 of the California Code of Regulations; and any other applicable city, county, state or federal standard relating to the use, storage, handling, transportation, or disposal of hazardous materials.

3. Concurrent with the submittal of discretionary development applications, project proponents will be required to submit a history of onsite soil use, and, if warranted, a soil survey to determine the potential presence of hazardous substances in the soil.

4. The design of all new structures shall comply with the latest California Building Code seismic design standards, as well as such supplemental design criteria as the city may adopt to ensure that a) buildings are designed so as to avoid structural collapse; and b) all uses needed for emergency response are designed to withstand sufficient "G" force to remain functional.

5. To prevent future slope failures, new development shall be required to 1) achieve a factor of safety of 1.5 against shear failure; and 2) achieve a factor of safety of 1.1 against seismically induced soil failure.

6. Roadways and internal circulations systems shall be designed to accommodate fire suppression equipment with adequate turn-around areas as determined by the California Fire Code and Loma Linda amendments.

7. All new development shall be provided with the water facilities needed to meet fire flow requirements as determined by the California Fire Code and Loma Linda amendments.

17.08.220 Solar Access and Solar Equipment

These provisions are intended to ensure that solar energy systems are protected from shading and to facilitate their safe operation. The standards may be modified by the Director in the case where compliance would demonstrably reduce the operating efficiency or performance of the solar energy system and compliance will not adversely impact public health and safety.

A. Protection of Solar Access. A structure, fence or wall shall not be constructed or modified in a residential zoning district, and vegetation may not be placed or allowed to grow, so as to obstruct more than 10 percent of the absorption are of a solar energy system on a neighboring parcel at any time.

B. Solar Energy Systems Standards. The following installation standards shall apply to solar energy systems.

1. Solar Collectors.

a. Roof-mounted collectors shall be placed in the location least visible from public streets and, where feasible, be integrated into the design of the structure as an architectural element.

b. Wall-mounted and ground-mounted collectors shall be screened from public view.

2. Appurtenant Equipment. Where feasible, appurtenance equipment, plumbing and related fixtures, shall be installed in the attic. Appurtenant equipment, plumbing, and related fixtures shall comply with the setback requirements of Title 17 and shall be screened from public view.

17.08.230 Solid Waste/Recyclable Materials Storage

The following provisions establish standards for the construction and operation of solid waste and recyclable material storage areas in compliance with the California Solid Waste Reuse and Recycling Access Act. (Public Resources Code Sections 42900 through 42911).

A. General Requirement. All proposed development shall comply with applicable provisions of the City's Public Services and Facilities Element.

B. Required Storage for Multi-family Projects. Multi-family residential projects, with five or more units shall provide solid waste and recyclable material storage areas as follows:

1. Individual Unit Storage Requirements. Each dwelling unit shall be provided an area with a minimum of six cubic feet designed for the indoor storage of solid waste and recyclable material. A minimum of three cubic feet shall be provided for the storage of solid waste and a minimum of three cubic feet shall be provided for the storage of recyclable material; and

2. Multi-family projects shall provide the following minimum solid waste and recyclable material storage areas, which may be located indoors or outdoors as long a they are readily accessible to all residents. These requirements apply to each individual structure. All required areas are measured in square feet.

TABLE 3-4
SHARED STORAGE REQUIREMENTS

Number of Dwellings	Minimum Storage Areas Required (sq.ft.): Solid Waste	Minimum Storage Areas Required (sq.ft.): Recycling	Minimum Storage Areas Required (sq.ft.):Total Area
2-6	12	12	24
7-15	24	24	48
16-25	48	48	96
26-50	96	96	192
51-75	144	144	288
76-100	192	192	384
101-125	240	240	480
126-150	288	288	576
151-175	336	336	672
176-200	384	384	768
201+	*	*	*

* Every additional 25 dwellings shall require an additional 100 sq. ft. for solid waste and 100 sq. ft. for recyclables.

C. Non-residential structures and uses within all zoning districts shall provided solid waste and recyclable material storage areas. The following are minimum area requirements.

These requirements apply to each individual structure. All required areas are measured in square feet.

Table 3-5 Required Storage for Nonresidential Structures and Uses			
Building Floor Area (sq. ft.)	**Minimum Storage Areas Required (sq. ft.): Solid Waste**	**Minimum Storage Areas Required (sq. ft.): Recycling**	**Minimum Storage Areas Required (sq. ft.): Total Area**
0-5,000	12	12	24
5,001-10,000	24	24	48
10,001-25,000	48	48	96
25,001-50,000	96	96	192
50,001-75,000	144	144	288
75,001-100,000	192	192	384
100,001+	*	*	*

*Every additional 25,000 sq. ft. shall require an additional 48 sq. ft. for solid waste and 48 sq. ft. for recyclables.

D. Refuse enclosure standards and guidelines.

1. Purpose. Enclosures should be designed to reduce container visibility and prevent their misplacement of containers, especially in parking area. Enclosures should increase efficient solid waste and recycling practices and enhance the aesthetic appearance of the community.

2. Except development of a single-family residence or multi-family residence of up to for units, any new development shall comply with the following:

   a. Space allocation. Each refuse enclosure shall be large enough to fit at least on receptacle for trash, one receptacle for recycling and one receptacle for organic waste. Each enclosure shall be sized to provide for three receptacles without blocking the other for proper access. The minimum interior dimensions of a refuse enclosure are seven feet by twenty feet. Enclosure wall height shall be at least six feet high from the base. The roof will be spaced two feet higher than the top of the wall of the enclosure, making height clearance eight feet. There must be ventilation occupying the space between the roof and the wall; however, this space shall be covered with a wire mesh (painted to match the enclosure) to keep animals out and debris in. The enclosure should be at the same level as the concrete outside of its walls.

   b. Materials. The refuse enclosure shall resemble the exterior surface of the main building. It should blend with the texture and color of the primary building(s). The refuse enclosure should be made of material that is harmonious with the materials of the main building

and surrounding buildings. The floor of the enclosure should be paved with concrete and graded toward the sanitary sewer.

c. Roofing. A permanent, waterproof and noncombustible roof must be present to prevent rainfall from entering the enclosure. The roof shall overhang the enclosure on all sides. Acting as protection over the enclosure, the roof shall be a height of eight feet. The roof should limited contaminated water from escaping into nearby storm drains and creeks. The roof should be designed in such a way that rainwater from the enclosure roof discharges into the surrounding landscape.

d. Screening. Refuse enclosure areas shall be enclosed such that they are screened from view. The enclosure gates shall be swing or roll-up and be of a color and design that is compatible with the enclosure. Swinging doors shall be permanent and made of solid steel. Wire mesh is acceptable as long as it has small holes, so that the inside of the enclosure is not visible from the outside. The opening for the gates should be at least eight feet wide and should allow for an overhead clearance of at least seven feet. The gates shall not open towards the street; they shall instead open towards the structures of the development. Double swing gates should have swivel spots outside of the opening area of the enclosure. Swivel points shall be attached to concrete filled steel post or columns at the ends of the walls. In addition, six inch diameter bollards shall be installed to ensure that the gates do not open into adjacent structures or parking spaces. These bollards shall be brightly colored with reflective taping at the top. For commercial and industrial sites, property owners shall have the option to lock the enclosure after business hours, and in some cases, the owner can choose to lock the enclosure during business hours.

e. Interior Design. Refuse enclosure shall have six inch high wheel stops to prevent the bins from damaging the walls, In addition, a six inch high curb should be created within the perimeter of the interior enclosure walls further protecting the walls from possible damage caused by the bins. The concrete curb shall be eight inches from the wall in order to provide an eight inch clearance from all three walls of the enclosure.

f. Lighting. Adequate lighting should be provided within the refuse enclosure to ensure safety and to discourage illegal dumping into and around the enclosures. The lighting shall be equipped with sensors to turn off automatically when not in use.

g. Sanitary Sewer Connection. A drain shall be located on the floor of the refuse enclosure. This drain shall be connected to the sanitary sewer to facilitate disposal of leach ate resulting from cleaning the enclosure. The enclosure shall have adequate filtration at the sewer drain so that hazardous waste does not enter the sewer system.

h. Prohibited Waste. No other materials (e.g. hazardous wastes, grease, equipment, furniture) shall be stored in the refuse enclosure. The enclosure shall have adequate filtration at the sewer drain so that hazardous waste does not enter the sewer system.

i. Oil and Grease Receptacle. Any commercial or industrial refuse enclosure shall reserve adequate space for oil and grease receptacle, regardless of the current or planned use. The space shall be at least twelve square feet in addition to the minimum dimensions in this section.

j. Signage. Unless otherwise provided for by a solid waste hauler permanent signage shall be posted on recycling and organic waste containers to distinguish these bins from the solid waste containers. The enclosure shall have eighteen inch by thirty-six inch signage that reads, "*Do Not Mix Recyclable Materials with Trash*" posted on the front wall or on the gate of the enclosure. "*NO PARKING*" signs shall also be posted. All required signage shall be lighted.

k. Location and Accessibility. Refuse enclosures shall be located within two hundred and fifty feet of a residential unit but no closer than fifty feet. Refuse enclosure shall provide convenient access for solid waste vehicles and sufficient space for turnaround movements. The turning radius for the enclosure shall be at least forty feet. The front of a refuse enclosure shall also have striped "*keep clear*" areas. A reinforced four to six inch thick concrete pad shall be located outside the entrance of the refuse enclosure. This pad shall not be sloped so that it drains towards the refuse enclosure; rather the pad shall be sloped so that it drains away from it. The refuse enclosures must be located at least twenty-five feet from any storm drain inlet.