CITY OF SANTA ANA

SPECIFIC DEVELOPMENT NO.84

SANTA ANA RENAISSANCE TRANSIT ZONING CODE

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for
City of Santa Ana

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ARTICLE XIX. THE TRANSIT ZONING CODE, SPECIFIC DEVELOPMENT NO. 84

Division 1. General Provisions

Sec. 41-2000. Purpose and intent.

(a) This article provides detailed regulations for development and land uses within the specific development area, and describes how these regulations will be used as part of the City's development review process. This article is intended to provide for the integration of new development and rehabilitation of existing structures with new and existing public transit infrastructure. This article will provide for:

(1) A mixture of development and open spaces that situates commerce, work places, residences, and civic buildings within walking distance of transit and one another.

(2) Streets that meet the needs of many transit modes including public transit, pedestrians, cyclists and automobiles.

(3) Development that is maximally transit supportive.

(4) New and remodeled buildings to work together to define the pedestrian-oriented space of the public streets to support and strengthen the existing character of the neighborhoods in which they are located.

(5) The repair and stabilization of the area's existing urban fabric, characterized by an interconnected gridded street pattern and a mixture of architectural styles and uses, in order to support the successful expansion of public tran sit and compatible development.

Sec. 41-2001. Application of Article

(a) The Transit Zoning Code, as authorized by Chapter 41, Division 26, Section 41-593 et seq., of the Santa Ana Municipal Code, is subject to the standards and regulations contained in this Article for the express purpose of establishing land use regulations and standards. All other applicable chapters, articles, and sections of the SAMC and any other regulations adopted by the City Council shall apply unless expressly stated or superseded by this Article. All terms contained herein shall be defined by the SAMC, unless specifically defined in this Article.

(b) Proposed development, including the construction, reconstruction or structural alteration of a structure, subdivisions, and new land uses within the specific development area shall comply with all the applicable regulations established by this article.

Sec. 41-2001.5 Organization

(a) Regulating Plan and Zones Established: Sections 41-2006 through 2008 defines the zones within the Specific Development (SD) boundaries, the parcels included within each zone, and describes, zone by zone, the standards for building placement, design, and use consistent with the permitted uses identified in Table 2A.

(b) Use Standards: Table 2A identifies the land use types allowed by the City in each of the zones established by the Regulating Plan. A parcel within the Specific Development (SD) boundaries shall be occupied only by land uses identified as allowed within the applicable zone and the type of City approval required by Table 2A.

(c) Urban Standards by Zone: Sections 41-2010 through 2015 regulates the features of buildings that affect the public realm. The urban standards regulate building and parking placement, height, and profile, and vary according to the parcel's zone applied by the Regulating Plan. Standards for items not explicitly described in this section, including but not limited to, walls and fences, mechanical equipment, trash bin enclosures, heliport and helipad, underground utility, installation of dish antennas, loading areas, parking lot design standards, refer to Chapter 41 of the Santa Ana Municipal Code and the Citywide Design Guidelines.

(d) Architectural Standards: Sections 41-2020 through 2039 regulates the manner in which individual parcels and blocks are developed to create diverse and pedestrian-oriented development, through the use of three main components:

(1) Sections 41-2020 through 2032 building types (e.g., duplex, rowhouse, courtyard housing)

(2) Sections 41-2033 through 2039 frontage types (e.g., front yard/porch, stoop, arcade, shopfront)

(3) Section 41-2040 (Table 4.3A) architectural styles (e.g., Main Street Commercial, Mission Revival, Art Deco, Folk Victorian, Craftsman, California Contemporary).

(e) Sign Standards: Section 41-2050 regulates all signage within the SD boundaires to be consistent with the character described for each zone.

(f) Subdivision Guidelines: Establishes guidelines for the creation and maintenance of a finely grained and walkable network of blocks punctuated by integral and varied open spaces.

(g) Street Network Concepts: identifies conceptual location and guidelines for the street network. This section rprovides guidelines the rights-of-way alignment, and width in plan and section with the corresponding details.

(h) Definitions: Sections 41-2080 identifies and defines the terms used in this Code.

Sec. 41-2002. Nonconforming buildings, structures and uses

(a) A nonconforming building, structure or use shall comply with Article VI as modified as follows:

(1) A building or structure that does not conform to the architectural style or story height requirements at the time of the adoption of this Article shall not cause the structure to be non-conforming.

(2) Sections 41-681.1 through 41-681.4 shall not apply to this Article.

(3) Rehabilitation, enlargement or exterior structural alterations of any nonconforming structure or structure occupied by a nonconforming use, except for structures occupied by single family and two-family dwellings, may be rehabilitated as follows:

a. Rehabilitation limited to structural or non-structural alterations without any building expansion is permitted if:

1. All signage on the structure and the site on which it is located shall be brought into conformity with the signage requirements of this Chapter.

2. All outdoor storage shall be screened by a solid screen wall not to exceed 8 feet in height. Outdoor storage shall not exceed the height of the screen wall.

3. There shall be no increase in the number of dwelling units unless the site on which the structure is located complies with the off-street parking and open space requirements of this Chapter.

4. Architectural massing, features and detailing shall be modified to bring the structure into closer compliance with the architectural standards of this code, as deemed appropriate by the Executive Director of the Planning and Building Agency, or their designee.

b. Rehabilitation may include expansion when the total floor area of all expansions occurring in any five-year period does not exceed ten (10) percent of the floor area as it existed at the beginning of the five years, provided that the following conditions are met:

1. All signage on the structure and the site on which it is located shall be brought into conformity with the requirements of this chapter.

2. There shall be no loading or unloading of vehicles between the hours of 10 pm and 7 am.

3. All outdoor storage shall be screened by a solid screen wall not to exceed 8 feet in height. Outdoor storage shall not exceed the height of the screen wall.

4. There shall be no enlargement which would intrude into any required yard.

5. There shall be no enlargement which would result in a new nonconformity with the requirements of this Chapter.

6. Off-street parking shall be provided in conformance with the requirements of this Chapter.

7. Landscaping shall be improved to bring the site on which the structure is located into closer compliance with the landscaping requirements of this Chapter, as deemed appropriate by the Executive Director of Planning and Building Agency, or their designee.

8. Architectural massing, features and detailing, shall be modified to bring the structure into closer compliance with the architectural standards of this Chapter, as deemed appropriate by the Executive Director of Planning and Building Agency, or their designee.

(4) Rehabilitation, enlargement or exterior structural alterations of buildings occupied by a single family and two-family dwellings is permitted subject to the following:

a. Structural alterations and additions may be made where the total floor area of all such expansions occurring in a five-year period does not exceed forty (40) percent of the floor space of the building as it existed at the beginning of said time, provided the number of dwelling units is not increased; and no new non-conformances with the requirements of this code are created.

b. Structural alterations and additions which exceed forty (40) percent of the total floor area as it existed at the beginning of a five-year period; or remodeling which involves the demolition of more than fifty (50) percent of the building shall be permitted; provided that the following conditions are met:

1. Off-street parking shall be provided in conformance with the requirements of this Chapter.

2. No new nonconformities with the requirements of this Chapter are created.

3. A minimum of eight hundred (800) square feet of usable, continuous, non-front yard open-space, excluding driveways and parking areas is provided. Any open space with a minimum dimension of fifteen (15) feet by fifteen (15) feet shall be deemed continuous open space.

c. Where rehabilitation of a building involves more than fifty (50) percent of a building wall which encroaches into a front or side yard setback and is demolished or is structurally altered, the remainder of the building wall shall be demolished. Any subsequent building wall shall conform to all provisions of this Chapter.

d. An existing two-car garage with a minimum dimension of eighteen (18) feet by eighteen (18) feet exterior dimension shall be considered conforming.

e. Remodel shall mean to reconstruct, or to make over in structure or style, but shall exclude re-roof, window replacement, exterior finish replacement and repair or similar modifications.

Sec. 41-2003. Affordable Housing Development Incentives.

Any affordable housing project may use any or all of the following incentives pursuant to an Affordability Covenant Permit:

(a) Parking Design Incentive: Allows for tandem parking not to exceed 30 percent of the required parking per residential unit.

(b) Private Open Space Incentive: For purposes of meeting the private open space requirement, the private open space incentive allows for encroach ment into required front or side setbacks for porches that project from the main building facade up to 50 percent of the required setback, provided that the remaining setback area is not less than 5 feet.

(c) Density Bonus Incentive: The state density bonus law, (California Government Code sections 65915 through 65918, as it may be amended from time to time) allows developers who guarantee that a portion of their residential development will be available to low income, very low-income or senior households to construct additional units beyond that permitted by the general plan land use element. This Specific Development does not place a limit on the number of units allowed provided that the project complies with the specified limitations on height, setbacks, floor area, open space, massing and other zoning regulations.

a. For purposes of this section, the maximum density allowed shall be based on the highest number of the density range shown on table BT-1.

b. All requests for density bonus shall follow the procedures and regulations established by Article XVI.I.

Sec. 41-2004. The Industrial Overlay (I-OZ) Zone

(a) The Industrial Overlay Zone (I-OZ) is applied to areas zoned M1 or M2 and occupied with an industrial use at the time of the adoption of this Article. The zoning for the individual parcels shall be determined by Sectional District Map number 7-5-9 as it appeared on May 1, 2010.

(b) The I-OZ allows the M1 and M2 regulations to apply to said parcel until such time as the property owner applies to modify the zoning district. The Regulating Plan identifies the boundaries of the applicable zoning district (i.e. Transit Village, Urban Center, Corridor, Urban Neighborhood 1 or Urban Neighborhood 2) within the Transit Zoning Code.

(c) A property owner may apply to develop the parcel consistent with the applicable zoning district within the Transit Zoning Code. The applicant shall receive all the necessary site approvals including, the approval of the overlay zone site plan pursuant to Article III, Division 28 prior to development.

(d) The uses in the I-OZ shall be subject to the regulations of the M1 and M2 zones (SAMC 41, Article III, Divisions 18 and 19), as applicable.

Sec. 41-2005. Application for Discretionary Approvals

(a) Site Plan Review shall mean specific development plan and shall comply with Sections 41-593.4 through 593.6. Sections 41-593.4 through 593.6 shall only apply to structures over four (4) stories in height.

(b) Conditional use permits, variances and minor exceptions. Conditional use permits, variances and minor exceptions shall be subject to Article V, except for the permit thresholds for minor exceptions shall be as identified in Table 1B.

TABLE 1A: PERMITTING PROCESS

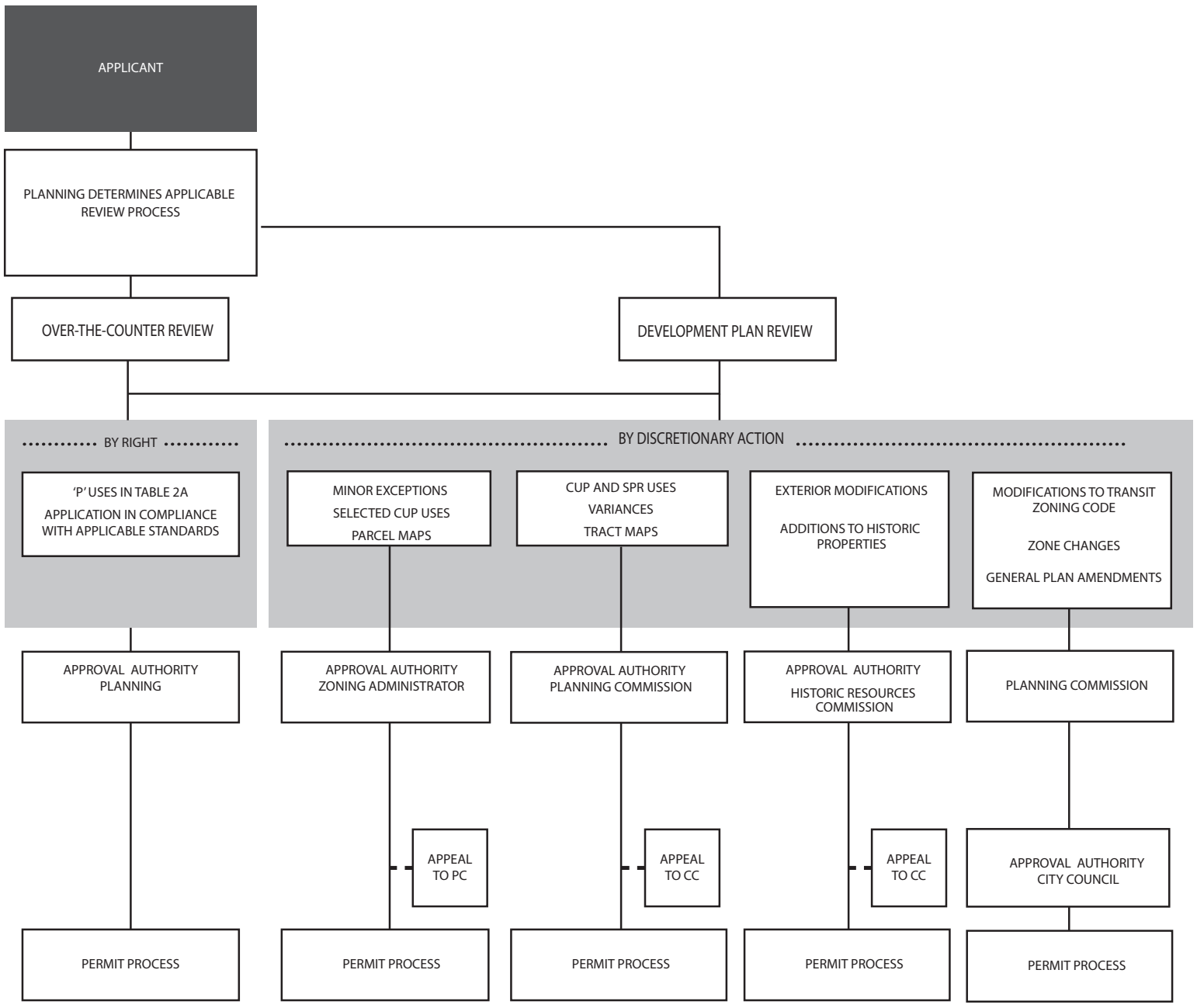


TABLE 1B: REVIEW AUTHORITY AND PERMIT TYPES [5]

Key to Table

CC	City Council
PC	Planning Commission
HRC	Historic Resources Commission
ZA	Zoning Administrator
Planning:	Executive Director of PBA or their designee

[1] Review Authority
The Review Authority identified in Table 1B has the authority to grant approval of, or make a recommendation to the next higher Review Authority on the permit types as described.

[2] Development Approval
Applications that are consistent with the applicable standards of this code, and as further permitted by Table 2A, are to be approved administratively.

[3] Modification of Standards
i. Minor Exception.
Upon determination by Planning that the request, as authorized by Table 1B, and is consistent with the required findings in the SAMC, the identified standards may be modified by the Zoning Administrator.

ii. Variance.
Requests that exceed the limits identified in Table 1B, but that are within the intent of this code, are to be processed by Planning with a recommendation for review and action by the Planning Commission, subject to the required findings in the SAMC.

[4] Code Amendment
Approval of a Code Amendment, subject to the required findings in the SAMC, shall be considered by the City Council upon recommendation by the Planning Commission.

[5] Filing Fees.
Applications submitted pursuant to this code shall be filed per the Planning Division's procedures and processing fees in effect at the time of application.

Review Authority [1]	Permit Type	Permit Thresholds
Planning	Occupancy and Use Clearance	for 'P' uses in table 2A
	Development Approval	[2]
	Sign Permit	---
	Voluntary Lot Merger	---
	Land Use Certificate	For 'LUC' uses in Table 2A
	Land use & building type Interpretations	---
ZA	Parcel Map	< 5 parcels
	Minor Exceptions [3] (all permit thresholds are the maximum minor exception permitted)	(1) Lot Width / Depth: 10% (2) Setbacks: 15% (3) Building Height: 10% (4) Building Size/Massing: 15% (5) Driveway Access: 15% (6) Open Space Area: 15% (7) Sign Height/Width: 10% (8) Walls and Fences: 15%
	Conditional Use Permit	for 'CUP' uses in Table 2A, as authorized by the Planning Commission
Planning Commission	Conditional Use Permit	for 'CUP' uses in Table 2A, except as noted above
	Site Plan Approval	for 'SPR' uses in Table 2A
	Tentative Tract Map	> 4 parcels
	Variance	request is in excess of limits established for minor exception
HRC	Modific. to Historic Structures	
	Placement on Historic Register	
City Council	General Plan Amendments	
	Zone Change	change in zoning category
	Code Amendments	[4]

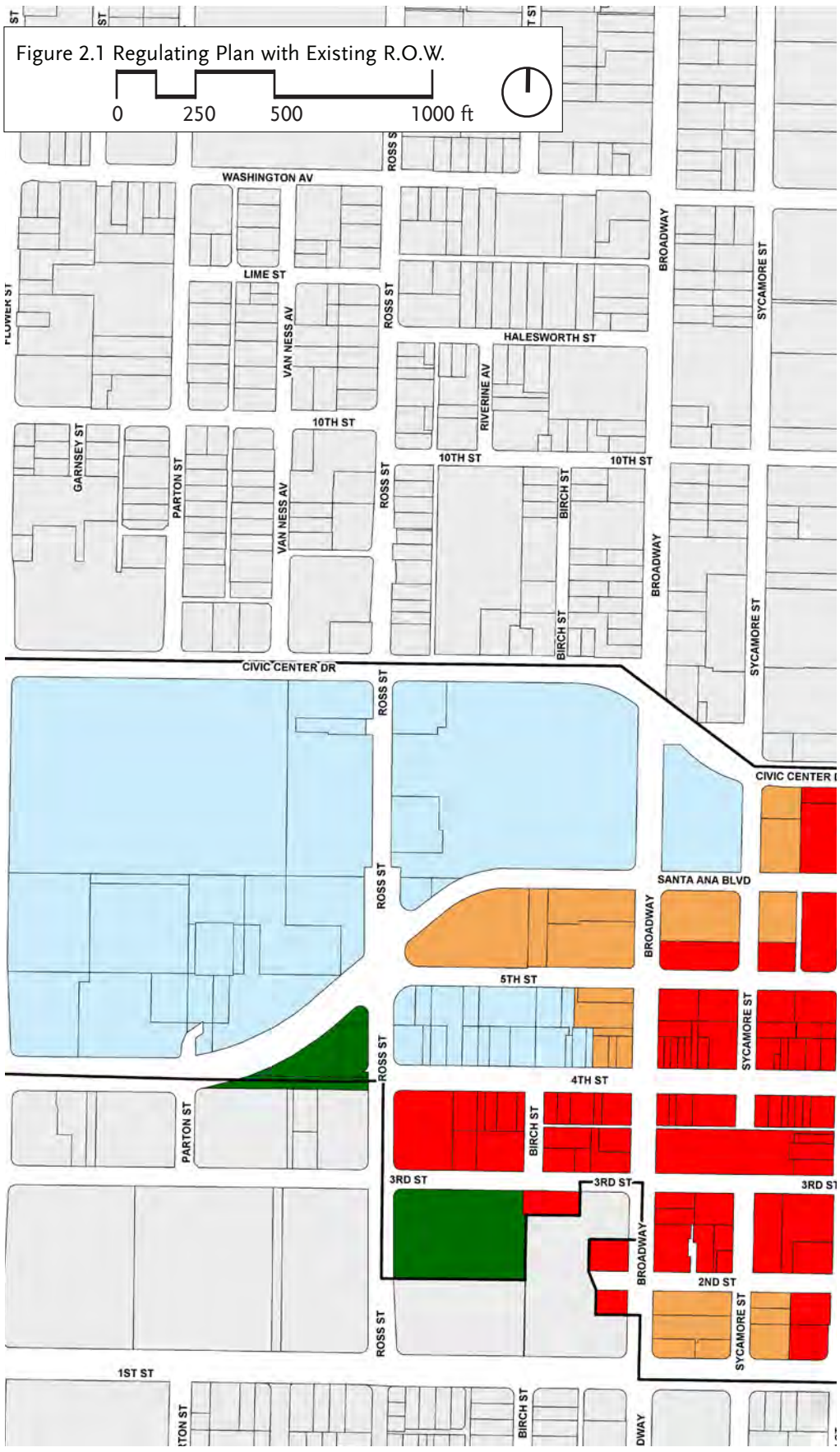
Division 2.

Sec. 41-2006. Zones Established

(a) Purpose. This section establishes the zones applied to property within the plan area by the Regulating Plan. The Regulating Plan divides the plan area into separate zones that are based on a transect of intensity within the plan area that ranges from the most urban types of development and land use to the least urban types, with most zones providing for a significant mixture of land uses within them.

This approach differs from conventional zoning maps that typically divide cities into zones that rigidly segregate residential, commercial, industrial, and institutional uses into separate areas, and thereby require residents to drive for nearly all daily activities. The use of zones based on development intensity (instead of land use zones) as the spatial basis for regulating development, directly reflects the functions of, and interrelationships between, each part of the plan area. The zones also effectively implement the City's urban design objectives for each part of the plan area, to establish and maintain attractive distinctions between each zone. This is why some parcels are zoned with more than one zone. In such cases, the zoning is divided along a clear boundary such as the middle of a block.

The zones of this Regulating Plan allocate architectural types, frontage types, and land uses within the plan area, as well as providing detailed standards for building placement, height and profile. The diagram to the right identifies the 9 zones applied within the plan area as they relate to existing rights-of-way and parcels.



(b) Zones established. The following zones are applicable to this specific plan, and applied to property within the boundary as shown on the Regulating Plan.

(1) Transit Village (TV) Zone.
The Transit Village zone is intended to provide standards for compact transit-supportive mixed-use/residential development. This zone is characterized by a wide range of building intensity, including mixed-use tower-on-podium buildings, flex blocks, liners, stacked flats, and courtyard housing. The zone accommodates retail, restaurant, entertainment, and other pedestrian-oriented uses at street level, with offices and flats above in the mixed-use building types, at high intensities and densities. The landscape palette is urban, with shading and accent street trees in parkway strips along Santa Ana Boulevard, and in sidewalk tree wells where on-street parking is provided. Parking is accommodated on-street, in structures with liner buildings, and underground.

(2) Government Center (GC) Zone.
This area accommodates a wide variety of civic uses, including Federal, State, and local government offices and services, libraries, museums, community centers, and other civic assembly facilities. Building types vary according to their public purpose, are programmed by the various government agencies for their specific sites, and therefore are not coded by the Transit Zoning code (SD-84A and SD 84B). The landscape style is urban, emphasizing shading street trees in sidewalk tree wells, and in landscaped public plazas.

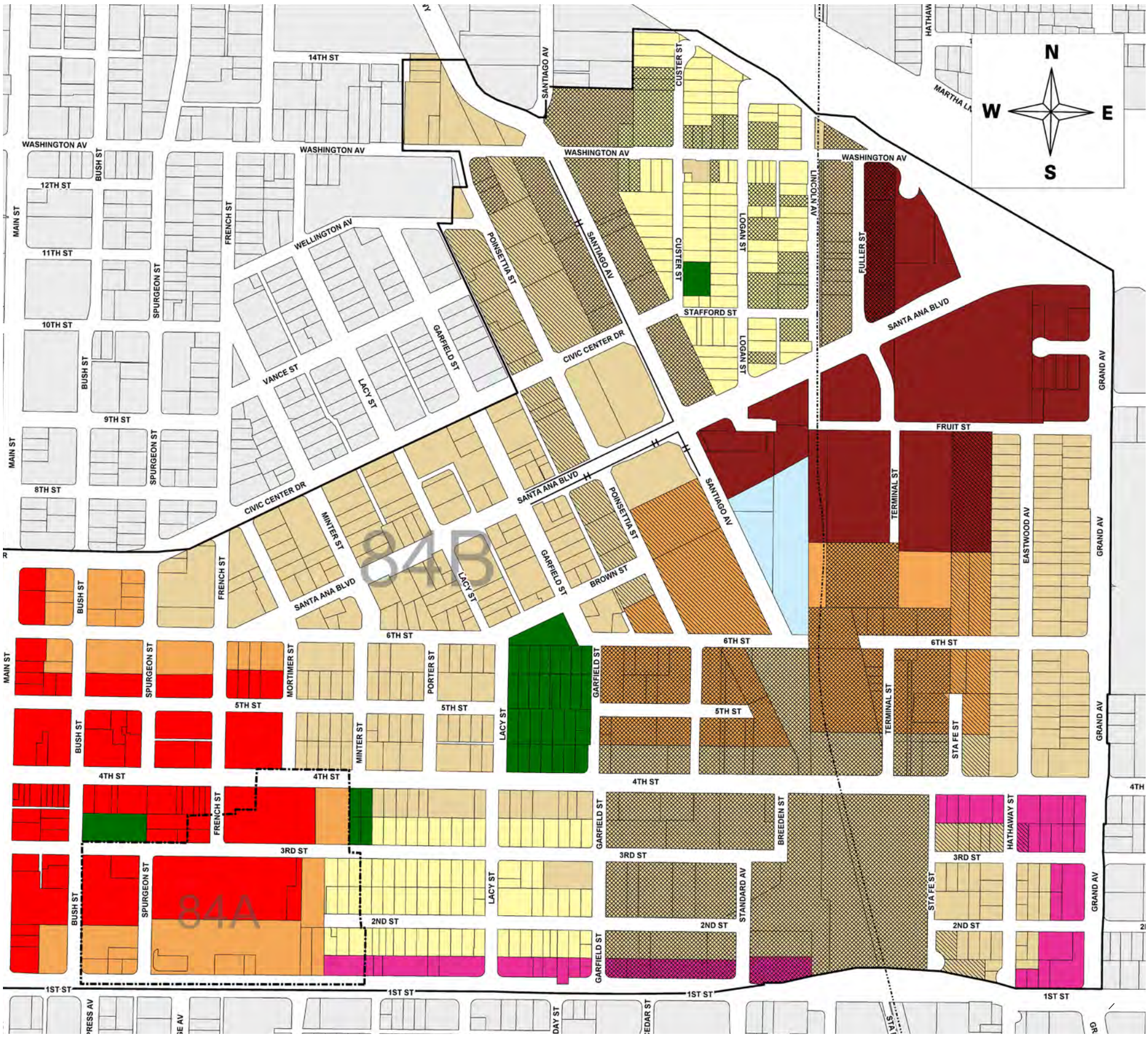
(3) Downtown (DT) Zone.
This zone is applied to the historical shopping district of Santa Ana, a vital, pedestrian-oriented area that is defined by multi-story urban building types (flex blocks, live-work, stacked dwellings, and courtyard housing in the Downtown edges) accommodating a mixture of retail, office, light service, and residential uses. The standards of this zone are intended to reinforce the form and character represented by pre-World War II buildings and recognized as a National Historic District, through restoration, rehabilitation, and context-sensitive infill. The standards also facilitate the replacement or improvement of post-war development that eliminated the pedestrian orientation of various downtown blocks (for example, parking structures with no features of pedestrian interest along their entire lengths). The landscape style is urban, emphasizing shading and accent street trees in sidewalk tree wells. Parking is accommodated on-street and may also be in structures with liner buildings, underground, and within block centers in surface lots not visible from streets.

(4) Urban Center (UC) Zone.
This zone is applied to the area surrounding the Downtown, which serves as a transitional area to the surrounding lower intensity neighborhoods and to other areas where mixed-use and multi-unit residential buildings create a pedestrian-oriented urban fabric. The zone provides for a variety of non-residential uses and a mix of housing types at medium intensities and densities. Besides accommodating community serving businesses, this zone may also serve the daily convenience shopping and service needs of nearby residents. Building types include mixed-use Flex Blocks, stacked flats, live-work, rowhouses, and courtyard housing. The landscape is urban, emphasizing shading street trees in sidewalk tree wells. Parking is accommodated on-street and may also be in structures with liner buildings and underground in areas adjacent to the DT zone, and in surface lots away from street frontages.

(5) Corridor (CDR) Zone.
This zone is applied to properties fronting existing commercial corridors and provides standards to improve pedestrian-orientation in a transit-supportive, mixed use area. Mixed-use flex block and live-work building types are at or near the sidewalk, and accommodate street level retail, service, and office uses, with office and residential above. The landscape style is urban, emphasizing shading street trees in sidewalk tree wells. Parking is accommodated on-street, and in screened surface lots between buildings, or away from streets, with no more than half the site frontage occupied by parking.

(6) Urban Neighborhood 2 (UN-2) Zone.
This zone is applied to primarily residential areas intended to accommodate a variety of housing types, with some opportunities for live-work, neighborhood-serving retail, and cafes. Appropriate building types include single dwellings, duplexes, triplexes and quadplexes, courtyard housing, rowhouses, and live-work. In some areas, the more intense, hybrid court building type is allowed where additional intensity is warranted while maintaining compatibility with neighboring properties (see Regulating Plan). The landscape is appropriate to a neighborhood, with shading street trees in parkway strips, and shallow-depth landscaped front yards separating buildings from sidewalks. Parking is on-street, and in garages located away from street frontages.

(7) Urban Neighborhood 1 (UN-1) Zone.
This zone is applied to existing primarily residential areas and is intended to strengthen and stabilize the low intensity nature of these neighborhoods.



Appropriate building types include single dwellings, duplexes, triplexes, and quadplexes, and live-work. The landscape is appropriate to a neighborhood, with shading street trees in parkway strips and landscaped front yards separating buildings from sidewalks. Parking is on-street, and in garages located away from street frontages.

(8) Industial Overlay (I-OZ) Zone.

The I-OZ is applied to areas currently zoned M1 or M2, and occupied with an industrial use, to allow the types of land use activity and development permitted by existing M1 and M2 zoning to continue until such time that the owner chooses to apply the new zones identified in Figure 2.1. In order to determine if the M1 or M2 land use activity and development apply to a particular parcel, the I-OZ is further identified as I-OZ-M1 or I-OZ-M2. Until the property owner applies to modify the zoning district, property in the I-OZ shall be regulated by the provisions of the M1 and M2 zones (SAMC 41, Article III, Divisions 18 and 19), as applicable.

(9) Open Space (O) Zone.

This zone identifies areas reserved for community parks and other open spaces. Allowable structures in this zone are limited to those necessary to support the specific purposes of the particular open space area (e.g., sport-court enclosures and multi-purpose buildings in active parks, and trails within passive parks).

Key

- Transit Village (TV)
- Government Center (GC) [1]
- Downtown (DT)
- Urban Center (UC)
- Corridor (CDR)
- Urban Neighborhood 2 (UN-2)
- H — Location where Hybrid Court type is allowed
- Urban Neighborhood 1 (UN-1)
- Open Space (O)[1]
- Specific development Boundary
- Industrial Overlay Zone (I-OZ)
- I-OZ-M1
- I-OZ-M2

[1] Identified, but not regulated by this Code, Refer to City requirements as identified in SAMC Chapter 41.

Sec. 41-2007. Uses Permitted.

(a) Allowable Land Use Types. A parcel or building within the Specific Development area shall be occupied by only the land uses allowed by the table entitled Use Standards (hereinafter Use Standards Table) within the zone applied to the site by the Regulating Plan.

(b) Garage sales are allowed in compliance with Section 41-193.

(c) Temporary outdoor activities are allowed in compliance with Section 41-195.5.

(d) Youth amusement rides are permitted in compliance with Section 41-366 for C1 districts.

(e) Drive-through facilities shall not be permitted.

Sec. 41-2008. Operational Standards.

(a) All property shall be maintained in a safe, sanitary and attractive condition including, but not limited to, structures, landscaping, parking areas, walkways, and trash enclosures.

(b) All business activities shall be conducted and located within an enclosed building, except as allowed by Section 41-195 of the SAMC and except that the following business activities may be conducted outside of an enclosed building:

(1) Newsstands
(2) Flower Stands

(c) There shall be no manufacturing, processing, compounding, assembling or treatment of any material or product, other than that which is clearly incidental to a particular retail and service general enterprise, and where such goods are sold on the premises.

(d) There shall be no work inside of a structure that generates noise that exceeds 60 dB CNEL measured at the exterior wall of the unit.

(e) Storage of goods and supplies shall be limited to those sold at retail on the premises or utilized in the course of business.

(f) Public utility structures, including electric distribution and transmission substations shall be screened by a solid wall at least eight (8) feet high, except as restricted by Sections 36-45, 36-46, and 36-47.

(g) Any activity permitted shall be conducted in such a manner as not to have a detrimental effect on permitted adjacent uses by reason of refuse matter, noise, light, or vibration.

(h) Small scale industry uses shall require a solid wall or fence not less than eight (8) feet in height along any rear or side lot line.

(i) All business activities, including, but not limited to, compounding, processing, packaging or assembly of articles of merchandise and treatment of products shall be conducted within a completely enclosed building. No ancillary vehicle maintenance or repair shall be allowed on site.

(j) Loading areas shall not be visible from streets. Loading areas not facing a street shall be setback at least thirty-five (35) feet from the property line.

Table 2A - Use Standards

Land Use Type	Permit Required by Zone					
	TV	DT	UC	CDR	UN-2	UN-1
Refer to Key to Zone Symbols table on following page for zone description and use notations						
RESIDENTIAL						
Live-Work Use / Joint living-working quarters	P (2)	P (2)	P (2)	P (2)	CUP	CUP
Care Homes	CUP	CUP	CUP	CUP	CUP	CUP
Single Dwelling	---	---	---	---	P	P
Multi-Family Dwellings	P (1)	P (1)	P (1)	P (1)	P	P
RECREATION, EDUCATION AND ASSEMBLY						
Community assembly	P(1)	P (1)	P (1)	P	CUP	CUP
Health/fitness facility	P	P	P	P	CUP	---
Library, museum	P	P	P	P	P	CUP
Schools	P (1)	P (1)	P (1)	P	CUP	CUP
Studio	P	P	P	P	CUP	CUP
Theater, cinema or performing arts	P	P	P	P	---	---
Commercial Recreation (Indoor)	CUP	CUP	CUP	---	---	---
RETAIL						
General retail, except with any of the following features	P	P	P	P	P(2)	---
• Floor area over 20,000 per tenant	CUP	CUP	P	---	CUP	---
Eating establishments	P	P	P	P	P(2)	---
Auto or motor vehicle service	---	---	P	P	---	---
SERVICE GENERAL						
Banquet facility/catering-sub. to 41.199.1(a) through (d)	CUP	CUP	CUP	CUP(1)	---	---
Child day care - more than 8 and up to 14 children	P (3)	P (3)	P	P	LUC(2)	LUC
Child day care center	P (3)	P (3)	P	P	CUP	CUP
Adult day care center-subject to 41.199.2 of the SAMC	P (3)	P (3)	P	P	P	---
Hotel, excl. transient residential hotel and long term stay	P	P	P	P	---	---
Mortuaries, funeral homes	---	---	CUP	P	---	---
Personal services	P	P	P	P	P(2)	P (2)
Personal services - restricted	---	---	CUP	CUP	CUP	---

Table 2A - Use Standards

Land Use Type	Permit Required by Zone					
	TV	DT	UC	CDR	UN-2	UN-1
SERVICES-BUSINESS-FINANCIAL-PROFESSIONAL						
Bank, financial services	P	P	P	P	---	---
Business support service	P	P	P	P	P(2)	P (2)
Clinic, urgent care	---	---	CUP	P	---	---
Doctor, dentist, chiropractor, etc, office	P(1)	P(1)	P(1)	P	---	---
Extended care	P	P	P	P	CUP	---
Professional / administrative/service office	P(1)	P(1)	P(1)	P	P(2)	P (2)
SMALL SCALE INDUSTRY						
Artisan/craft product manufacturing	CUP	CUP	CUP	---	CUP	---
Furniture and fixture manufacturing, cabinet shop	P (3)	---	P (3)	---	---	---
Laboratory - medical - analytical	---	P (1)	P(1)	P	---	---
Manufacturing - light	P (3)	---	P (3)	---	CUP	---
Media production - office or storefront type (no sound stage)	P	P	P(1)	---	---	---
Printing and publishing	---	P(1)	P	---	---	---
Research and development	P (3)	---	P (3)	---	CUP	---
TRANSPORTATION, COMMUNICATION, INFRASTRUCTURE						
Helistops	CUP	CUP	---	---	---	---
Parking facility - public or commercial	P	P	P	P	---	---
Transit station or terminal	CUP	---	---	CUP	---	---
Public utility structure, excluding wireless comunication facilities	---	---	---	---	CUP	---
MISCELLANEOUS						
Any structure over four (4) stories in height	SPR	SPR	SPR	SPR	SPR	---
Businesses operating between 12 and 7 am	CUP	CUP	CUP	CUP	CUP	CUP
Alcoholic beverage sales or consumption	CUP	CUP	CUP	CUP	CUP	---

Key to Zone Symbols

TV	Transit Village	**CDR**	Corridor
DT	Downtown	**UN-2**	Urban Neighborhood 2
UC	Urban Center	**UN-1**	Urban Neighborhood 1

Key

(1) Use permitted only on second or upper floors, or behind retail or service ground floor use.

(2) Permitted only as part of a vertical mixed use project, with upper floor residential

(3) Permitted only as part of a mixed use project with a commercial or residential component

P use is permitted subject to compliance with all applicable provisions the Santa Ana Municipal Code

LUC use is permitted subject to the approval of a Land Use Certificate.

CUP use is permitted subject to the approval of a Conditional Use Permit.

SPR use is permitted subject to the approval of Site Plan Review.

--- use not permitted in particular zones.

(k) No business activity that generates noise or vibration shall be conducted between 8:00 p.m. and 7:00 a.m. Monday through Friday and 8:00 p.m. and 10:00 a.m. Saturday and Sunday.

(l) Operational standards for automobile servicing.

(1) No automobile servicing shall be conducted before 7:00 a.m. or after 8:00 p.m. Monday through Friday and before 10:00 a.m. or after 8:00 p.m. Satruday and Sunday.

(2) All work shall be conducted inside an enclosed structure.

(3) Outdoor or overnight vehicle storage is not permitted.

Division 3.

Building and Parking Placement, Building Height and Profile, Encroachments, and Parking Summary

A. Requirements

1. **Purpose.** This Division identifies the standards and requirements for new buildings, or buildings to be modified, for each zone within the Code area to ensure that proposed development is consistent with the City's goals for building form, character, and quality within the Code area. The zones are organized by intensity from the most intense (TV) to the least intense (UN-1). Unless stated otherwise, all requirements are expressed as 'minimums' and may be exceeded (e.g., 2 parking spaces required and 3 provided) in compliance with all applicable provisions of this code and Chapter 41.

2. **Applicability.** Each proposed improvement and building shall be designed in compliance with the standards of this Division 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.

3. **Requirements by zone.** Each proposed building shall be designed according to the urban standards identified per the zone in which the property is located.

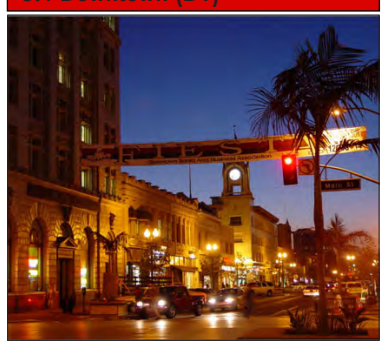
B. Summary of Zones

At right, in Table 3A, are the six zones (see Note below) organized in descending order according to their role and intensity within the Code area and as they appear in this Chapter:

- Transit Village (TV)
- Downtown (DT)
- Urban Center (UC)
- Corridor (CDR)
- Urban Neighborhood 2 (UN-2)
- Urban Neighborhood 1 (UN-1)

Note: the Government Center District and Open Space Zones are identified in this Code but regulated by the Santa Ana Municipal Code.

Table 3A: ZONE SUMMARY OF STANDARDS

3.3 Transit Village (TV)	3.4 Downtown (DT)
	
Intent and Character of TV Zone	*Intent and Character of DT Zone*

Building Types	Max Stories [a]
(see Chapter 4.1 for standards)	
Tower-on-Podium	25
Flex Block	5
Lined Block	5
Stacked Dwellings	6
Hybrid Court	-
Courtyard Housing	5
Live-Work	3
Rowhouse	-
Tuck-Under	3
Bungalow Court	-
Duplex/Triplex/ Quadplex	-
House	-

Building Types	Max Stories [a]
(see Chapter 4.1 for standards)	
Tower-on-Podium	-
Flex Block	10
Lined Block	5
Stacked Dwellings	6
Hybrid Court	-
Courtyard Housing	5
Live-Work	3
Rowhouse	-
Tuck-Under	3
Bungalow Court	-
Duplex/Triplex/ Quadplex	-
House	-

Frontage Types	Allowed
(see Chapter 4.2 for standards)	
Arcade	Y
Gallery	Y
Shopfront	Y
Forecourt	Y
Stoop	-
Frontyard & Porch	-

Frontage Types	Allowed
(see Chapter 4.2 for standards)	
Arcade	Y
Gallery	Y
Shopfront	Y
Forecourt	Y
Stoop	Y
Frontyard & Porch	-

Building Setbacks	in feet
Front yard	0-10 [1]
Side Street	0-10 [1]
Side yard	0
Rear yard	15
Alley rear yard	3

[1] Grand Ave - Min 15', From current R.O.W

Building Setbacks	in feet
Front yard	0
Side Street	0-10
Side yard	0
Rear yard	15
Alley rear yard	3

Parking per DU or Sq Ft	DU / Sq Ft	+ Guest
Residential	2	0.15
Live-Work	2	-
Non-Residential	1/400	-
In-Lieu Fee [b]	yes	yes

Parking per DU or Sq Ft	DU / Sq Ft	+ Guest
Residential	2	0.15
Live-Work	2	-
Non-Residential	1/400	-
In-Lieu Fee [b]	yes	yes

Key to Table 3A

Light shaded text *means 'not permitted' in the zone.*

' - ' means not applicable in the zone.

[a] Max Stories for all zones refer to the total number of stories permitted per Zone. The massing for all buildings are subject to size and massing standards, as described in Building Type Standards for each building type (Section 41-2020), as indicated in the example table below.

ALLOWED MASSING BY STORY								
Ratio of Each Story in % of ground floor								
STORY	1	2	3	4	5	6	7	8
%	*100*	*100*	*100*	*75*	*50*	*35*	*10*	*N/A*

[b] May be satisfied through In-Lieu Fee and Park-Once Program, if established

Notes continued on next page

3.5 Urban Center (UC)

Intent and Character of UC Zone

Building Types	Max Stories [a]
(see Chapter 4.1 for standards)	
Tower-on-Podium	-
Flex Block	5
Lined Block	5
Stacked Dwellings	5
Hybrid Court	-
Courtyard Housing	5
Live-Work	3
Rowhouse	-
Tuck-Under	3
Bungalow Court	-
Duplex/Triplex/ Quadplex	-
House	-

Frontage Types	Allowed
(see Chapter 4.2 for standards)	
Arcade	-
Gallery	-
Shopfront	Y
Forecourt	Y
Stoop	Y
Frontyard & Porch	Y

Building Setbacks	in feet
Front yard	0
Side Street	0-10
Side yard	0
Rear yard	15
Alley rear yard	3

Parking per DU or Sq Ft	DU / Sq Ft	+ Guest
Residential	2	0.15
Live-Work	2	0.15
Non-Residential	1/300	-
In-Lieu Fee [b]	no	no

3.6 Corridor (CDR)

Intent and Character of CDR Zone

Building Types	Max Stories [a]
(see Chapter 4.1 for standards)	
Tower-on-Podium	-
Flex Block	3
Lined Block	-
Stacked Dwellings	-
Hybrid Court	-
Courtyard Housing	-
Live-Work	3
Rowhouse	-
Tuck-Under	-
Bungalow Court	-
Duplex/Triplex/ Quadplex	-
House	-

Frontage Types	Allowed
(see Chapter 4.2 for standards)	
Arcade	-
Gallery	Y
Shopfront	Y
Forecourt	Y
Stoop	-
Frontyard & Porch	-

Building Setbacks	in feet
Front yard	5-15 [1]
Side Street	0-10 [1]
Side yard	0
Rear yard	15
Alley rear yard	3

[1] Grand Ave - Min 25' from current R.O.W.

Parking per DU or Sq Ft	DU / Sq Ft	+ Guest
Residential	2	0.25
Live-Work	2	0.25
Non-Residential	1/200	-
In-Lieu Fee [b]	no	no

3.7 Urban Neighborhood 2 (UN-2)

Intent and Character of UN2 Zone

Building Types	Max Stories [a]
(see Chapter 4.1 for standards)	
Tower-on-Podium	-
Flex Block	-
Lined Block	-
Stacked Dwellings	-
Hybrid Court	5[1]
Courtyard Housing	4
Live-Work	3
Rowhouse	3
Tuck-Under	3
Bungalow Court	2
Duplex/Triplex/ Quadplex	3
House	2

[[1] see Regulating Plan for allowed location

Frontage Types	Allowed
(see Chapter 4.2 for standards)	
Arcade	-
Gallery	-
Shopfront	Y
Forecourt	Y
Stoop	Y
Frontyard & Porch	Y

Building Setbacks	in feet	
Front yard	10 [1]	
Side Street	10	
Side yard	1 story	5
	2 story	5
	3 story	8
	4 story	12
Rear yard	15	
Alley rear yard	3	

[1] Grand Ave: Min 25' from current R.O.W.

Parking per DU or Sq Ft	DU / Sq Ft	+ Guest
Residential	2	0.25
Live-Work	2	0.25
Non-Residential	1/300	-
In-Lieu Fee [b]	no	no

3.8 Urban Neighborhood 1 (UN-1)

Intent and Character of UN1 Zone

Building Types	Max Stories [a]
(see Chapter 4.1 for standards)	
Tower-on-Podium	-
Flex Block	-
Lined Block	-
Stacked Dwellings	-
Hybrid Court	-
Courtyard Housing	-
Live-Work	2
Rowhouse	-
Tuck-Under	-
Bungalow Court	2
Duplex/Triplex	2
House	2

Frontage Types	Allowed
(see Chapter 4.2 for standards)	
Arcade	-
Gallery	-
Shopfront	-
Forecourt	-
Stoop	Y
Frontyard & Porch	Y

Building Setbacks	in feet
Front yard	20
Side Street	10
Side yard	5 [1]
Rear yard	20
Alley rear yard	3

[1] Or varies

Parking per DU or Sq Ft	DU / Sq Ft	+ Guest
Residential	2	0.25
Live-Work	2	0.25
Non-Residential	>750 sf: 1	-
	750-1200 sf: 1	-
	>1200 sf: 1 per 300 s.f	-
In-Lieu Fee [b]	no	no

Notes:

The above table is a summary of the requirements by zone. Refer to the following chapters of this code for the full requirements per building type.

The zones are arranged on a continuum of intensity with the most intense at left and the least intense at right. Each zone is aimed at generating or maintaining a distinct character through the allocation of appropriate building and frontage types and the placement of those types on parcels.

Section 41-2010. Transit Village (TV)

(a) Permitted buiding types and minimum and maximum height.

Table TV-1, entitled Building Types and Mimimum and Maximum Height identifies the approved building types and the minimum and maximum height that is permitted for each building type within the TV zone subject to compliance with all applicable standards.

Table TV-1. Building Types and Minimum and Maximum Height

Building Types	Min Stories	Max Stories
Tower-on-Podium	3	25
Flex Block	3	5
Lined Block	3	5
Stacked Dwellings	3	6
Hybrid Court	not allowed	not allowed
Courtyard Housing	3	5
Live-Work	3	3
Rowhouse	not allowed	not allowed
Tuck-Under Housing	3	3
Bungalow Court	not allowed	not allowed
Duplex/Triplex/ Quadplex	not allowed	not allowed
House	not allowed	not allowed

(b) Building Setbacks.

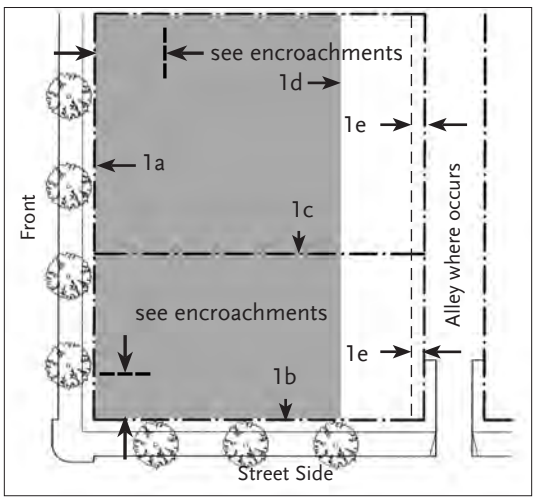


Table TV-2 identifies the minimum setbacks required and, where noted, maximum setbacks permitted. The setbacks shall apply to all stories of a building.

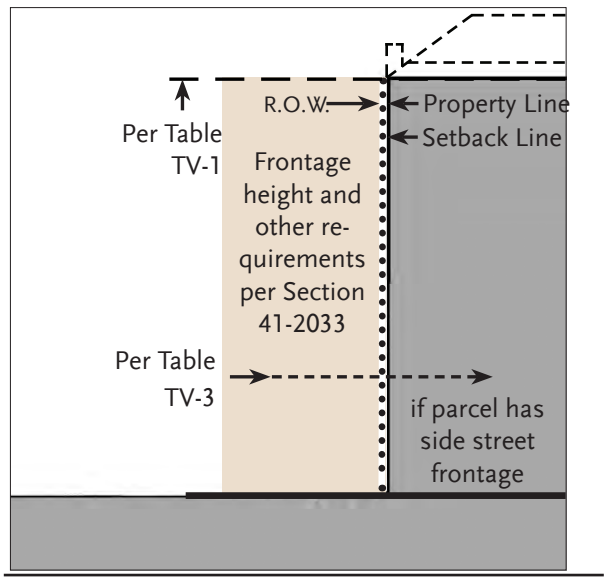
Table TV-2- Building Setback Standards.

	Setback	Min.	Max.
(1a)	Front yard	0' [a] [b]	10'
(1b)	Street Side	0' [a] [b]	10'
(1c)	Sideyard	0'	Not applicable
(1d)	Rear yard	15'	Not applicable
(1e)	Alley yard	3'	Not applicable

[a] In situations where the existing sidewalk is 10 feet or less in width, at the discretion of the City of Santa Ana, a setback greater than identified in the above table may be required to effectively result in a 10 foot wide sidewalk.

[b] Setback at Grand Ave. is 15' minimum - 25' maximum measured from the right-of-way as it exists in 12/31/2009.

(c) Frontage Requirements.



The ground floor fronting a street or other right-of-way (not including alleys) shall comply with the standards for the applicable frontage type, Sections 41-2033 thorugh 41-2039 and the Table TV-3 entitled Permitted Frontage Types.

Table TV-3- Permitted Frontage Types

Frontage Types Permitted	% of frontage
Arcade	min. 50
Gallery	min. 50
Shopfront	min. 75
Forecourt	Max. 50; remainder of frontage per permitted types

(d) Parking.

(1) Driveway Standards. Table TV-4 identifies the minimum and maximum width of driveways and permitted parking on driveways.

Table TV-4 Driveway Standards

Type	Min Width	Max Width
1-way	8'	12'
2-way	20'	25'
Parking	not permitted	not permitted

(2) Off-street parking standards

a. Table TV-5 identifies the minimum off-street parking spaces that shall be provided. All fractions shall be rounded up to the next whole number.

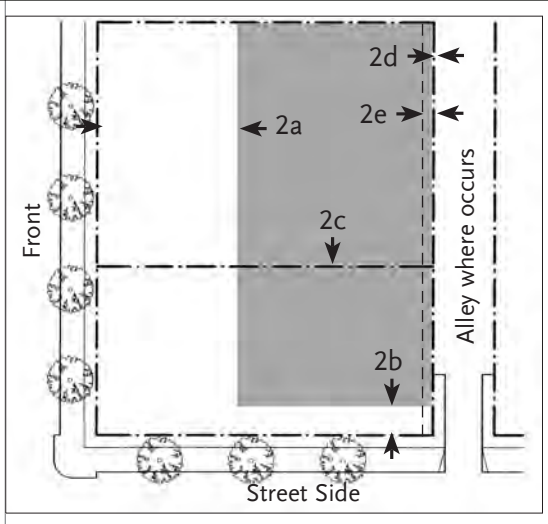
Table TV-5- Off-Street Parking Standards.

Use-Type	Parking	Guest Parking	In-Lieu [a]
Residential [b]	2 / unit min	0.15 / unit	guest only
Live-Work	2 / unit min	-	-
Non-Residential	1 / 400 sq ft	-	yes

[a] May be satisfied through In-Lieu Fee and Park-Once Program for TV District, if established

[b] Permanent Special Need Housing including senior housing, will be parked at 1 space per unit minimum.

b. Vehicular access to the off-street parking is permitted only from an alley or side street when present. Vehicular access to the off-street parking may be taken from primary street only when an alley or side street is not present.



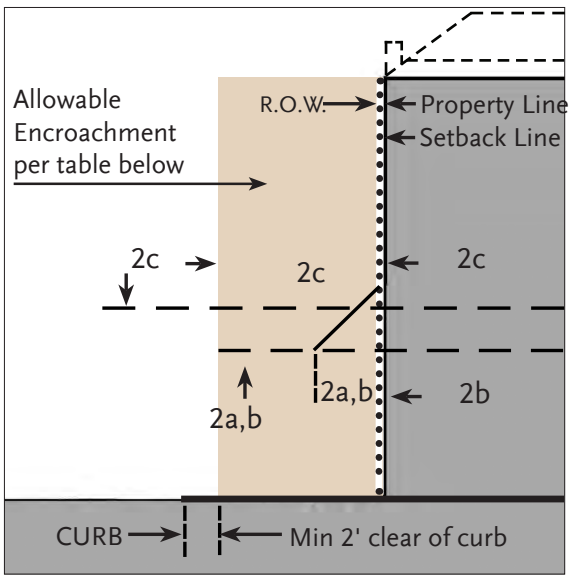
Parking Permitted

c. Parking setback standards. Table TV-6 identifies the minimum setback standards for the off-street parking. The setbacks shall apply to all stories of a building.

Table TV-6- Parking Setback Standards.

Setback	Above Grade	Subterranean
(2a) Front yard	Min. 40% design lot depth	0' min.
(2b) Street side	10' min.	0' min.
(2c) Side yard	0' min.	0' min.
(2d) Rear yard	10' min.	3' min.
(2e) Alley yard	3' min.	3' min.

(e) Encroachments.



(1) Outdoor dining
Such encroachments per approval of PBA (Planning & Building Agency) and PWA Directors, separate permit and agreement per SAMC.

(2) Encroachments. Awnings, Signage, Balconies, Bay windows and Frontage Types may encroach into the required setback subject to the standards indentified in Table TV-7, entitled Encroachments.

Table TV-7 Encroachments

	Encroachment	Vertical	Horizontal
(2a)	except awnings, and gallery and arcade frontage types	min 8' clear	max 18"
(2b)	except awnings, and gallery and arcade frontage types	min 12' clear	max 24"
(2c)	awnings, and gallery and arcade frontage types	min 10'clear	within 2' of curb
	Side yard	N/A	0'
	Rear yard	to eave [1]	5'
	Alley yard	to eave [1]	3'

[1] Eave permitted to 3' of property line

Section 41-2011. Downtown Zone (DT)

(a) Permitted building types and minimum and maximum height

Table DT-1, entitled Building Types and Mimimum and Maximum Height identifies the approved building types and the minimum and maximum height that is permitted for each building type within the DT zone subject to compliance with all applicable standards, including Table DT-3 entitled Building Height.

Table DT-1. Building Types and Minimum and Maximum Height.

Building Types	Min Stories	Max Stories
Flex Block	2	10
Lined Block	2	5
Stacked Dwellings	2	6
Hybrid Court	not allowed	not allowed
Courtyard Housing	2	5
Live-Work	2	3
Rowhouse	not allowed	not allowed
Tuck-Under Housing	2	3
Bungalow Court	not allowed	not allowed
Duplex/Triplex/Quad-plex	not allowed	not allowed
House	not allowed	not allowed

(b) Building Setbacks.

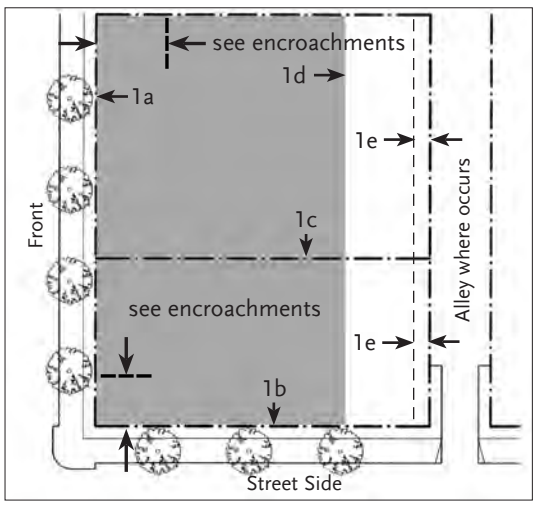


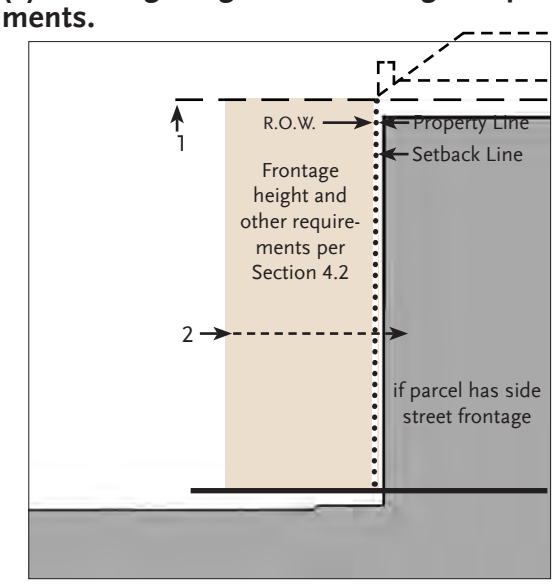
Table DT-2 identifies the minimum setbacks required and, where noted, maximum setbacks permitted. The setbacks shall apply to all stories of a building.

Table DT-2. Building Setback Standards

	Setback	Min.	Max.
(1a)	Front yard	0' [a]	0'
(1b)	Street Side	0' [a]	10'
(1c)	Side yard	0'	No requirement
(1d)	Rear yard	15'	No requirement
(1e)	Alley yard	3'	No requirement

[a] In situations where the existing sidewalk is 10 feet or less in width, at the discretion of the City of Santa Ana, a setback greater than identified in the above table may be required to effectively result in a 10 foot wide sidewalk.

(c) Building Height and Frontage Requirements.



(1) Building Height Table DT-3 entitled Building Height identifies the maximum building height permitted based upon the lot width and as permitted by individual building Type

Table DT-3. Building Height

Building Height (stories)	
Lot Width	Max.
< 50 ft	3 stories
51 to 125ft	4 stories
125 to 175 ft	6 stories
175 ft	10 stories [1]

[1] 100 ft setback from all R.O.W. required for stories 7-10.

(2) The ground floor fronting a street or other right-of-way (not including alleys) shall comply with the frontage requirements per Section 41-2039 and per the Table DT-4, entitled Frontage Requirements.

Table DT-4. Frontage Types

Types Permitted	% of frontage
Arcade	Min. 50
Gallery	Min. 50
Shopfront	Min. 75
Forecourt	Max. 50; remainder of frontage per permitted types
Stoop	Max. 50

(d) Parking.

((1) Driveway Standards. Table DT-5 identifies the minimum and maximum width of driveways and permitted parking on driveways.

Table DT-5 Driveway Standards

Type	Min. Width	Max. Width
1-way	8'	12'
2-way	20'	25'
Parking	not permitted	not permitted

(2) Off-street parking standards

a. Table DT-6 identifies the minimum off-street parking spaces that shall be provided. All fractions shall be rounded up to the next whole number.

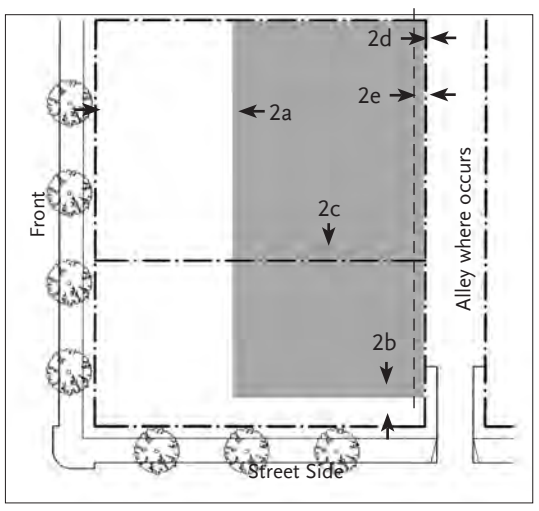
Table DT-6. Off-Street Parking Standards.

Use-Type	Parking	Guest Pkg.	In-Lieu [a]
Residential [b]	2 / unit min	0.15 / unit	guest only
Live-Work	2 / unit min	-	-
Non-Residential	1 / 400 sq ft	-	yes

[a] May be satisfied through In-Lieu Fee and Park-Once Program for Downtown District, if estab lished.

[b] Permanent Special Need Housing including senior housing, will be parked at 1 space per unit minimum.

b. The parking requirements found in Table DT-6 shall apply only to new buildings, additional building area on existing buildings or conversion of existing building area to a new use. Conversion of building area of an historically designated building to a new use, where the building envelope is not increased in size shall have no parking requirement until such time as the City determines that 95 percent capacity on the five existing City controlled parking structures in the downtown has been reached.



Parking Permitted

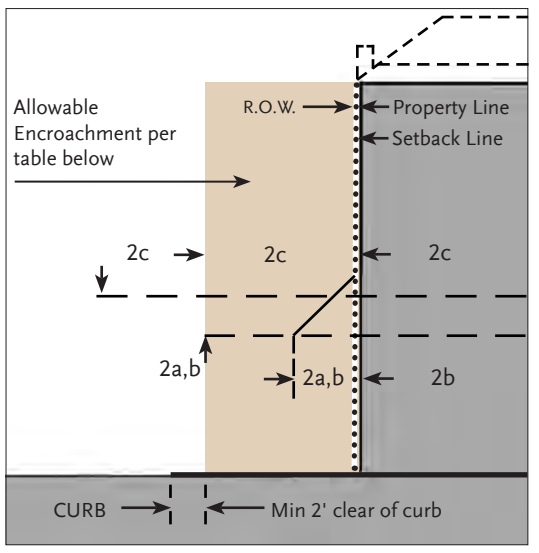
c. Vehicular access to the off-street parking is permitted only from an alley or side street when present. Vehicular access to the off-street parking may be taken from primary street only when an alley or side street is not present.

d. Parking Setback Standards - Table DT-7, entitled Parking Setback Standards identifies the minimum setback standards for the off-street parking.

Table DT-7. Parking Setback Standards

Setback	Above Grade	Subterranean
(2a) Front yard	min 40% lot depth	0' min
(2b) Street side	10' min	0' min
(2c) Side yard	0' min	0' min
(2d) Rear yard	10' min	3' min
(2e) Alley yard	3' min	3' min

(e) Encroachments



(1) Outdoor dining - Such encroachments per approval of PBA and PWA Directors, separate permit and agreement.

(2) Encroachments. Awnings, Signage, Balconies, Bay windows and Frontage Types may encroach into the required setback subject to the standards indentified in Table DT-8, entitled Encroachments.

Table DT-8 Encroachments

	Encroachment	Vertical	Horizontal
(2a)	except awnings, and gallery, and arcade frontage types	min 8' clear	max 18"
(2b)	except awnings, and gallery, and arcade frontage types	min 12' clear	max 24"
(2c)	awnings, and gallery, and arcade frontage types	min 10'clear	within 2' of curb
	Side yard	N/A	0'
	Rear yard	to eave [1]	5'
	Alley yard	to eave [1]	3'

[1] Eave allowed to 3' of property line.

Section 41-2012. Urban Center (UC)

(a) Permitted building types and minimum and maximum height

Table UC-1, entitled Building Types and Mimimum and Maximum Height identifies the approved building types and the minimum and maximum height that is permitted for each building type within the UC zone subject to compliance with all applicable standards.

Table UC-1. Building Types and Minimum and Maximum Height.

Building Types	Min Stories	Max Stories
Tower-on-Podium	not allowed	not allowed
Flex Block	2	5
Lined Block	2	5
Stacked Dwellings	2	5
Hybrid Court	not allowed	not allowed
Courtyard Housing	2	5
Live-Work	2	3
Rowhouse	not allowed	not allowed
Tuck-Under Housing	2	3
Bungalow Court	not allowed	not allowed
Duplex/Triplex/ Quadplex	not allowed	not allowed
House	not allowed	not allowed

(b) Building Setbacks.

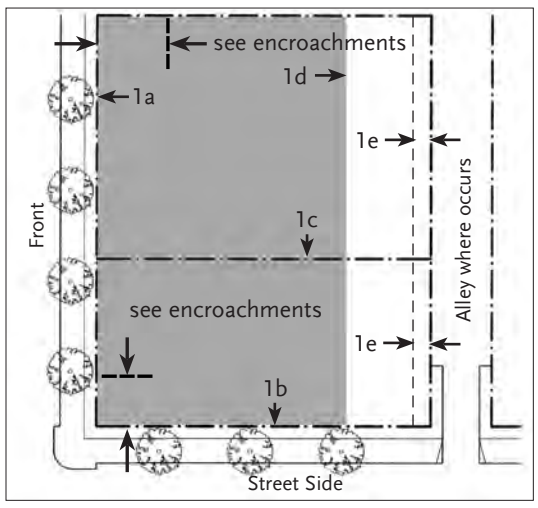


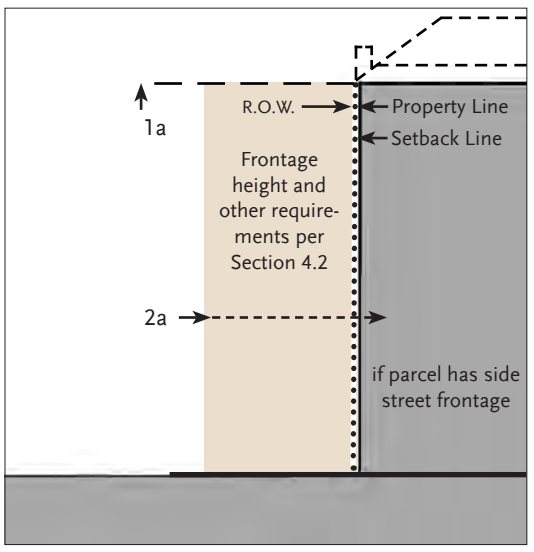
Table UC-2, entitled Building Setback Standards identifies the minimum setbacks required and, where noted, maximum setbacks permitted. The setbacks shall apply to all stories of a building.

Table UC-2. Building Setback Standards.

	Setback	Min.	Max.
(1a)	Front yard	0' [a]	0'
(1b)	Street Side	0' [a]	10'
(1c)	Side yard	0'	No reqmt
(1d)	Rear yard	15'	No reqmt
(1e)	Alley yard	3'	No reqmt

[a] In situations where the existing sidewalk is 10 feet or less in width, at the discretion of the City of Santa Ana, a setback greater than identified in the above table may be required to effectively result in a 10 foot wide sidewalk.

(c) Frontage Requirements.



The ground floor fronting a street or other right-of-way (not including alleys) shall comply with the standards for the applicable frontage type, Sections 41-2033 thorugh 41-2039 and the Table UC-3 entitled Permitted Frontage Types.

Table UC-3. Permitted Frontage Types

Frontage Types Permitted	% of frontage
Shopfront	min 65
Forecourt	max 50; remainder of frontage per allowed types
Stoop	max 50
Frontyard/Porch	max 100

(d) Parking.

(1) Driveway Standards. Table UC-4 identifies the minimum and maximum width of driveways and permitted parking on driveways.

Table UC-4. Driveway Standards

Type	Min Width	Max Width
1-way	8'	12'
2-way	20'	25'
Parking	not permitted	not permitted

(2) Off-street parking standards

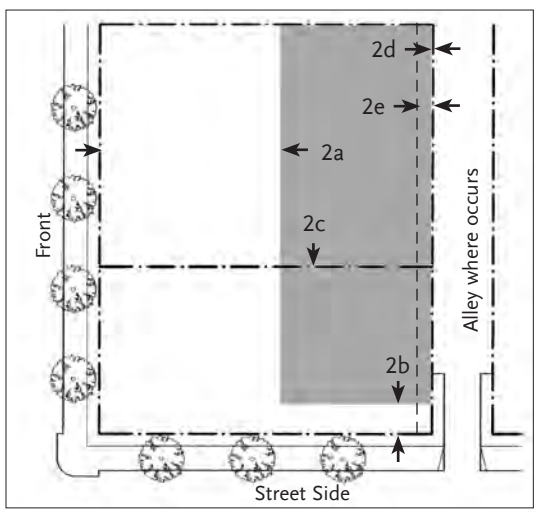
a. Table UC-5 identifies the minimum off-street parking spaces that shall be provided. All fractions shall be rounded up to the next whole number.

Table UC-5. Off-Street Parking Standards.

Use-Type	Parking	Guest Pkg
Residential [a]	2 / unit min	0.15 / unit
Live-Work	2 / unit min	0.15 / unit
Non-Residential	1 / 300 sq ft	-

[a] Permanent Special Need Housing including senior housing, will be parked at 1 space per unit min.

b. Vehicular access to the off-street parking is permitted only from an alley or side street when present. Vehicular access to the off-street parking may be taken from primary street only when an alley or side street is not present.



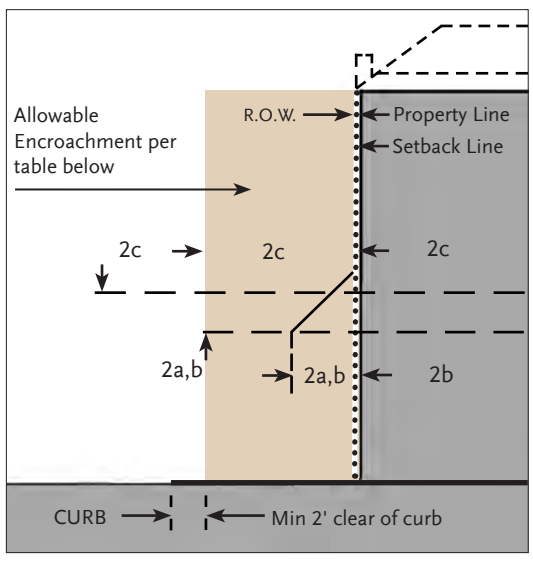
Parking Permitted

c. Parking setback standards. Table UC-6 identifies the minimum setback standards for the off-street parking.

Table UC-6. Parking Setback Standards.

Setback	Above Grade	Subterranean
(2a) Front yard	min 50% lot depth	5' min
(2b) Street side	5' min	5' min
(2c) Side yard	5' min	5' min
(2d) Rear yard	5' min	5' min
(2e) Alley yard	3' min	3' min

(e) Encroachments



(1) Outdoor dining - Such encroachments per approval of PBA and PWA Directors, separate permit and agreement.

(2) Encroachments. Awnings, Signage, Balconies, Bay windows and Frontage Types may encroach into the required setback subject to the standards indentified in Table UC-7, entitled Encroachments.

Table UC-7. Encroachments

	Encroachment	Vertical	Horizontal
(2a)	except awnings	min 8' clear	max 18"
(2b)	except awnings	min 12' clear	max 24"
(2c)	awnings	min 10'clear	within 2' of curb
	Side yard	N/A	0'
	Rear yard	to eave [1]	5'
	Alley yard	to eave [1]	3'

[1] Eave allowed to 3' of property line.

Section 41-2013 Corridor (CDR).

(a) Permitted building types and maximum height

Table CDR-1, entitled Building Types and Maximum Height identifies the approved building types and the maximum height that is permitted for each building type within the CDR zone subject to compliance with all applicable standards.

Table CDR-1. Building Types and Maximum Height.

Building Types	Max Stories in CDR
Tower-on-Podium	not allowed
Flex Block	3
Lined Block	not allowed
Stacked Dwellings	not allowed
Hybrid Court	not allowed
Courtyard Housing	not allowed
Live-Work	3
Rowhouse	not allowed
Tuck-Under Housing	not allowed
Bungalow Court	not allowed
Duplex/Triplex/Quad-plex	not allowed
House	not allowed

(b) Building Setbacks.

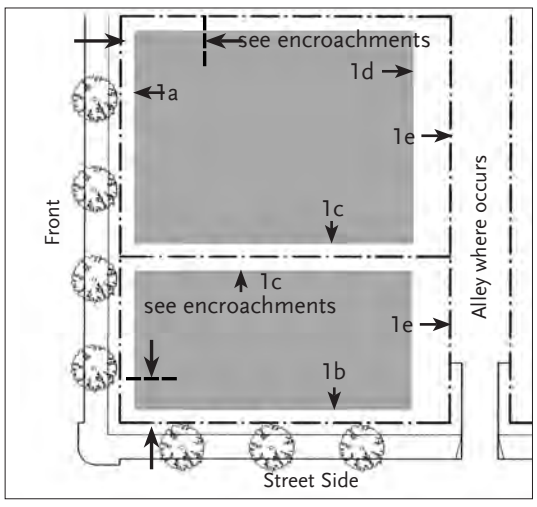


Table CDR-2, entitled Building Setback Standards identifies the minimum setbacks required and, where noted, maximum setbacks permitted. The setbacks shall apply to all stories of a building.

Table CDR-2. Building Setback Standards.

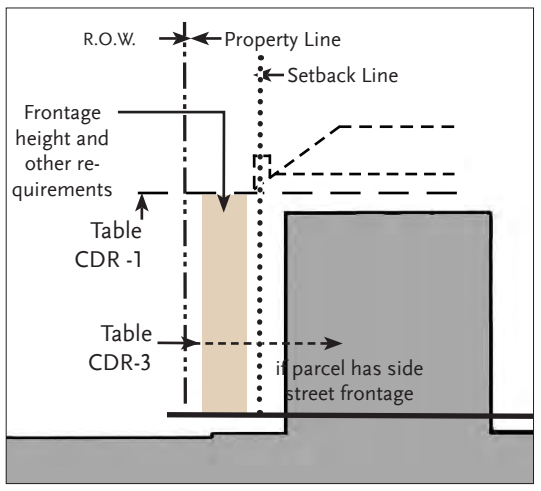
	Setback	Min.	Max.
(1a)	Front yard	5' [a] [b]	15' [b]
(1b)	Street side	5' [a] [c]	10' [c]
(1c)	Side yard	0'	Not applicable
(1d)	Rear yard	15'	Not applicable
(1e)	Alley yard	3'	Not applicable

[a] In situations where the existing sidewalk is 10 feet or less in width, at the discretion of the City of Santa Ana, a setback greater than identified in the above table may be required to effectively result in a 10 foot wide sidewalk.

[b] Setback at Grand Ave. is 20' min - 30' max measured from R.O.W as it exists in 2009.

[c] Setback at Grand Ave. is 15' min - 25' max measured from R.O.W as it exists in 2009.

(c) Frontage Requirements.



The ground floor fronting a street or other right-of-way (not including alleys) shall comply with the standards for the applicable frontage type, Sections 41-2033 thorugh 41-2039 and the Table CDR-3 entitled Permitted Frontage Types.

Table CDR-3- Permitted Frontage Types

Frontage Types Permitted	% of frontage
Gallery	min 65
Forecourt	max 50; remainder of frontage per allowed types
Shopfront	min 65

(d) Parking.

(1) Driveway Standards. Table CDR-4 identifies the minimum and maximum width of driveways and permitted parking on driveways.

Table CDR-4. Driveway Standards

Type	Min width	Max width
1-way	8'	12'
2-way	20'	25'
Parking	not permitted	not permitted

(2) Off-street parking standards

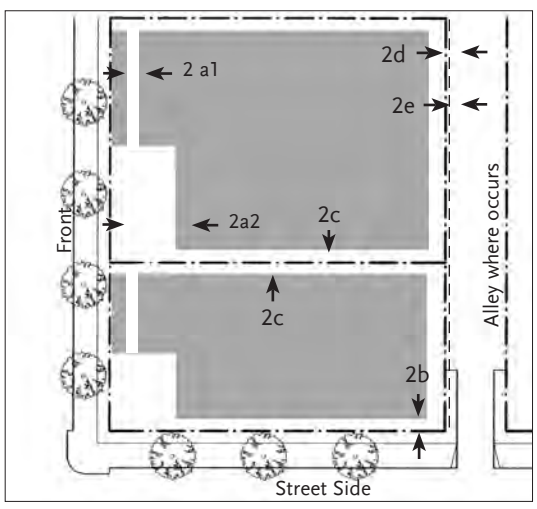
Table CDR-5, entitled Off-Street Parking Standards identifies the minimum off-street parking spaces that shall be provided. All fractions in the parking calculations shall be rounded up to the next whole number.

Table CDR-5. Off-Street Parking Standards.

Use-Type	Parking	Guest Pkg
Residential [a]	2 / unit min	0.25 / unit
Live-Work	2 / unit min	0.25 / unit
Non-Residential	1 / 200 sq ft	-

[a] Permanent Special Need Housing including senior housing, will be parked at 1 space per unit min.

(3) Vehicular Access. Vehicular access to the off-street parking is permitted only from an alley or side street when present. Vehicular access to the off-street may be taken from primary street only when an alley or side street is not present.



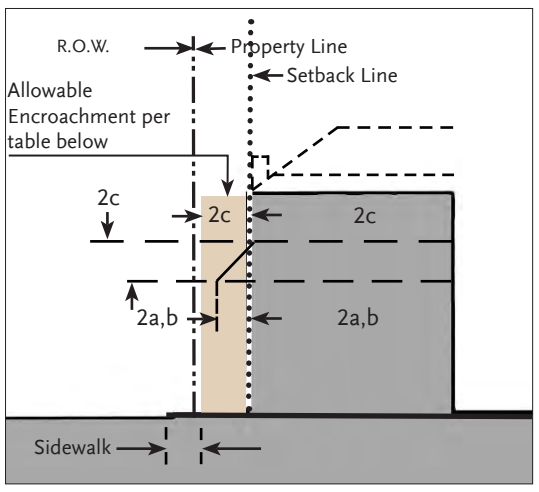
Parking Permitted

(4) Parking Setback Standards. Table CDR-6, entitled Parking Setback Standards identifies the minimum setback standards for the off-street parking.

Table CDR-6. Parking Setback Standards

Setback	Above Grade
(2 a1) Front yard	5' for 50% of lot width
(2 a2) Front yard	20% of lot depth for 50% of lot width
(2b) Street side	5' min
(2c) Side yard	5' min
(2d) Rear yard	5' min
(2e) Alley yard	3' min

(e) Encroachments



(1) Outdoor dining. Such encroachments per approval of PBA and PWA Directors, separate permit and agreement.

(2) Encroachments. Awnings, Signage, Balconies, Bay windows and Frontage Types may encroach into the required setback subject to the standards indentified in Table CDR-7, entitled Encroachments.

Table CDR-7. Encroachments

	Encroachment	Min Vertical	Max Horizontal
(2a)	Front	(2c) 8' clear	2'
(2b)	Side Street	(2c) 10'	2'
(2c)	Awnings	min 10' clear	2'
	Side yard	Not applicable	0'
	Rear yard	to eave [1]	5'
	Alley yard	to eave [1]	3'

[1] Eave permitted to 3' of property line.

Section 41-2014. Urban Neighborhood 2 (UN-2)

(a) Permitted building types and maximum height.

Table UN2-1, entitled Building Types and Maximum Height identifies the approved building types and the maximum height that is permitted for each building type within the UN-2 zone subject to compliance with all applicable standards.

Table UN2-1. Building Types and Maximum Height.

Building Types	Max Stories in UN2
Tower-on-Podium	not allowed
Flex Block	not allowed
Lined Block	not allowed
Stacked Dwellings	not allowed
Hybrid Court	5 [a]
Courtyard Housing	4
Live-Work	3
Rowhouse	3
Tuck-Under Housing	3
Bungalow Court	2
Duplex/Triplex/Quadplex	3
House	2

[a] See Regulating Plan for allowable location

(b) Building Setbacks.

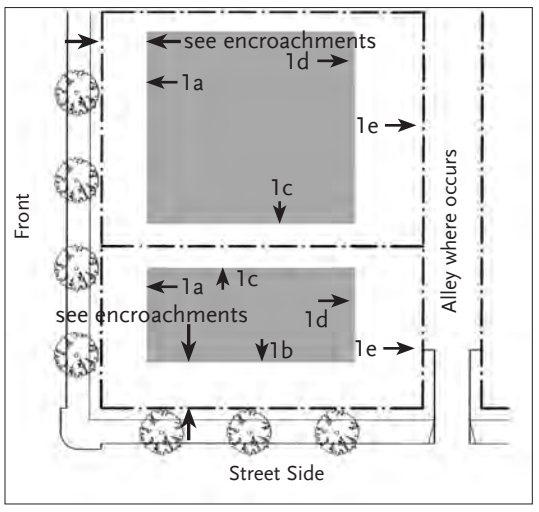


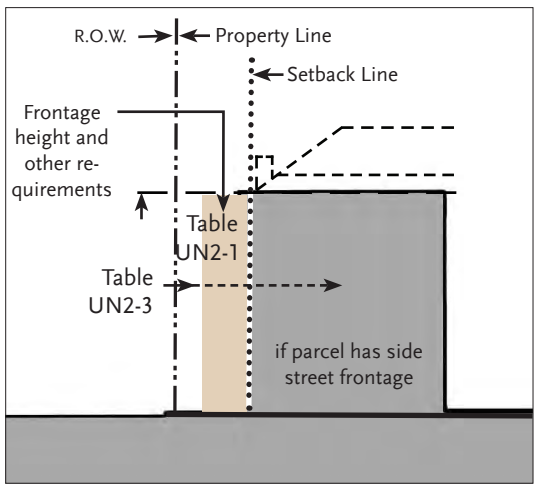
Table UN2-2, entitled Building Setback Standards identifies the minimum setbacks required and, where noted, maximum setbacks permitted. The setbacks shall apply to all stories of a building.

Table UN2-2. Building Setback Standards.

	Setback	Min.	Other Min.
(1a)	Front yard	10' [a]	25' min (Grand Ave 2009 r.o.w.)
(1b)	Street side	10' [a]	Not applicable
(1c)	Side yard	5'-1/2 story	8'- 3 story; 12'-4+stories
(1d)	Rear yard	15'	Not applicable
(1e)	Alley yard	3'	Not applicable

[a] In situations where the existing sidewalk is 10 feet or less in width, at the discretion of the City of Santa Ana, a setback greater than identified in the above table may be required to effectively result in a 10 foot wide sidewalk.

(c) Frontage Requirements.



The ground floor fronting a street or other right-of-way (not including alleys) shall comply with the standards for the applicable frontage type, Sections 41-2033 thorugh 41-2039 and the Table UN2-3 entitled Permitted Frontage Types.

Table UN2-3. Permitted Frontage Types

Frontage Types Permitted	% of frontage
Shopfront	min 65
Forecourt	max 50; remainder of frontage per allowed types
Stoop	max 50
Frontyard/Porch	max 100

(d) Parking.

(1) Driveway Standards. Table UN2-4 identifies the minimum and maximum width of driveways and permitted parking on driveways.

Table UN2-4. Driveway Standards

Type	Min Width	Max Width
1-way	8'	12' or width of garage
2-way	20'	25'
Parking [a]	permitted	permitted

[a] provided the vehicles on such driveway do not obstruct access to parking spaces serving any other unit

(2) Off-street parking standards

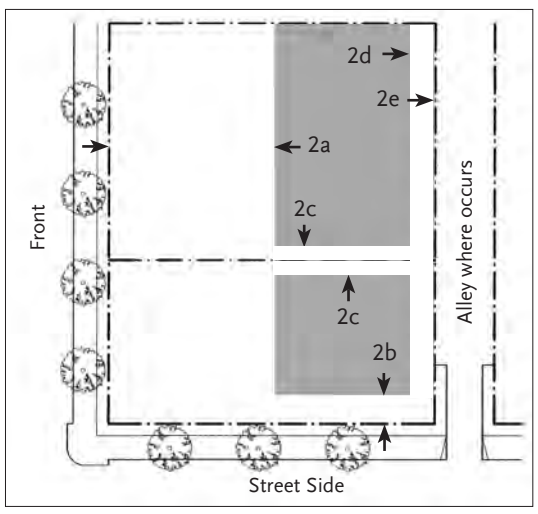
Table UN2-5, entitled Off-Street Parking Standards identifies the minimum off-street parking spaces that shall be provided. All fractions in the parking calculations shall be rounded up to the next whole number.

Table UN2-5. Off-Street Parking Standards.

Use-Type	Parking	Guest Pkg
Residential [a]	2 / unit min	0.25 / unit
Live-Work	2 / unit min	0.15 / unit
Non-Residential	1 / 300 sq ft	-

[a] Permanent Special Need Housing including senior housing, will be parked at 1 space per unit min.

(3) Vehicular access to the off-street parking is permitted only from an alley or side street when present. Vehicular access to the off-street may be taken from primary street only when an alley or side street is not present.



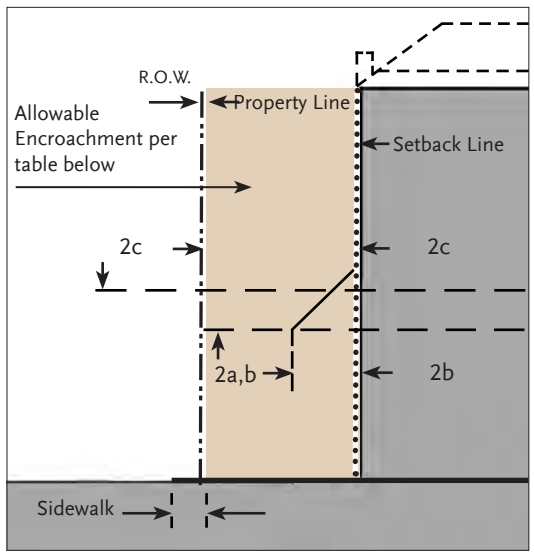
Parking Permitted

(4) Parking Setback Standards - Table UN2-6, entitled Parking Setback Standards identifies the minimum setback standards for the off-street parking.

Table UN2-6. Parking Setback Standards

Setback	Above Grade	Subterranean
(2a) Front yard	50% lot depth	10' min
(2b) Street side	10' min	10' min
(2c) Side yard	5' min	5' min
(2d) Rear yard	5' min	5' min
(2e) Alley yard	3' min	3' min

(e) Encroachments



1. **Outdoor dining -** Such encroachments per approval of PBA and PWA Directors, separate permit and agreement.

2. **Encroachments.** Awnings, Signage, Balconies, Bay windows and Frontage Types may encroach into the required setback subject to the standards indentified in Table UN2-7, entitled Encroachments.

Table UN2-7. Encroachments

	Encroachment	Vertical	Horizontal
(2a)	except awnings	min 8' clear	max 18"
(2b)	except awnings	min 12' clear	max 24"
(2c)	awnings	min 10'clear	2'
	Side yard	N/A	0'
	Rear yard	to eave [1]	5'
	Alley rear yard	to eave [1]	3'

[1] Eave allowed to 3' of property line.

Section 41-2015. Urban Neighborhood 1 (UN-1)

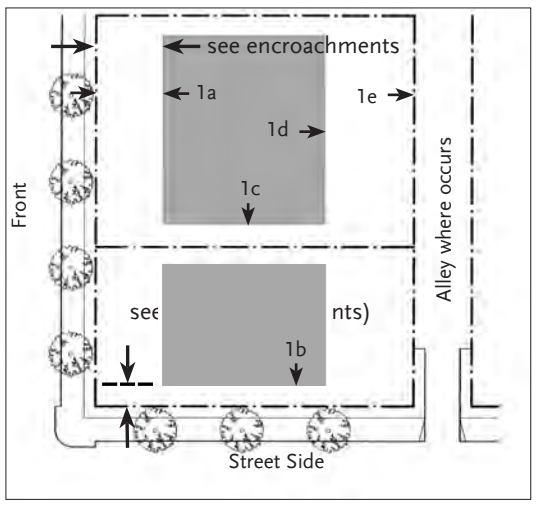
(a) Permitted building types and maximum height

Table UN1-1, entitled Building Types and Maximum Height identifies the approved building types and the maximum height that is permitted for each building type within the UN1 zone subject to compliance with all applicable standards.

Table UN1-1. Building Types and Maximum Height.

Building Types	Max Stories in UN1
Tower-on-Podium	not allowed
Flex Block	not allowed
Lined Block	not allowed
Stacked Dwellings	not allowed
Hybrid Court	not allowed
Courtyard Housing	not allowed
Live-Work	2
Rowhouse	not allowed
Tuck-Under Housing	not allowed
Bungalow Court	2
Duplex/Triplex/Quad-plex	2
House	2

(b) Building Setbacks.

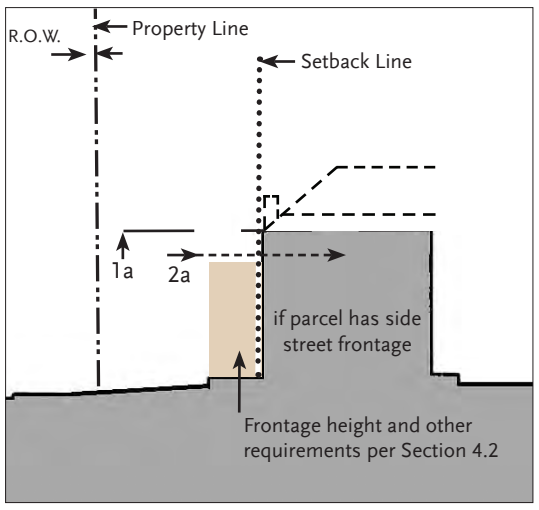


TableUN1-2, entitled Building Setback Standards identifies the minimum setbacks required. The setbacks shall apply to all stories of a building.

Table UN1-2. Building Setback Standards.

	Setback	Min.
(1a)	Front yard	20'
(1b)	Street side	10'
(1c)	Side yard	5'
(1d)	Rear yard	20'
(1e)	Alley yard	3'

(c) Frontage Requirements.



The ground floor fronting a street or other right-of-way (not including alleys) shall comply with the standards for the applicable frontage type, Sections 41-2033 thorugh 41-2039 and the Table UN1-3 entitled Permitted Frontage Types.

Table UN1-3- Permitted Frontage Types

Types Permitted	% of frontage
Stoop	max 50
Frontyard/Porch	max 100

(d) Parking.

(1) Driveway Standards. Table UN1-4 identifies the minimum and maximum width of driveways and permitted parking on driveways.

Table UN1-4. Driveway Standards

Type	Min Width	Max Width
1-way	8'	12' or width of garage
2-way	20'	25'
Parking [a]	Permitted	Permitted

[a] provided the vehicles on such driveway do not obstrcut access to parking spaces serving any other unit

(2) Off-street parking standards

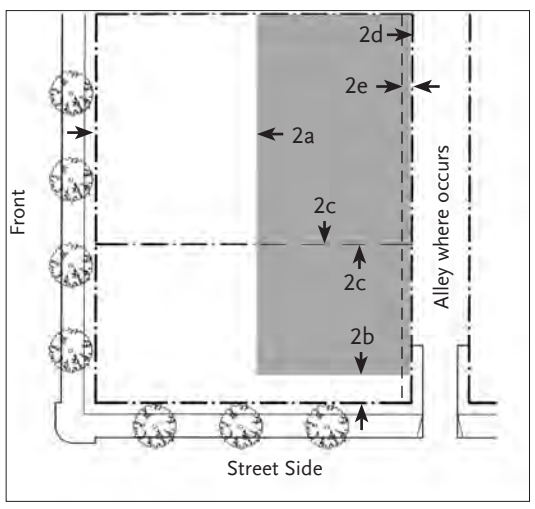
Table UN1-5, entitled Off-Street Parking standards identifies the minimum off-street parking spaces that shall be provided. All fractions in the parking calculations shall be rounded up to the next whole number.

TableUN1-5. Off-Street Parking Standards.

Use-Type	Parking	Guest Pkg
Residential [a]	2 / unit min	0.25 / unit
Live-Work	2 / unit min	0.25 / unit
Non-Residential: <750 sq ft	1 / unit min	-
Non-Residential: 751-1200 sq ft	2 / unit min	-
Non-Residential: 1201-1500 sq ft	2 + 0.5 / 500 s.f.	-

[a] Permanent Special Need Housing including senior housing, will be parked at 1 space per unit min.

(3) Vehicular access to the off-street parking is permitted only from an alley or side street when present. Vehicular access to the off-street may be taken from primary street only when an alley or side street is not present.



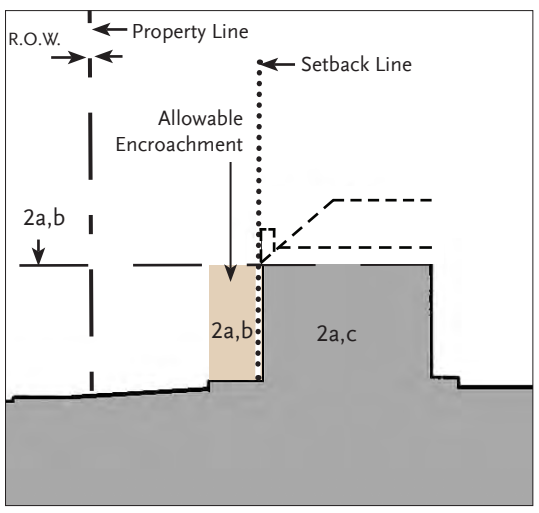
Parking Permitted

(4) Parking Setback Standards - Table UN1-6, entitled Parking Setback Standards identifies the minimum setback standards for the off-street parking.

Table UN1-6. Parking Setback Standards

Setback	Above Grade
(a) Front yard	20% lot depth
(b) Street side	10' min
(c) Side yard	0' min
(d) Rear yard	0' min
(e) Alley yard	3' min

(e) Encroachments



1. Outdoor dining - Not permitted.

2. Encroachments. Awnings, Signage, Balconies, Bay windows and Frontage Types may encroach into the required setback subject to the standards indentified in Table UN1-7, entitled Encroachments.

Table UN1-7. Encroachments

	Encroachment	Horizontal	Vertical
(2a)	Porch	max 5'	see 41-2039
(2b)	Bay window, balcony	max 2'	to eave [1]
(2c)	Side yard	max 2'	to eave [1]
	Rear yard	5'	to eave [1]
	Alley rear yard	3'	to eave [1]

[1] Eave allowed to 3' of property line.

Division 4.
Architectural Standards/Building Types.

Sec. 41-2020. Building Types, General Provisions.

(a) Each proposed building shall be designed in compliance with the standards of the applicable building type.

(b) Subject to the requirements of the applicable zone, a proposed building shall be designed as one of the building types permitted by the applicable zone by Table BT-1 entitled Permitted Building Types.

A *Tower-on-Podium*

B *Flex Block*

G *Live-Work*

H *Rowhouse*

Table BT-1. Permtted Building Types												
Building Type	**Multi-Family**	**Mixed-Use [1]**	**Density Range [2]**	**Lot Depth**	**Lot Width [3]**	**Stories**	**Building Types Allowed by Zone**					
				min - max	**min - max**	**max**	**TV**	**DT**	**UC**	**CDR**	**UN-2**	**UN-1**
A. Tower-on-Podium	YES	YES	75 - 90	200' min	200'-250'	25	Y	-	-	-	-	-
B. Flex Block	YES	YES	30 - 40	130' min	75'-200'[4]	10	Y	Y	Y	Y	-	-
C. Lined Block	YES	YES	45 - 50	170' min	125'-300'	5	Y	Y	Y	-	-	-
D. Stacked Dwellings	YES	YES	40 - 50	130' min	125'-200'	6	Y	Y	Y	-	-	-
E. Hybrid Court	YES	YES	45 - 50	160'-250'	150'-200'	5	-	-	-	-	Y [5]	-
F. Courtyard Housing	YES	YES	20 - 30	130'-250'	125'-200'	5	Y	Y	Y	-	Y	-
G. Live/Work	NO	YES	12 -15	100'-200'	75'-125'	3	Y	Y	Y	Y	Y	Y
H. Rowhouse	YES	YES	7 - 18	100'-200'	75'-150'	3	-	-	-	-	Y	-
I. Tuck-Under	YES	YES	12 - 18	75'min	94'-250'	3	Y	Y	Y	-	Y	-
J. Bungalow Court	YES	YES	10 -15	130' min	100'-180'	2	-	-	-	-	Y	Y
K. Duplex/Triplex/ Quadplex	YES	YES	10 -15	100' min	50'-125'	3	-	-	-	-	Y	Y [6]
L. House	NO	YES	5 - 7	100' min	40'-60'	2	-	-	-	-	Y	Y

Y = Permitted - = Not Permitted

[1] The degree of mixed use depends on the particular zone in which the building is located.

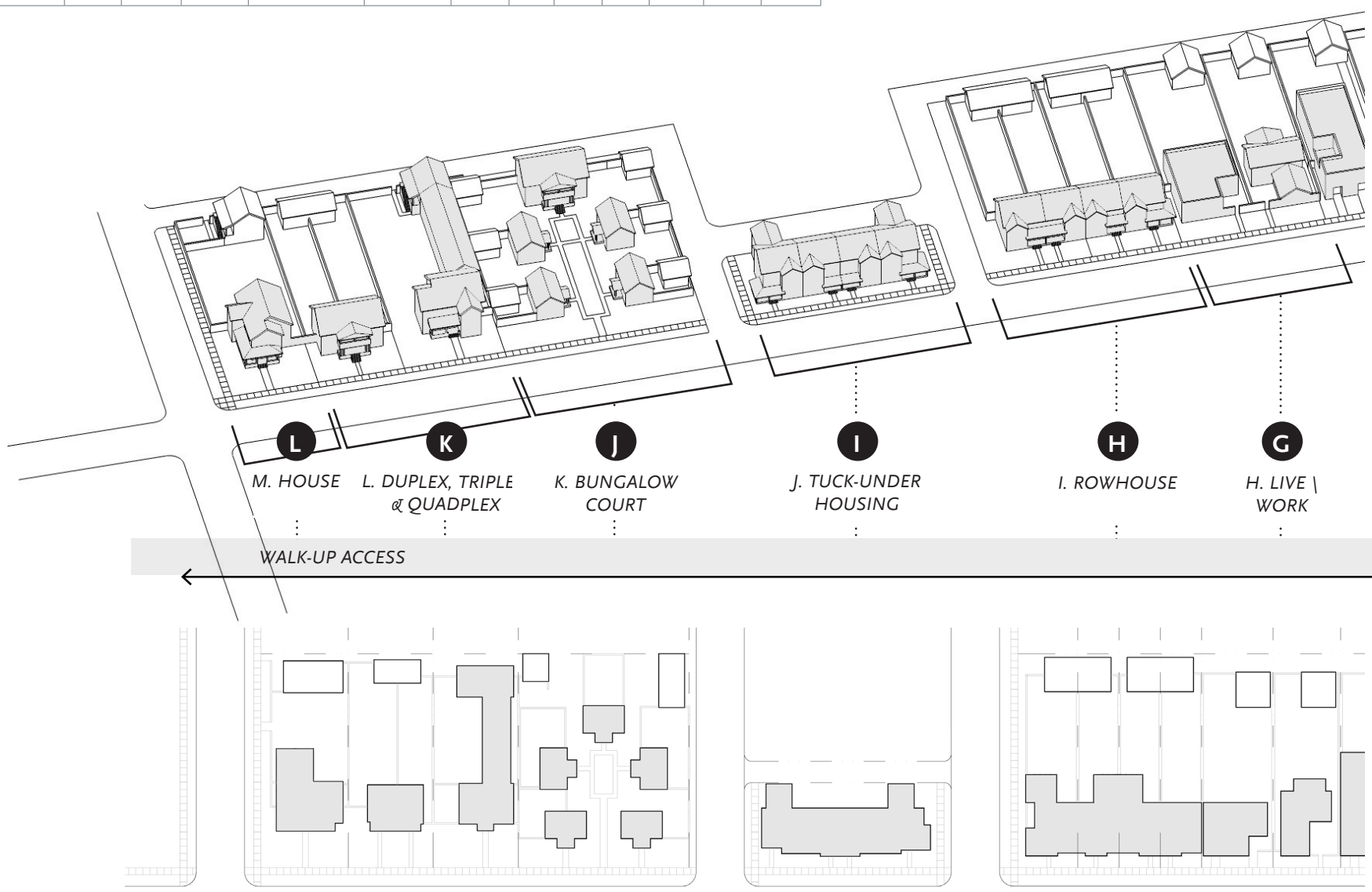
[2]In dwelling units per acre(du/ac). Each type is subject to the maximum stories allowed in each zone and the particular building size and massing requirements.

[3] Measured along the front property line of the lot

[4] This building type can be used on lots that have resulted from a legal subdivision provided there is a minimum frontage of 40 feet.

[5] Allowed on specific locations only.

[6] Quadplex not permitted in the UN-1 zone.



C *Lined Block*

D *Stacked Dwellings*

E *Hybrid Court*

F *Courtyard Housing*

I *Bungalow Court*

J *Tuck-Under Housing*

K *Duplex/Triplex/Quadplex*

L *House*

Below:
This diagram identifies the range of building types used in the Code. The individual types are arranged on a continuum of intensity with the least intense at left and the most intense at right. Each type is allowed as identifiedon table BT-1 and its requirements are described on the following pages.

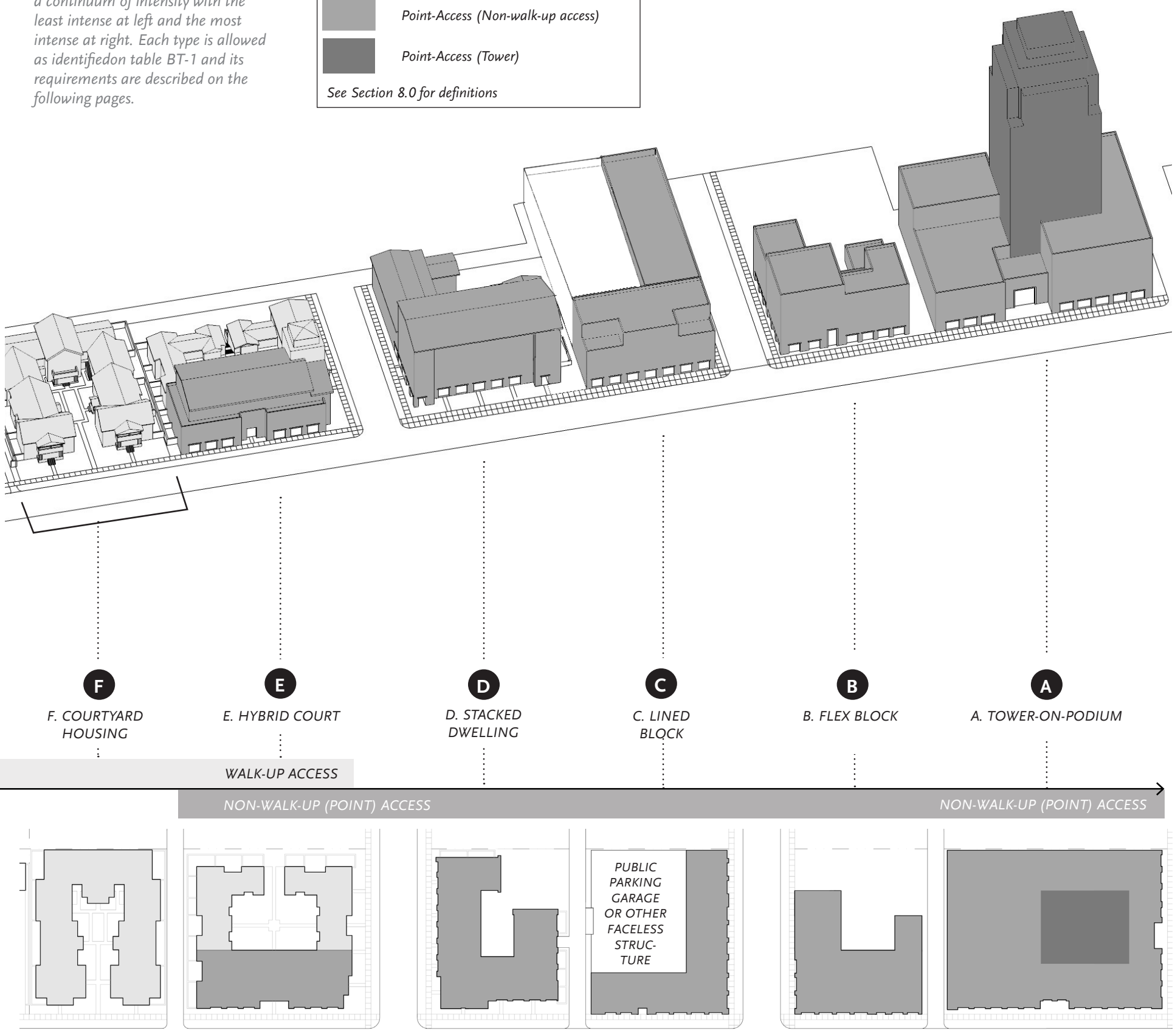
Key for Illustrative Plan Diagram:

Direct-Access (Walk-up access)

Point-Access (Non-walk-up access)

Point-Access (Tower)

See Section 8.0 for definitions

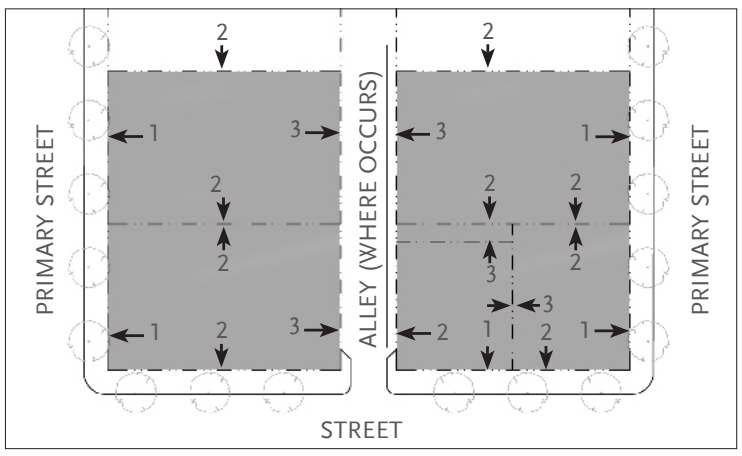


(c) All building types are subject to the following:

(1) Lot width and Depth:

a. The width and depth shall be determined as described below:

All buildings shall be designed to an individual lot as required in Table BT-1. The lot is for design purposes and may be made permanent through the regular process for parcel or tract maps.
Lot width and depth shall be determined as described below.
1- Front (Lot Width): Primary (Principal) Frontage
2- Side (Lot Depth)
3- Rear (Lot Width)



b. On corner lots fronting two streets, either street frontage may be used to comply with the lot width/frontage required per building type.
c. Lots that have resulted from a legal subdivision but are less than 40 feet in width may be developed with standards that apply to lots 40 feet in width.

(2) Access Standards:

a. Where an alley is present, parking and services shall be accessed through the alley.
b. Where an alley is not present, parking and services shall be accessed from the street through or alongside the building as permitted in the zone and this division.
c. For corner lots without alley access, parking and services shall be accessed from the side street through or alongside the building.

(3) Parking Standards:

a. Entrances to garages, subterranean structured garages or driveways shall be located as close as possible to the side or rear of each lot.
b. Surface parking lots shall not encroach into any required yards.

(4) Service Standards:

a. Services, including all utility access, above ground equipment, and trash enclosures shall be located on alleys
b. Where alleys do not exist, services,including utility access, above ground equipment, and trash enclosures shall be located in compliance with the building location standards for the zone and this division.
c. No trash enclosure shall be located in required landscape areas, within direct view of streets or in traffic or pedestrian aisles.
d. Services and their appurtenances shall be screened from and shall not be located in required setback or landscaped areas.
e. Each residential unit shall have access to on-site laundry facilities.
f. Each development shall provide a trash area.
g. Multiple family, commercial and industrial developments with common parking areas shall provide trash enclosures per 41-623.
h. Residential development providing individual trash containers shall provide an area that measures a minimum of 3.5' x 7', outside of required setbacks and yards, to store and place out for pick up.
i. Individual trash bins located in a garage shall not encroach into the required parking area

(5) Open Space Standards:

a. Balconies are permitted in any setback yard as provided in the encroachment requirements of the applicable zone.
b. Private patios may be provided at the side and rear yards.
c. The area of any patio covers, gazebos and other roofed shade structures with at least 2 sides fully opened to the outside may be counted towards the required open space.
d. Corridors, walkways, paseos, driveways, parking courts, lobbies and other such spaces shall not be included in the required open space calculations.

(6) Landscape Standards:

a. All setbacks, yards and shared common open spaces shall be landscaped.
b. A landscape buffer of not less than 5 feet shall be provided to separate any parking lot from an adjacent property.
c. Surface parking lots shall be landscape per the City's Commercial area landscape standards.

(7) Frontage Standards:

a. Frontage shall comply with the applicable standards set forth in Sections 41-2033 through 2039.

(8) Building Size and Massing Standards:

a. Buildings shall be constructed with a varied massing approach. Each building type contains an allowed massing by story table identifying the maximum ratio for each building story. Table BT-A identifies the information contain within each of these allowed massing by story tables.

TABLE BT-A								
Allowed Massing by Story								
STORY	**Ground Floor**	**2**	**3**	**4**	**5**	**6**	**7**	8
Percentage of ground floor by story	***100***	Percentage number refers to the percentage of the ground floor footprint of the building area that is permitted for this particular story						

b. The maximum permitted ground floor footprint shall be determined as described in Figure BT-B

c. Story heights
1. A story means a habitable level within a building from finished floor to finished ceiling. Specific requirements for a story in various configurations are identified in Table BT-2 Permitted Height by Story Type:

Table BT-2: Permitted Height by Story type			
Type	**Location**	**Minimum (ft)**	**Maximum (ft)**
All building types, excluding house, duplex, triplex, and quadplex	Upper Floor(s)	9	14
All building types, excluding house, duplex, triplex, and quadplex	Ground Floor	10	16
House, duplex, triplex, and quadplex	Upper Floor	8	14
House, duplex, triplex, and quadplex	Ground Floor	9	12
Garage	Upper Floor(s)	8	14
Garage	Ground Floor (podium)	Equal to adjacent ground floor of building, or 8 feet if detached	16

2. A basements shall not be considered a story for the purposes of determining building height where the finished surface of the floor above the basement is less than six feet above grade plane
3. Attics shall not be considered a story for the purposes of determining building height.
4. Above ground garages occupying a level shall be considered a story for the purposes of determining building height.

d. Dwelling Unit Types
There are three basic dwelling unit types.
1. The flat is a single story unit.
2. The loft is a double-story heihgt unit that may have a mezzanine.
3. A townhouse is a two or more story unit.

These dwelling units types may be used in any combination throughout a building, as permitted by the various buildings types.

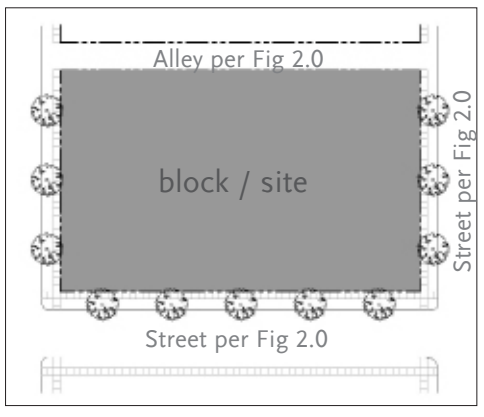
(9) Accessory Dwellings:

a. Second dwelling units shall comply with the requirements established in Section 41-194 of the Santa Ana Municipal Code.

(10) Accessory Structures:

a. The area occupied by accessory structures shall be included in the floor area ratio calculation.
b. An accessory structure shall not encroach into any required open space or setback, except that a detached garage may be located 3 feet from the rear and interior side property line.

Figure BT-B. Determining Permitted Building Size (Ground Floor Footprint) and Volume



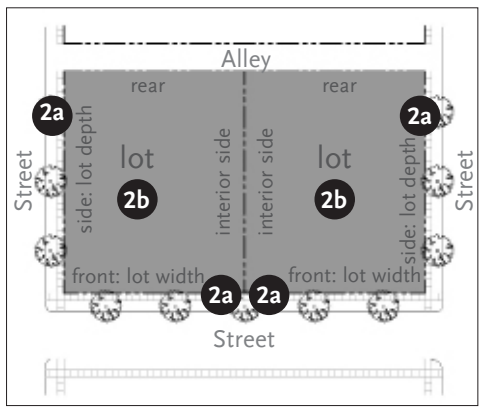
Step 1: Existing Site

1a. If existing site meets subsection i or ii below, apply Table 6A, Subdivision Guidelines to generate a block(s):

i. Site is not in compliance with Figure 2.1 or as adjusted by Street Network Concepts, section B,C.

ii. Site exceeds the block dimensions per Table 6A, Subdivision Guidelines.

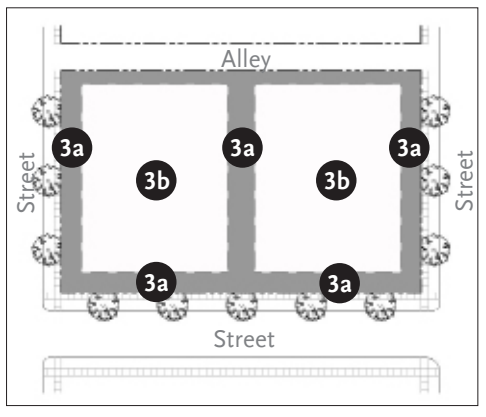
1b. If existing site already complies with the subdivision guidelines and street network concepts, proceed to step 2.



Step 2: Apply Lots

2a. Per allowed building types identified in Table BT-1, select building type(s);

2b. Apply lot standards for each selected building type and identify lot(s) to receive a building.

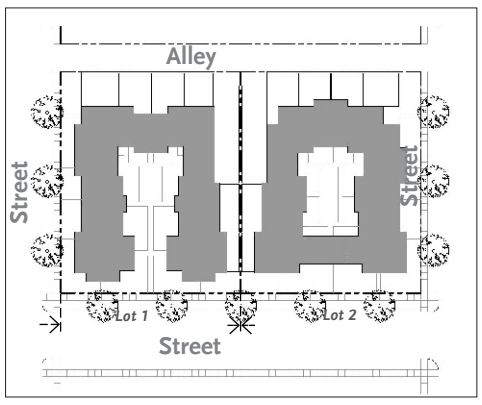


Step 3: Apply Building Setbacks

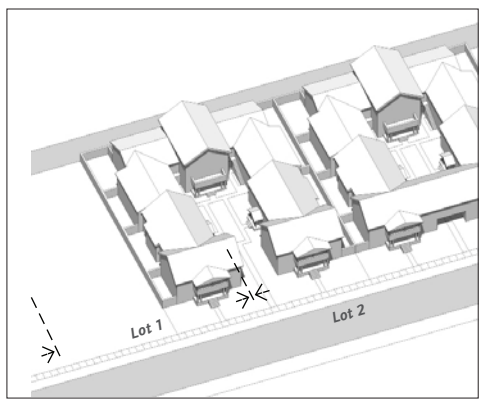
3a. Per the standards in Division 3, apply the required setbacks to the lot(s).

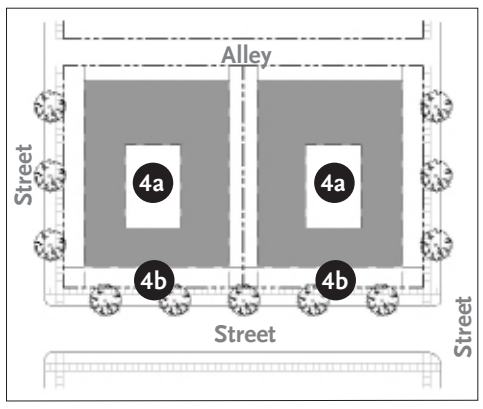
3b. The result is the allowed building placement area on the lot(s).

Illustrative Example: Plan Diagram
Two adjacent courtyard housing buildings / lots



Illustrative Example: Axonometric Diagram
Two adjacent courtyard housing buildings / lots





Step 4. Apply open space requirements. See Figure BT-C

4a. Per the Open Space Standards of the applicable Building Type, subtract the required area to lot (e.g., 15%).

Lot (to receive a building)

(-) minus setbacks required

(-) minus open space area required

(=) equals 100% Ground Floor Footprint

4b. Apply Ground Floor Footprint to the allowed massing scenario to identify the maximum square footage permitted for the building.

Step 5. Apply individual design

5a. Design the building(s), per the individual requirements of the selected building type(s) in Division 4.

The example above (plan and axonometric diagrams) shows two courtyard housing lots being designed for one courtyard housing building each.

Figure BT-C. Open Space Area

Key

A In determining the ground-floor footprint, required open space must be subtracted from the lot area whether or not the open space is at grade or on a podium

Building Footprint

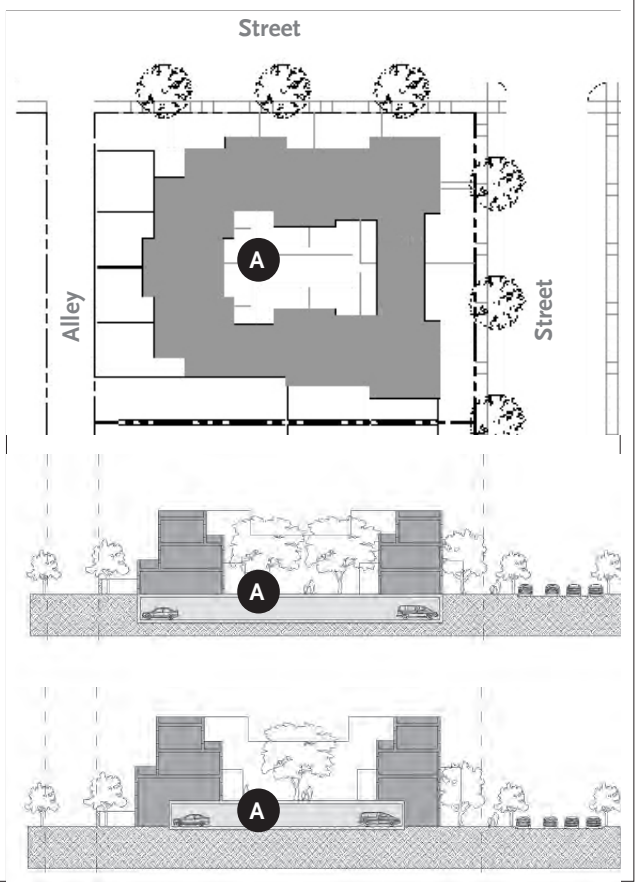
Setbacks and Open Space

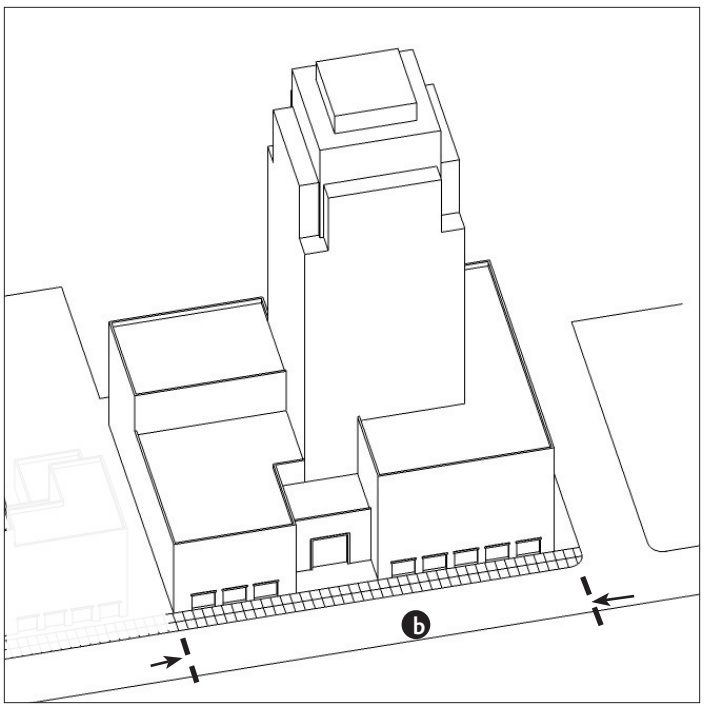
Garage

Illustrative Example: Site plan with either a raised podium or subterranean garage with the deck serving as part of required open space

Illustrative Example: Subterranean garage with deck of garage serving as part of required open space

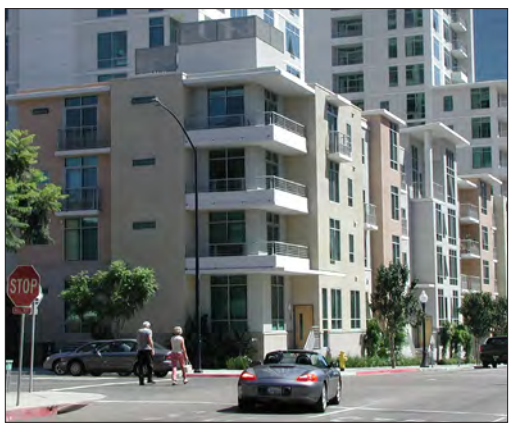
Illustrative Example: Podium garage with deck of garage serving as part of required open space





Illustrative Axonometric Diagram

Illustrative Photo: Tower on Podium



Illustrative Photo: Tower with stoop frontages

Left: Illustrative Photo: Tower-on podium

Sec. 41-2021. Tower-on Podium Building Type

(a) Tower-on-Podium is a multi-level building organized around a central core with the first two to five floors expressed as a podium building.

(b) Lot Width and Depth. The minimum lot width shall be 200 feet and the maximum lot width shall be 250 feet. The depth of the lot shall be a minimum of 200 feet.

(c) Access Standards

(1) Entrance to the tower shall be through a street level lobby.
(2) Entrance to each ground floor unit shall be directly from the street at least every 50 feet. The entrance to each podium floor unit shall be directly from the podium.
(3) Access to all other units shall be through a lobby and elevator.
(4) Access to each unit above the third level, not accessed through a podium, shall be through a central interior corridor of at least 6 feet in width with recessed doors or seating alcoves/ offsets at least every 100 feet.
(5) Each level of the building shall have access to the garage via an elevator.
(6) Entrance to the residential portion of the building shall be through a dedicated street level lobby, or through a dedicated podium lobby accessible from the street or through a side yard.

(d) Parking Standards

(1) Required parking shall be in a completely concealed garage. If the garage is partially or wholly on the ground, then it shall be lined by a commercial or residential units.
(2) Dwellings shall have indirect access to their parking stall(s).

(e) Service Standards

(1) Utility meters shall be screened from view from the street and shall not be located within any required landscape or setback area.
(2) Mail boxes shall not be located in any required open space, landscape or setback areas or detract from the primary entrance to the development.

(f) Open Space Standards

(1) A quadrangle-shaped common open space (hereinafter 'quad') of at least 20 percent of the lot shall be located on the ground level, on a podium or on a roof garden. The quad shall be open to the sky.
(2) Minimum dimensions for the quad shall be 60 feet in each direction. Permitted frontage types and architectural projections are permitted on all sides of the quad provided that the overall minimum dimension of quad is maintained.
(3) Private open space shall be provided for each residential unit and shall be no less than 50 square feet with a minimum dimension of 6 feet in each direction.
(4) Private open space may be substituted for additional common open space or common interior space, the size of which will be equivalent to the displaced private open space. The minimum dimension of this space shall be 20 feet in each direction.

(g) Landscape Standards

(1) A minimum of four (4), 36-inch box canopy trees shall be planted per quad.
(2) Where side yards are present, one (1) 24-inch box tree per 30 lineal feet to protect privacy of neighbors. The trees may be placed in groups in order to achieve a particular design.
(3) Smaller quads in interior courtyards will require shade tolerant plant materials.
(4) Six (6), five-gallon size shrubs, ten (10) one-gallon size herbaceous perennials/shrubs and turf or acceptable dry climate ground cover shall be planted for every required tree.

(h) Frontage Standards

(1) Arcades, galleries, shopfront and forecourt may not encroach into the required minimum dimension of a quad.

(i) Building Size and Massing Standards

(1) Buildings shall be composed of bases and towers. Bases shall be 2 to 5 stories with towers representing a proportionally smaller footprint as specified in Table BT-3, entitled Maximum Ratio for each Tower-on-Podium Story and composed as bundles of different heights to enrich the skyline of the City.
(2) Buildings may contain any of 3 types of dwellings: flats, townhouses and lofts.
(3) Units may be as repetitive or unique as deemed by individual designs.
(4) Buildings may be composed of one dominant volume, flanked by secondary ones.
(5) The Towers-on-Podium shall comply with the height ratios established in Table BT-3:

Table BT-3. Maximum Ratio for Each Tower-on-Podium Story

	Maximum Ratio of each Tower-on-Podium Story			
STORY	**Ground Floor**	**2-5**	**6-20 (or middle 3/5 of the building)**	**21-25 (or top 1/5 of the building)**
% of ground floor by story	**100%**	**100%**	**50% [1]**	**35%**

[1] For any percentage less than 100%, the percentage refers to the percentage of the ground floor footprint of the building area that is permitted for this particular story.

(j) Accessory Dwellings. Accessory dwellings shall not be permitted.

(k) Accessory Structures. Accessory structures shall not be permitted.

KEY TO CONFIGURATION EXAMPLES

Point access podium (walk-up access permitted)

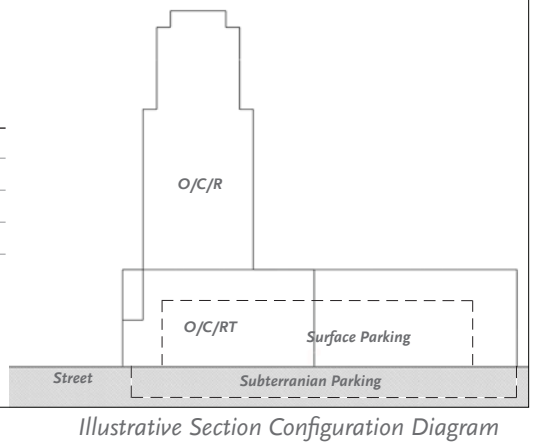
Tower (point-access)

Ground Floor access required per frontage type standards

PERMITTED USES

The various floors of Tower-on-Podium are available for the uses identified in the diagram below subject to the requirements in table 2A, Land Use Standards.

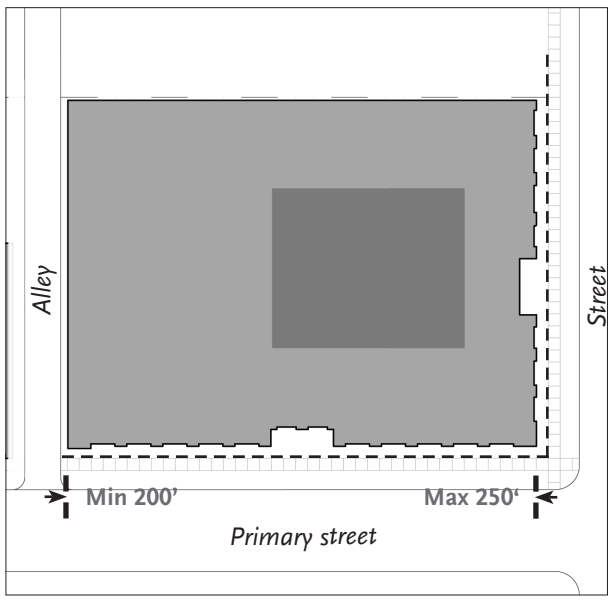
KEY	USE
O	OFFICE
C/RT	COMMERCIAL / RETAIL
R	RESIDENTIAL



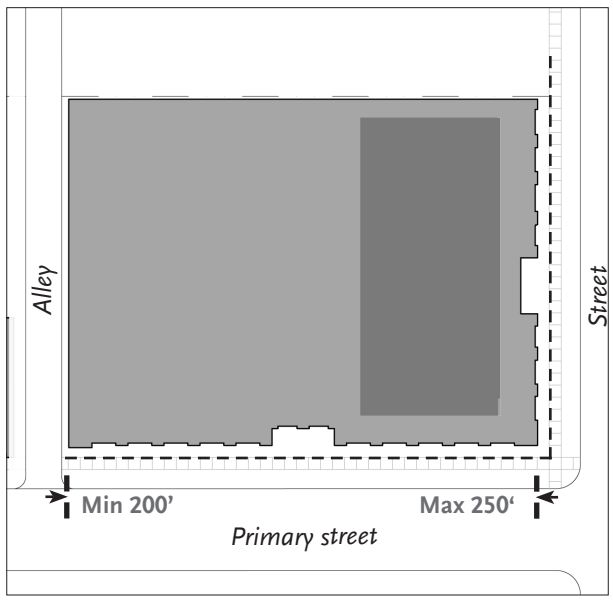
Illustrative Section Configuration Diagram

Below: Examples of allowed Tower-on-Podium site configurations

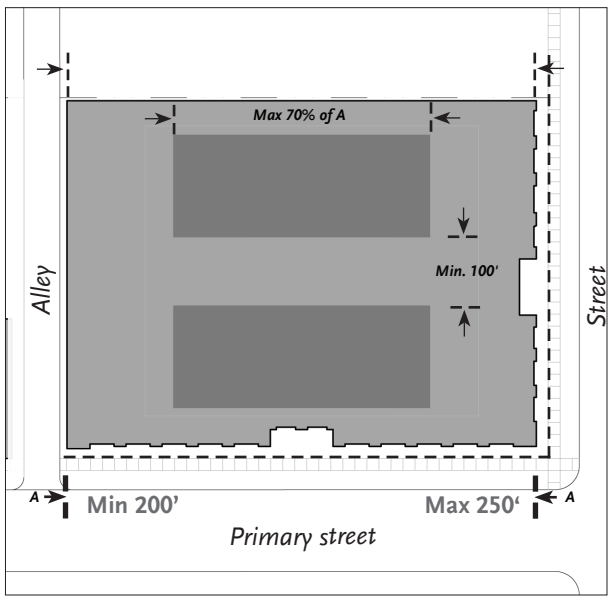
Central

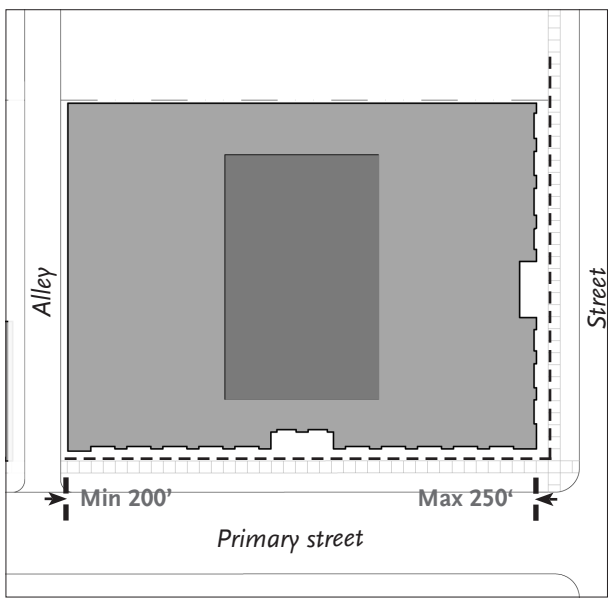


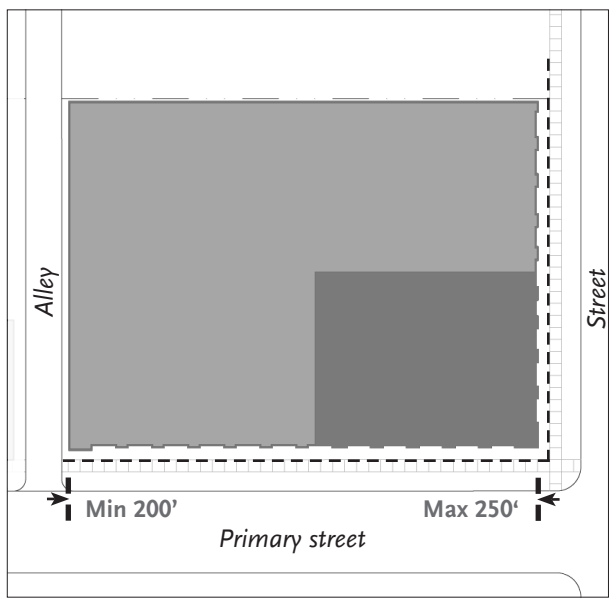
Asymetrical

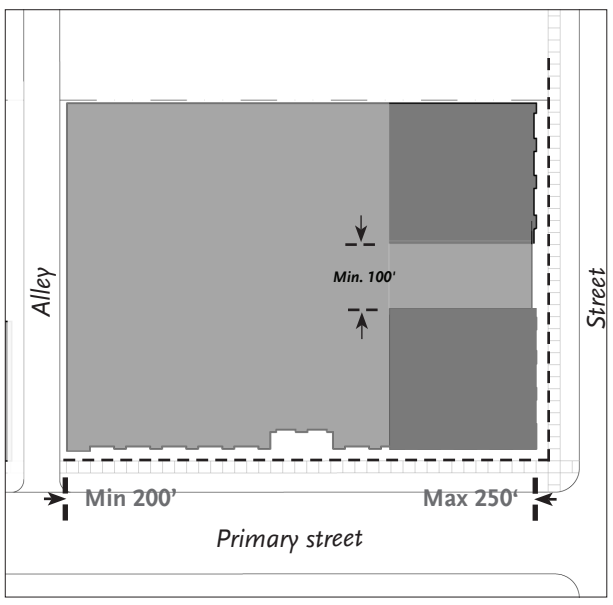


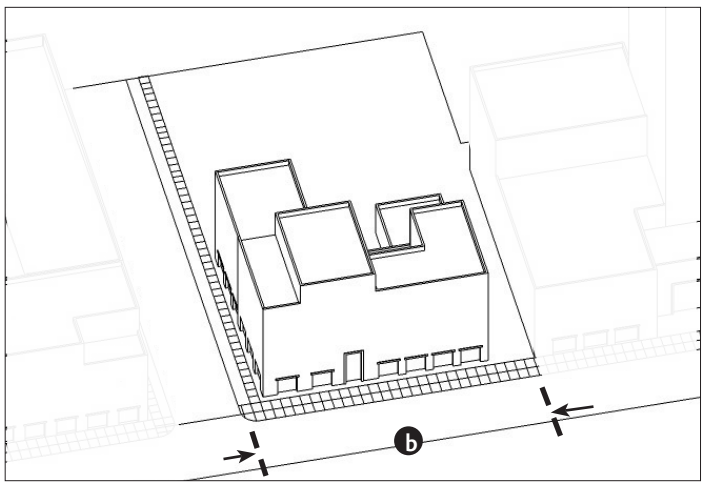
Distributed











Illustrative Axonometric Diagram

Illustrative Photo: Multi-Story example with shopfront frontage

Illustrative Photo: Flex Block with shopfront frontage

Illustrative Photo: Flex Block with arcade frontage

Illustrative Photo: Flex Block with shopfront frontage

Sec. 41-2022. Flex Block Building Type

(a) Flex Block is a building generally of a single massing element, designed for occupancy by retail, service, or office uses on the ground floor, with upper floors also configured for those uses or for residences.

(b) Lot Width and Depth. The minimum lot width shall be 75 feet and the maximum shall be 200 feet. The depth of the lot shal be a minimum of 130 feet. A flex block can be used in lots that have resulted from a legal subdivision with a frontage of at least 40 feet.

(c) Access Standards

(1) The main entrance to each ground floor unit shall be directly from the street.
(2) Entrance to the residential portions shall be through a dedicated street-level lobby, or through a dedicated podium lobby accessible from the street or through a side yard.
(3) Access to each unit above the second level, not accessed through a podium, shall be through an interior corridor of at least 6 feet in width with recessed doors or seating alcoves/offsets at at least 100 feet.
(4) Each level of the building shall have access to the garage via an elevator.

(d) Parking Standards

(1) Required parking shall be accommodated in an underground garage, surface parking, tuck under parking, or a combination thereof.
(2) Dwellings shall have indirect access to their parking stall(s).

(e) Service Standards

(1) Utility meters shall be screened from view from the street and shall not be located within any required landscape or setback area.
(2) Mail boxes shall not be located in any required open space, landscape or setback areas or detract from the primary entrance to the development.

(f) Open Space Standards

(1) The common open space shall be at the rear or side yard designed as a courtyard, or in the front as a forecourt. This area shall be equal to 15 percent of the lot and shall be open to the sky. Courtyards may be located on the ground or on a podium. Side yards may also be formed to provide outdoor patios connected to ground floor commercial uses to serve as additional open space.
(2) Minimum courtyard dimensions shall be 40 feet when the long axis of the courtyard is oriented EW and 30 feet for a NS orientation. Courtyard proportions shall not be less than 1:1 between the width of the courtyard and the height of the building for at least 2/3 of the court's perimeter. Horizontal shifts in upper floors adjacent to a court may not exceed 1/2 the height of each upper floor.
(3) In 40 foot wide courtyards, frontages and architectural projections are permitted on two opposing sides of the courtyard provided that an overall minimum width of 40 feet is maintained. Frontages and architectural projections are permitted on one side of a 30 foot wide courtyard provided an overall minimum width of 30 feet is maintained.
(4) Private open space shall be provided for each residential unit and shall be no less than 50 square feet with a minimum dimension of 6 feet in each direction.
(5) Private open space may be substituted for additional common open space or common interior space the size of which will be equivalent to the displaced private open space. The minimum dimension of this space shall be 15 feet in each direction.

(g) Landscape Standards

(1) Where rear yards are present, at least one (1) 36-inch box canopy tree per 30 lineal feet shall be planted directly in the ground.
(2) Courtyards located over garages shall be designed to avoid the sensation of forced podium hardscape.
(3) Sideyard trees shall be placed to create a particular sense of place at a rate of one (1) 24-inch box tree per 30 lineal feet.
(4) Where a front yard is present, at least one (1) 24-inch box tree per 25 lineal feet shall be planted. The trees may be placed in groups in order to achieve a particular design.
(5) One 36-inch box specimen tree is required per courtyard that meets the minimum dimensions. For courtyards that exceed the minimum dimensions, two or more 24-inch box smaller size trees may be substituted for the 36-inch box tree.
(6) Six (6) 5-gallon sized shrubs, ten (10) one-gallon size herbaceous perennials/shrubs and turf or acceptable dry climate ground covershall be planted for every required tree.
(7) Where rear yards are present, at least one (1) 36-inch box canopy tree per 30 lineal feet shall be planted directly in the ground.

(h) Frontage Standards

(1) Entrance doors and social rooms, such as living rooms and dining rooms located on the ground floor, are oriented fronting toward the courtyard(s) or street when fronting to one. Service rooms are oriented backing to corridors.

(i) Building Size and Massing Standards

(1) Each unit shall have at least one side exposed to the outdoors with direct access to common or private open space.
(2) Buildings may contain any of three types of dwellings: flats, townhouses and lofts.
(3) Units may be as repetitive or unique as deemed by individual designs.
(4) Buildings are allowed to be composed of one dominant volume.
(5) The Flex Blocks shall comply witht the height ratios established in Table BT-4 entitled Maximum Ratio for Each Flex Block Story.

Table BT-4	Maximum Ratio of Each Flex Block Story			
STORY	**Ground Floor**	**2**	**3-5**	**6-10 [1]**
% of ground floor by story	**100%**	**100%**	**80%[2}**	**40%**

[1] This area shall be setback at least 100 feet from any right-of-way.
[2} For any percentage less than 100%, the percentage refers to the percentage of the ground floor footprint of the building area that is permitted for this particular story.

(j) Accessory Dwellings. Accessory dwellings shall not be permitted.

(k) Accessory Structures. Accessory structures shall not be permitted.

KEY TO CONFIGURATION EXAMPLES

Point access podium (walk-up access allowed)

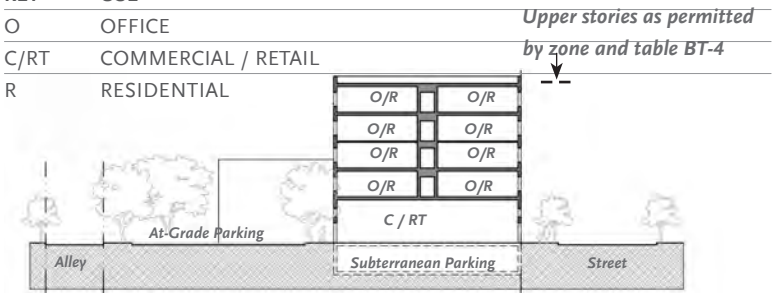
Ground Floor access required per frontage type standards

6-10 *Min. 100 ft setback from all rights of way for stories 6-10*

PERMITTED USES

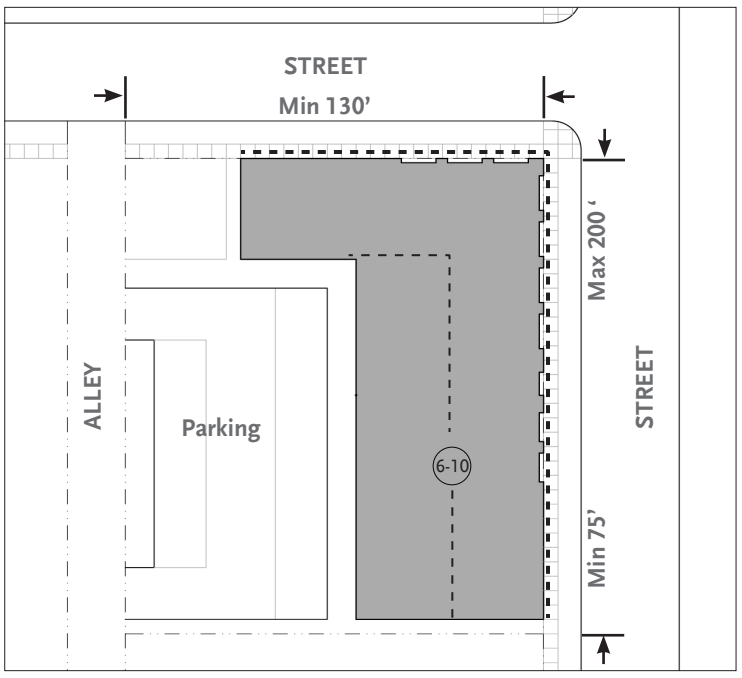
The various floors of Flex Blocks are available for the uses identified in the diagram below subject to the requirements in Table 2A, Land Use Standards.

KEY	USE
O	OFFICE
C/RT	COMMERCIAL / RETAIL
R	RESIDENTIAL

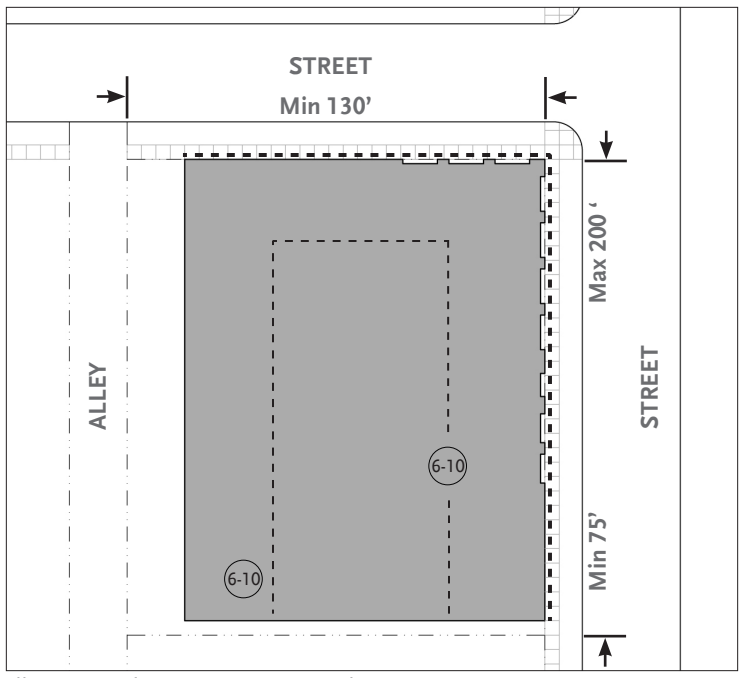


Illustrative Section Configuration Diagram

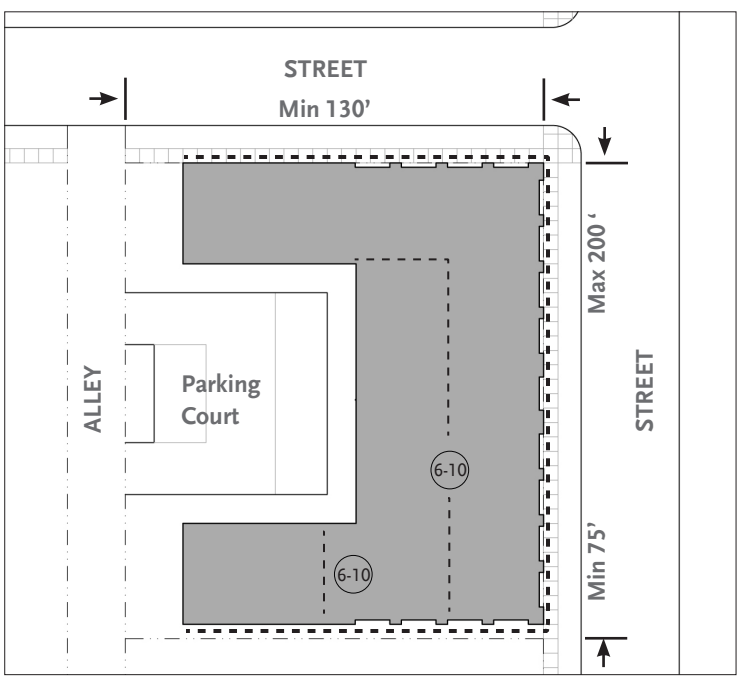
Below: Examples of allowed Flex Block site configurations



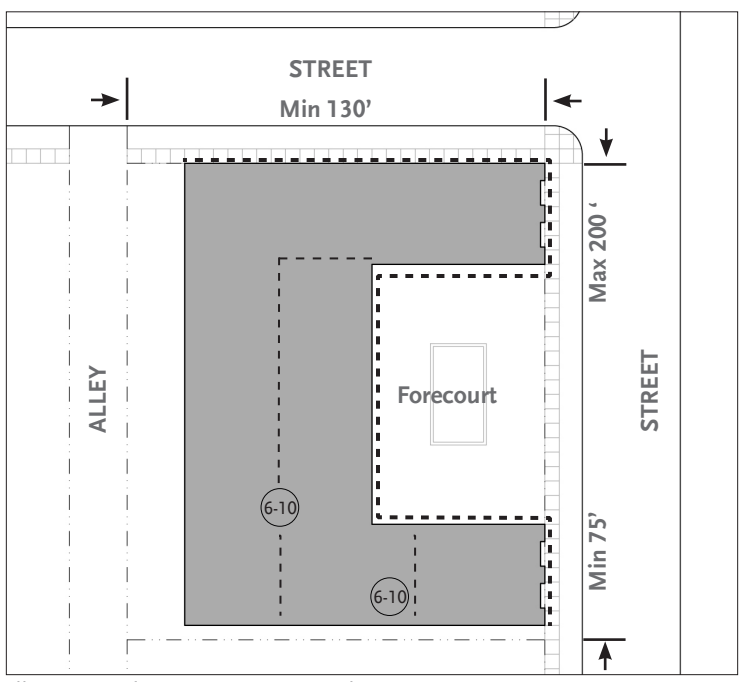
Illustrative Plan Diagram - Example A



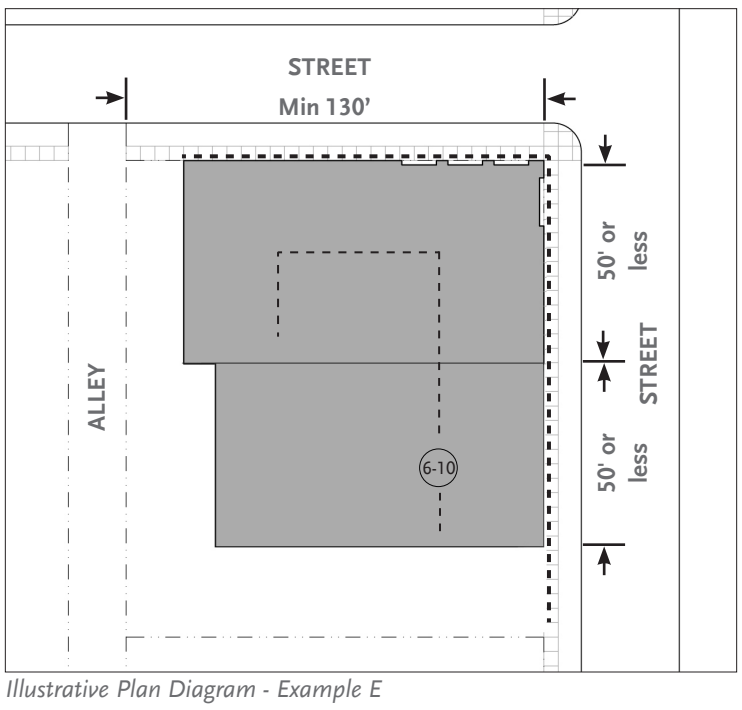
Illustrative Plan Diagram - Example B



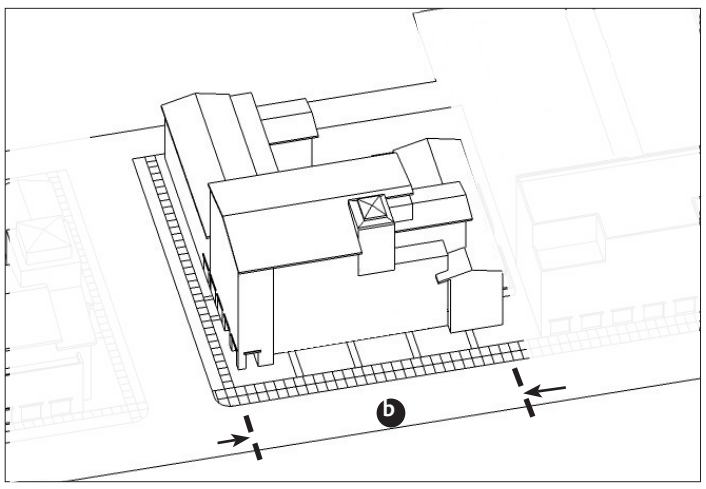
Illustrative Plan Diagram - Example C



Illustrative Plan Diagram - Example D



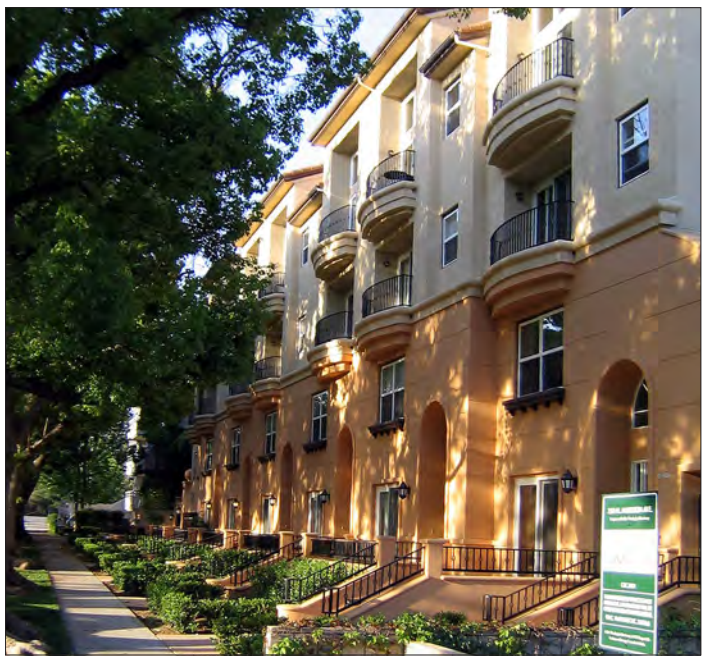
Illustrative Plan Diagram - Example E



Illustrative Axonometric Diagram

Illustrative Photo: Stacked Dwellings

Illustrative Photo: Stacked Dwellings with a stoop entry



Illustrative Photo: Stacked Dwellings with stoops

Sec. 41-2024. Stacked Dwellings Building Type.

(a) A Stacked Dwelling is a structure of single-floor or multi-floor dwellings of similar configuration either above or below that are stacked.

(b) Lot Width and Depth. The minimum lot width shall be 125 feet and the maximum lot width shall be 200 feet. The depth of the lot shall be a minimum of 130 feet.

(c) Access Standards

(1) Entrance to the residential portions of the building shall be through a street level lobby, courtyard access, or through a combination of street/podium lobby directly accessible from the street.

(2) The main entrance to each ground floor unit shall be directly from the street. Secondary access shall be through an elevator and corridor.

(3) Access to each unit above the second level, not accessed through a podium, is through an interior corridor of at least 6 feet in width with recessed doors or seating alcoves/offsets at least every 100 feet.

(4) Each level of the building shall have access to the garage via an elevator.

(d) Parking Standards

(1) Required parking shall be accommodated in an underground garage, surface parking, tuck under parking, or a combination thereof.

(2) Dwellings shall have indirect access to their parking stall(s).

(e) Service Standards

(1) Utility meters shall be screened from view from the street and shall not be located within any required landscape or setback area.

(2) Mail boxes shall not be located in any required open space, landscape or setback areas or detract from the primary entrance to the development.

(f) Open Space Standards

(1) The common open space shall be at the rear or side yard designed as a courtyard. This common open space shall be equal to 15 percent of the lot and open to the sky. Courtyards may be located on the ground or on a podium. Side yards may be formed as common use gardens.

(2) Minimum courtyard dimension is 40 feet when the long axis of the courtyard is oriented EW and 30 feet for a NS orientation. Courtyard proportions shall not be less than 1:1 between the width of the courtyard and the height of the building for at least 2/3 of the court's perimeter. Horizontal shifts in upper floors adjacent to a court shall not exceed 1/2 the height of each upper floor.

(3) In 40 foot wide courtyards, frontages and architectural projections are permitted on two opposing sides of the courtyard provided a minimum courtyard width of 40 feet is maintained. Frontages and archtitectural projections are permitted on one side of a 30 foot wide courtyard provided a minimum courtyard width of 30 feet is maintained.

(4) Private open space shall be provided for each residential unit and shall be no less than 50 square feet with a minimum dimension of 6 feet in each direction.

(5) Private open space may be substituted for additional common open space or common interior space, the size of which will be equivalent to the displaced private open space. The minimum dimension of this space shall be 15 feet in each direction.

(g) Landscape Standards

(1) Front yard trees shall not exceed the height of the buildings at maturity, except at the margins of the lot, where they may be used to frame and separate the building from its neighbors. The trees shall be planted at the rate of one (1) 24-inch box tree per 25 lineal feet of front yard. The trees may be placed in groups in order to achieve a particular design.

(2) In the reay yard, at least one (1) 36-inch box canopy tree per 30 lineal feet shall be planted directly in the ground.

(3) Courtyards located over garages shall be designed to avoid the sensation of forced podium hardscape.

(4) One 36-inch box specimen tree is required per courtyard that meets the minimum dimensions. For courtyards that exceed the minimum dimensions, two or more 24-inch box smaller size trees may be substituted for the 36-inch box tree.

(5) Six (6) 5-gallon size shrubs, ten (10) one-gallon size herbaceous perennials/shrubs and turf or acceptable dry climate ground cover shall be planted for every required tree.

(6) Side yard trees shall be placed to create a particular sense of place at a rate of one 24-inch box tree per 30 lineal feet.

(h) Frontage Standards

(1) Living rooms, dining rooms and bedrooms are oriented fronting toward the courtyard(s) or street. Service rooms are oriented backing to corridors.

(b) Stoops up to 3 feet in height may be placed above subterranean parking, provided the area adjacent is landscaped and the stoops are scaled to the street and building.

(i) Building Size and Massing Standards

(1) Buildings may contain any of 3 types of dwellings: flats, townhouses and lofts.

(2) Units may be as repetitive or unique as deemed by individual designs.

(3) Buildings may be composed of one dominant volume, flanked by secondary ones.

(4) Each unit shall have at least one side exposed to the outdoors with direct access to common or private open space.

(5) A Stacked Dwellings shall comply with the height ratios established in Table BT-6 entitled Maximum Ratio for Each Stacked Dwellings Story.

Table BT-6

	Maximum Ratio of each Stacked Dwellings Story			
STORY	**Ground Floor**	**2**	**3-5**	**6**
% of ground floor by story	**100%**	**100%**	**75%[1]**	**50%**

[1] For any percentage less than 100%, the percentage refers to the percentage of the ground floor footprint of the building area that is permitted for this particular story.

(j) Accessory Dwellings. Accessory dwellings shall not be permitted.

(k) Accessory Structures. Accessory structures shall not be permitted.

KEY TO CONFIGURATION EXAMPLES

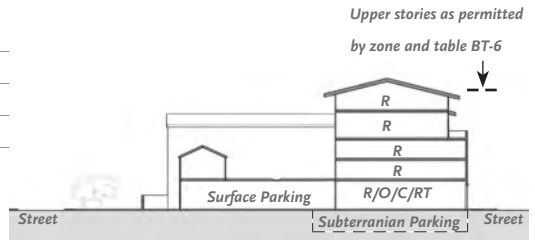
Non-walk-up point access portion of building

Ground Floor access required per frontage type standards

PERMITTED USES

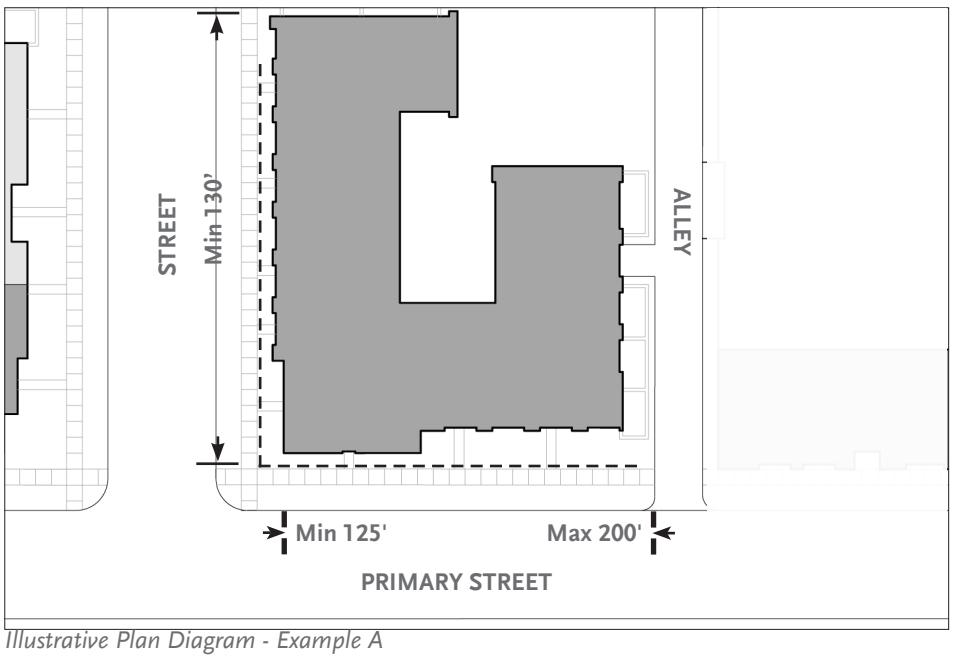
*The various floor*s of Stacked Dwellings a*re ava*ilable for the uses identified in the diagram below subject to the requirements in table 2A, Land Use Standards.

KEY	USE
O	OFFICE
C/RT	COMMERCIAL / RETAIL
R	RESIDENTIAL

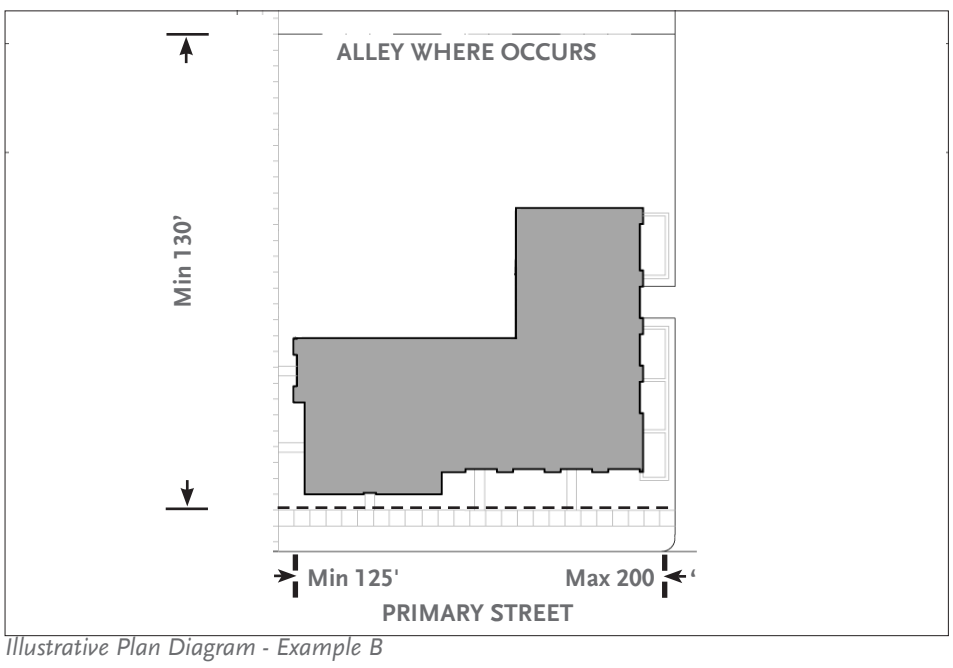


Illustrative Section Configuration Diagram

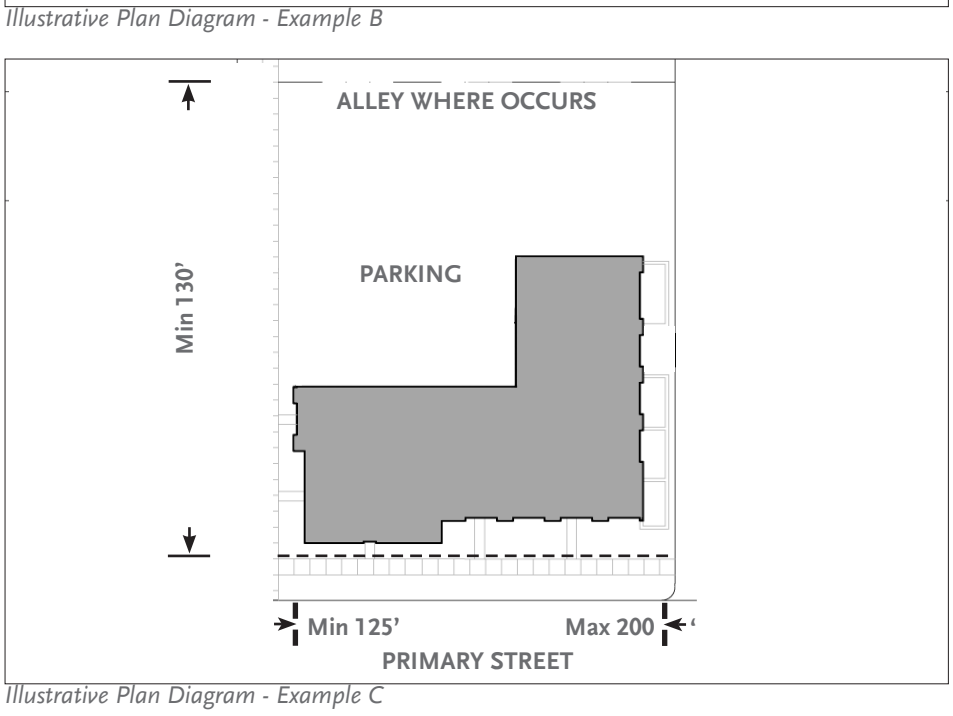
Below: Examples of allowed Stacked Dwelling site configurations



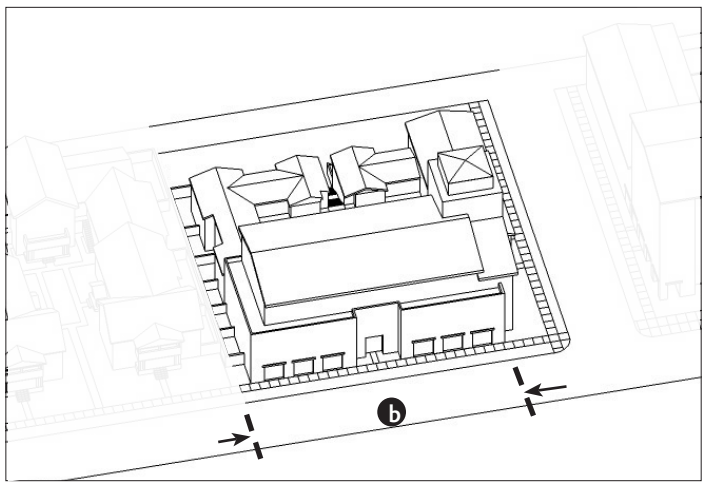
Illustrative Plan Diagram - Example A



Illustrative Plan Diagram - Example B



Illustrative Plan Diagram - Example C



Illustrative Axonometric Diagram

Illustrative Photo: Hybrid Court with stoop frontages

Illustrative Photo: Hybrid Court courtyard

Illustrative Photo: Hybrid Court access to the second level

Sec. 41-2025. Hybrid Court Building Type.

(a) Hybrid Court is a building composed of two building types, the stacked dwelling and couryard housing, arranged around a courtyard(s). This building type combines a point-access portion of the stacked dwelling building type (access through a double loaded corridor) with a walk-up portion of the courtyard housing building type (access directly from the street or courtyard). The building may be designed for occupancy by retail, service, or office uses on the ground floor, with upper floors also configured for those uses or for residences

(b) Lot Width and Depth. The minimum lot width shall be 150 feet and the maximum lot width shall be 200 feet. The depth of the lot shall be a minimum of 160 feet and the maximum depth of the lot shall be 250 feet.

(c) Access Standards

(1) The main entrance to each ground floor unit shall be directly from the street.
(2) Entrance to the residential portions of the stacked dwelling element shall be through a dedicated street level lobby, or through a dedicated podium lobby accessible from the street or through a side yard.
(3) Access to each unit above the second level in the stacked dwelling element not accessed from the podium is through an interior, double-loaded corridor of at least 6 feet in width with recessed doors or seating alcoves/offsets at least every 100 feet. For other units, access shall be directly off a common courtyard or through stairs serving up to 3 dwellings.
(4) Elevator access shall be provided between the garage and each level of the stacked dwellings portion of the building.

(d) Parking Standards

(1) Required parking shall be accommodated in an underground garage, surface parking, tuck under parking, or a combination thereof.
(2) Dwellings shall have indirect access to their parking stall(s).

(e) Service Standards

(1) Utility meters shall be screened from view from the street and shall not be located within any required landscape or setback area.
(2) Mail boxes shall not be located in any required open space, landscape or setback areas or detract from the primary entrance to the development.

(f) Open Space Standards

(1) The common open space shall be designed as a central courtyard or partial, multiple, separated or interconnected courtyards. This area shall equal to 15 percent of the lot and shall be open to the sky. Courtyards may be located on the ground or on a podium. Side yards may be formed as common use gardens.
(2) Minimum courtyard dimension is 40 feet when the long axis of the courtyard is oriented EW and 30 feet for a NS orientation. Courtyard proportions shall not be less than 1:1 between the width of the courtyard and the height of the building for at least 2/3 of the court's perimeter. Horizontal shifts in upper floors adjacent to a court shall not exceed 1/2 the height of each upper floor.
(3) In 40 foot wide courtyards, frontages and architectural projections are permitted on two opposing sides of the courtyard provided that an overall minimum width of 40 feet is maintained. Frontages and architectural projections are permitted on one side of a 30 foot wide courtyard provided an overall minimum width of 30 feet is maintained.
(4) Private open space is required for each residential unit and shall be no less than 50 square feet with a minimum dimension of 6 feet in each direction.
(5) Private open space may be substituted for additional common open space or common interior space, the size of which will be equivalent to the displaced private open space. The minimum dimension of this space shall be 15 feet in each direction.

(g) Landscape Standards

(1) Where a front yard is present, one (1) 24-inch box tree per 25 lineal feet shall be planted. The trees may be placed in groups in order to achieve a particular design.
(2) Courtyards located over garages shall be designed to avoid the sensation of forced podium hardscape.
(3) Side yard trees shall be placed to create a particular sense of place at a rate of one (1) 24-inch box tree per 30 lineal feet.
(4) One 36-inch box specimen tree is required per courtyard that meets the minimum dimensions. For courtyards that exceed the minimum dimensions, two or more 24-inch box smaller size trees may be substituted for the 36-inch box tree.
(5) Six (6) 5-gallon size shrubs, ten (10) one-gallon size herbaceous perennials/shrubs and turf or acceptable dry climate ground cover shall be planted for every required tree.
(6) In the rear yard, at least one (1) 24-inch box canopy tree per every 25 lineal feet planted directly in the ground.
(7) Front yard trees shall be of small scale that shall not exceed 12-15' height at maturity and are suitable for built-in concrete planters or containers with a 36" minimum width.

(h) Frontage Standards

(1) Entrance doors and social rooms, such as living rooms and dining rooms are oriented fronting toward the courtyard(s) or the street when fronting one. Service rooms are oriented to the degree possible backing to corridors in the Stacked Dwellings portion and to side yards, service yards and rear yards in the courtyard housing portion.
(2) Stoops up to 3 feet in height may be placed above subterranean parking, provided the area adjacent is landscaped and the stoops are scaled to the street and building.

(i) Building Size and Massing Standards

(1) Each unit shall have at least one side exposed to the outdoors with direct access private or common open space.
(2) Buildings may contain any of three types of dwellings: flats, townhouses and lofts.
(3) Units may be as repetitive or unique as deemed by individual designs.

(4) The Stacked Dwellings portion of the building may be composed of one dominant volume flanked by secondary ones. The courtyard housing portion of the building shall follow the courtyard housing standards.

(5) A Hybrid Court shall comply with the height ratios established in Table BT-7 entitled Maximum Ratio for Each Hybrid Courts Story.

Table BT-7					
	Maximum Ratio of Each Hybrid Court Story				
STORY	**Ground Floor**	**2**	**3**	**3-5**	**6**
% of ground floor by story	**100%**	**100%**	**85%**	**50%**	**40%**

[1] For any percentage less than 100%, the percentage refers to the percentage of the ground floor footprint of the building area that is permitted for this particular story.

(j) Accessory Dwellings. Accessory Dwellings shall not be permitted.

(k) Accessory Structures. Accessory structures shall not be permitted. Detached garages shall be permitted

KEY TO CONFIGURATION EXAMPLES

Non-walk-up (point) access portion of building

Walk-up access portion of building

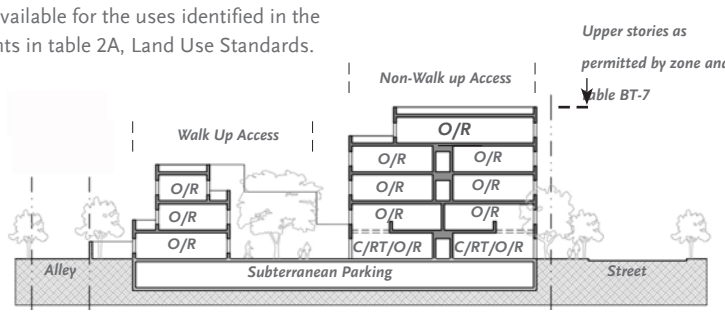
Ground Floor access required per frontage type standards

A *Minimum of 1 access point required from street directly to courtyard (total number of access points as determined by PBA).*

PERMITTED USES

The various floors of Hybrid Courts are available for the uses identified in the diagram below subject to the requirements in table 2A, Land Use Standards.

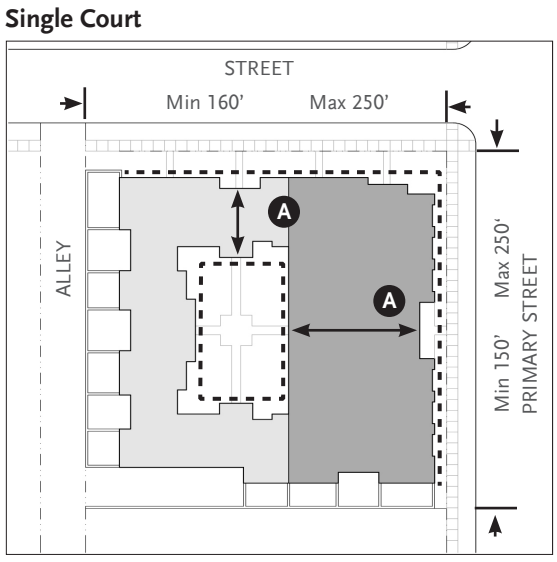
KEY	USE
O	OFFICE
C/RT	COMMERCIAL / RETAIL
R	RESIDENTIAL



Illustrative Section Configuration Diagram

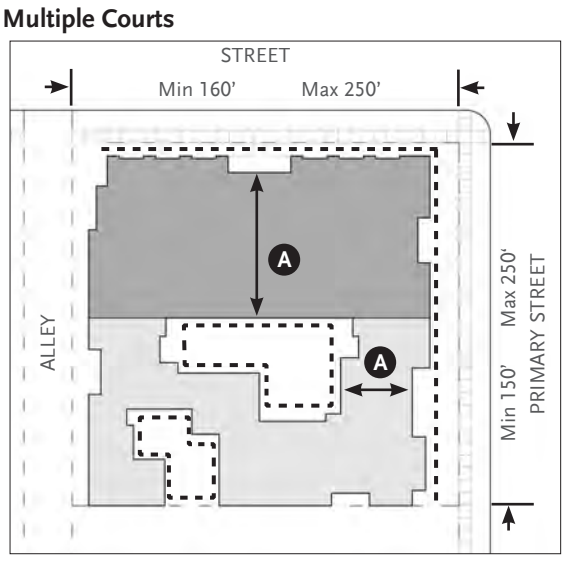
Below: Examples of allowed Hybrid Court site configurations

Single Court

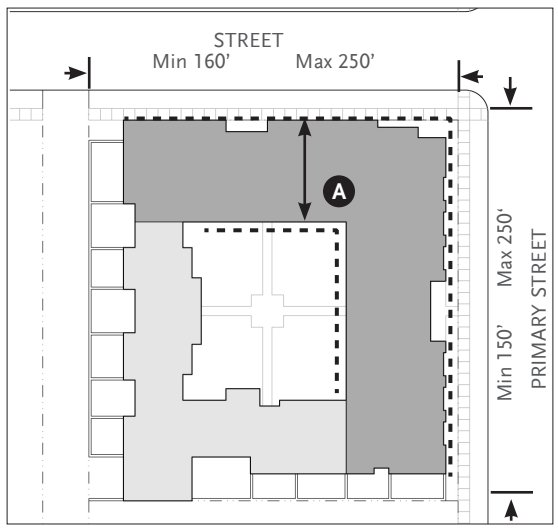


Illustrative Plan Diagram - Example A

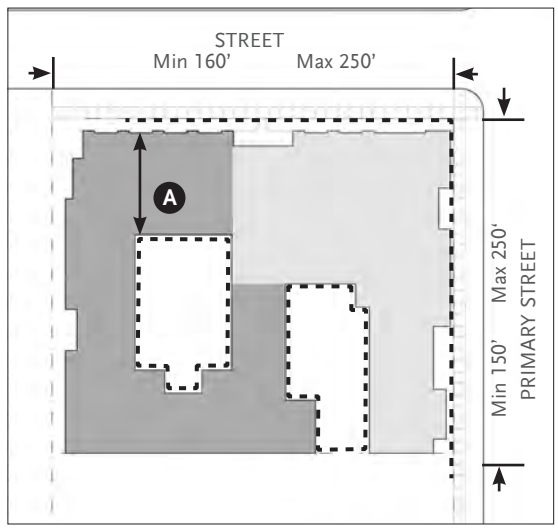
Multiple Courts



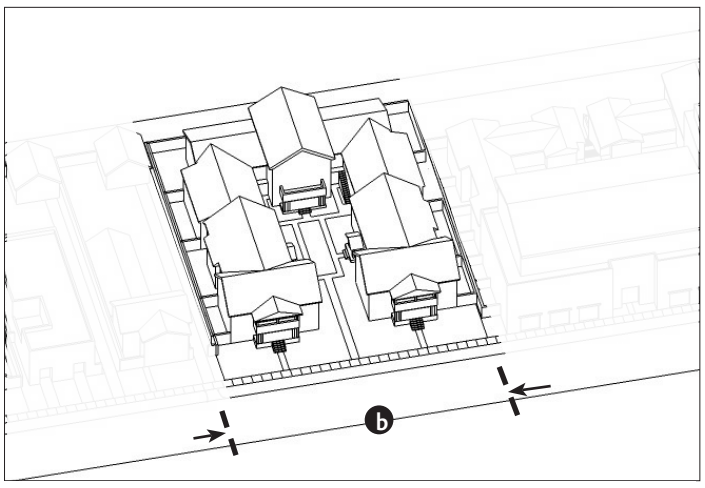
Illustrative Plan Diagram - Example B



Illustrative Plan Diagram - Example C



Illustrative Plan Diagram - Example D



Illustrative Axonometric Diagram

Illustrative Photo: Courtyard with fountain and individual gardens

Illustrative Photo: Courtyard with direct street and court access

Illustrative Photo: Courtyard with zaguan linking two courtyards

Sec. 41-2026. Courtyard Housing Building Type

(a) Courtyard Housing is a building type consisting of residences that may be arranged in four possible configurations: townhouses, townhouses over flats, flats, and flats over flats. The structures are arranged next to each other on one or more courts that are partly or wholly open to the street.

(b) Lot Width and Depth. The minimum lot width shall be 125 feet and the maximum lot width shall be 200 feet. The minimum depth of the lot shall be 130 feet and the maximum lot depth shall be 250 feet.

(c) Access Standards

(1) The main entry to each ground floor unit shall be directly off a common courtyard or from the street.

(2) Access to second story units not accessed directly from a podium shall be through stairs, serving up to 3 units.

(3) Elevator access, if any, shall be provided between the garage and courtyard/podium only.

(d) Parking Standards

(1) Required parking shall be accommodated in an underground or above-ground garage, surface parking, tuck under parking, or a combination thereof.

(2) Dwellings may have direct or indirect access to their parking stall(s), or direct access to stalls enclosed within the garage.

(e) Service Standards

(1) Utility meters shall be screened from view from the street and shall not be located within any required landscape or setback area.

(f) Open Space Standards

(1) The common open space shall be designed as a central courtyard or partial, multiple, separated or interconnected courtyards. The common opne space shall be at least 15 percent of the lot and must be open to the sky.

(2) Courtyard proportions shall not be less than 1:1 between the width of the courtyard and height of the building for at least 2/3 of the court's perimeter. Horizontal shifts in upper floors adjacent to a court shall not exceed 1/2 the height of each upper floor. In a project with multiple courtyards, at least two of the courtyards shall conform to the patterns above.

(3) In 40 foot wide courtyards, frontages and architectural projections are permitted on two opposing sides of the courtyard provided that an overall minimum width of 40 feet is maintained. Frontages and architectural projections are permitted on one side of a 30 foot wide courtyard provided an overall minimum width of 30 feet is maintained.

(4) Courtyards shall be connected to each other and to the public way by zaguans or paseos.

(5) Private open space is required for each residential unit and shall be no less than 90 square feet with a minimum dimension of 6 feet in each direction.

(6) Private open space may be substituted for additional common open space or common interior space, the size of which shall be equivalent to the displaced private open space. The minimum dimension of this space shall be 15 feet in each direction.

(g) Landscape Standards

(1) Landscape shall not obscure front yards on adjacent lots or the shopfront of ground floor flex space. Front yard trees shall not exceed 1.5 times the height of the porch at maturity, except at the margins of the lot, where they may be no more than 1.5 times the height of building at maturity. Trees shall be planted at the rate of one (1) 36-inch box tree per 25 lineal feet of front yard. Trees may be placed in groups in order to achieve a particular design.

(2) In the rear yard, at least one (1) 24-inch canopy tree per 25 lineal feet shall be planted directly in the ground.

(3) One 36-inch box specimen tree is required per courtyard that meets the minimum dimensions. For courtyards that exceed the minimum dimensions, two or more 24-inch box smaller size trees may be substituted for the 36-inch box tree.

(4) In courtyards over garages, one (1) 24-inch box size tree of small scale (12-15' height at maturity) or similar tall shrubs shall be used in planters with a 36" minimum dimension.

(5) Side yard trees shall be placed at a rate of one (1) 24-inch box tree per 30 lineal feet for privacy of neighbors.

(6) Six (6) 5-gallon size shrubs, ten (10) one-gallon size herbaceous perennials/shrubs and turf or acceptable dry climate ground cover shall be planted for every required tree.

(h) Frontage Standards

(1) Entrance doors and social rooms such as living rooms and dining rooms are oriented toward the courtyard(s) and the fronting street. Service rooms shall be oriented backing to side yards, service yards and rear yards to the degree possible.

(2) Frontages and architectural projections or features such as towers, loggias and entry stairs shall not encroach into the required minimum dimension of a courtyard.

(3) Stoops up to 3 feet in height may be placed above subterranean parking, provided the area adjacent is landscaped and the stoops are scaled to the street and building.

(i) Building Size and Massing Standards

(1) Buildings shall be composed of one, two and three story masses, each designed to house scale, and not necessarily representing a single dwelling.

(2) 3-story buildings shall be composed of single story and stacked units. In this case, the visibility of elevators and of exterior corridors at the third story shall be minimized by incorporation into the mass of the building.

(3) Buildings may contain any three types of dwellings: flats, townhouses, and lofts.

(4) Units may to be as repetitive or unique as deemed by individual designs.

(5) 4 and 5-story masses shall be minimized inside courtyards and apparent on street frontages.

(6) The intent of these standards is to provide for courtyard housing projects with varying building heights. Courtyard housing shall comply with the height ratios established in Table BT-8, entitled Maximum Ratio for Each Courtyard Housing Story.

Table BT-8

	Maximum Ratio of Each Courtyard Housing Story				
STORY	**Ground Floor**	**2**	**3**	**4**	**5**
% of ground floor by story	**100%**	**100%**	**85%[1]**	**55%**	**40%**

[1] For any percentage less than 100%, the percentage refers to the percentage of the ground floor footprint of the building area that is permitted for this particular story.

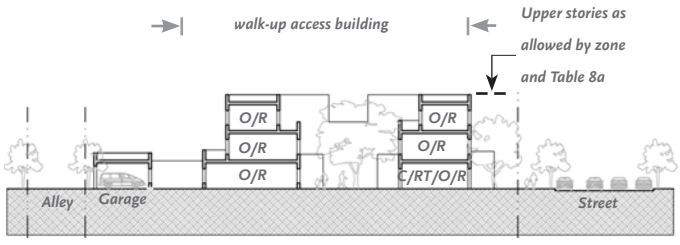
(j) Accessory Dwellings: Accessory dwellings shall not be permitted

(k) Accessory Structures shall not be permitted. Detached garages shall be permitted.

KEY TO CONFIGURATION EXAMPLES

Walk-up access portion of building

Ground Floor access required per frontage type standards

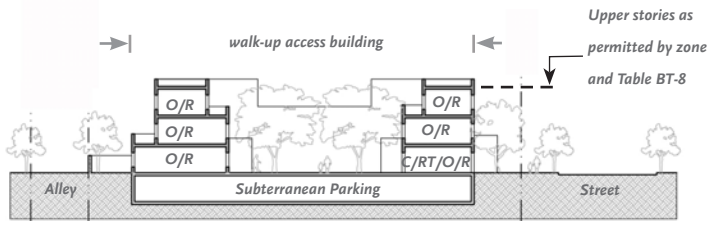


Illustrative Section Configuration Diagram: Surface Parking

PERMITTED USES

The various floors of courts are available for the uses identified in the diagram below subject to the requirements in table 2A; Land Use Standards.

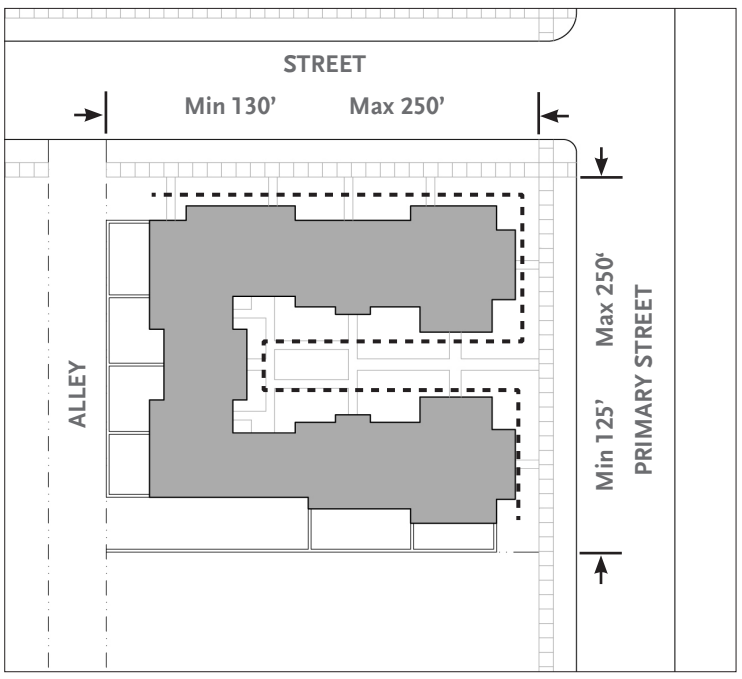
KEY	USE
O	OFFICE
C/RT	COMMERCIAL / RETAIL
R	RESIDENTIAL



Illustrative Section Configuration Diagram: Subterranean Parking

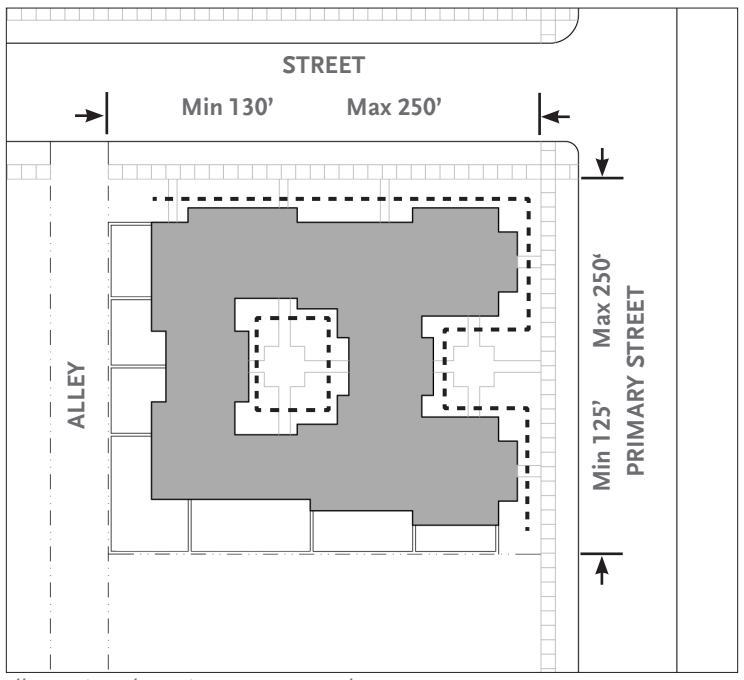
Below: Examples of allowed courtyard housing site configurations

Single Court

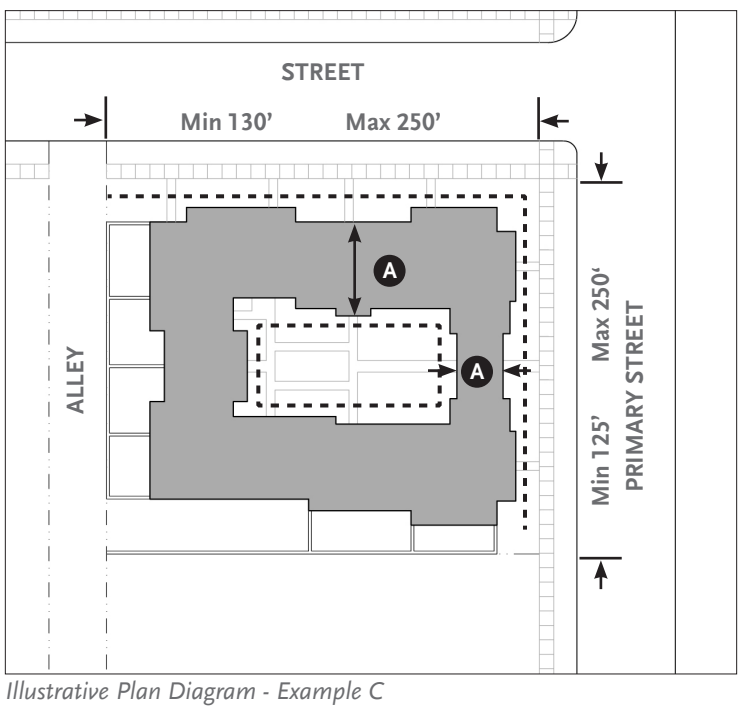


Illustrative Plan Diagram - Example A

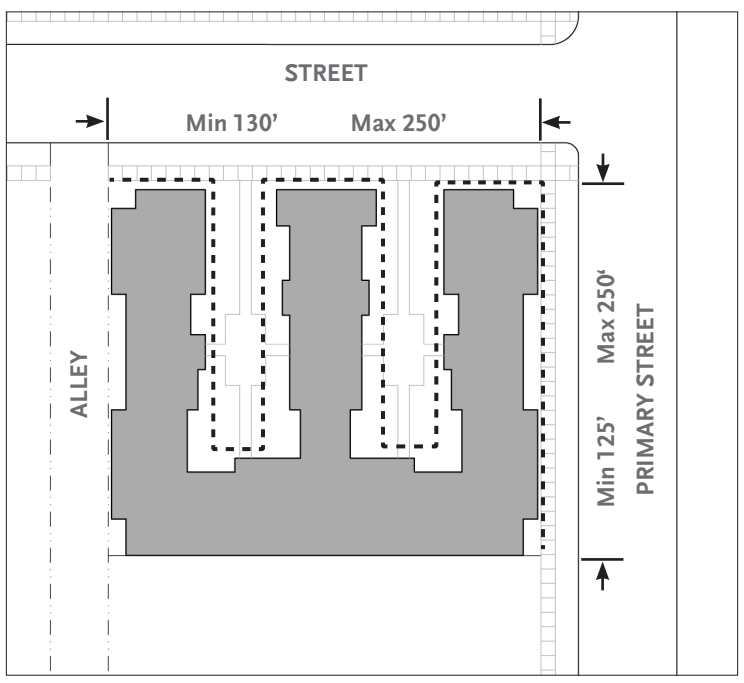
Multiple Courts



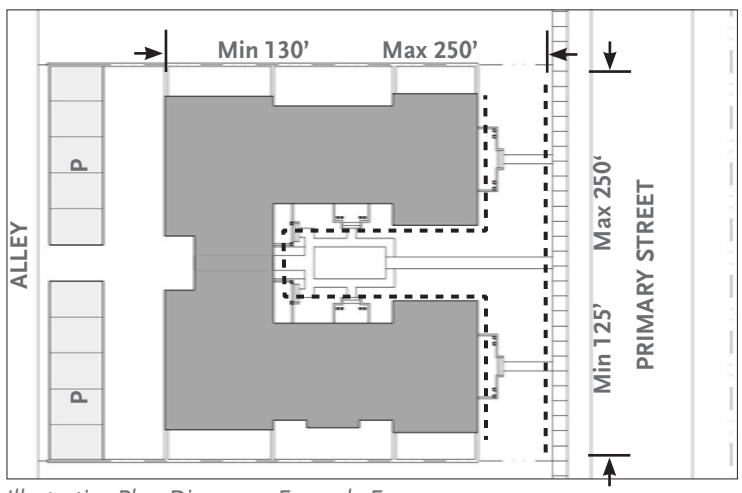
Illustrative Plan Diagram - Example B



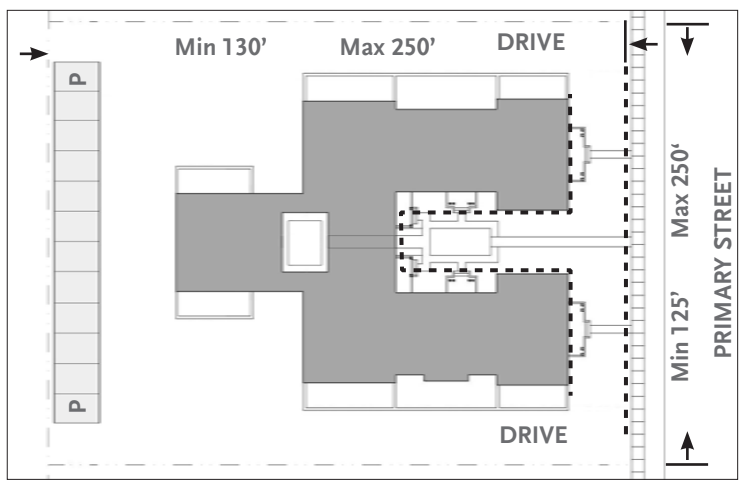
Illustrative Plan Diagram - Example C



Illustrative Plan Diagram - Example D

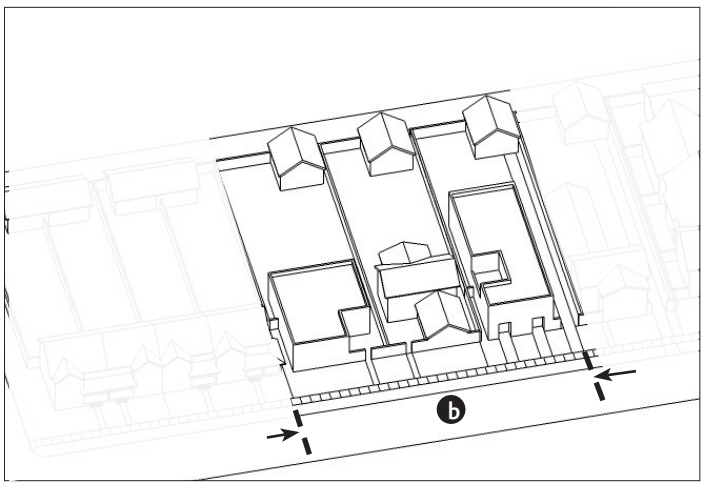


Illustrative Plan Diagram - Example E



Illustrative Plan Diagram - Example F

Ⓐ Required access to courtyard directly from street (minimum 1 access point; total number of access points as determined by PBA).



Illustrative Axonometric Diagram

Illustrative Photo: Live-work type with office and retail frontage

Illustrative Photo: Live-work type with shopfront frontage

Sec. 41-2027. Live/Work Building Type.

(a) Live/Work is an integrated residence and work space (located on the ground floor), occupied and utilized by a single household in an array of at least 3 such structures, or a structure with at least 3 units arranged side by side along the primary frontage, that has been designed or structurally modified to accommodate joint residential occupancy and work activity.

(b) Lot Width and Depth. The minimum lot width shall be 75 feet and the maximum lot width shall be 125 feet. The depth of the lot shall be a minimum of 100 feet and a maximum of 200 feet.

(c) Access Standards

(1) The main entrance to the ground floor work space shall be accessed directly from and face the street.
(2) The upstairs dwelling shall be accessed by a separate entrance, and by a stair or elevator.
(3) For lots without alleys, garages and services shall be accessed by a driveway 8 to 10 feet in width with 2-foot planters on each side when serving a private 2-car garage and 18 to 20 feet in width with 2-foot planters on each side when serving more than one private 2-car garage.
(4) Accessibility should be accommodated between a pair of units and not in the front yard to the degree possible.

(d) Parking Standards

(1) At least one required parking space shall be in a garage, attached to or detached from the dwelling.
(2) Additional required parking spaces may be enclosed, covered or open.

(e) Service Standards

(1) Services (including all utility access, aboveground equipment, and trash containers) shall be located on an alley when present, or in the rear of the lot for those lots without alley-access.

(f) Open Space Standards

(1) For all buildings, except for those with a tuck-under garage, the private open space shall be in the rear yard of each unit. The private open space shall be no less than 15% of the area of the lot or portion of the lot allocated for the unit. The private open space shall be of a regular geometry and open to the sky. The minimum dimension of each rear yard shall be 15 feet.
(2) For buildings with tuck-under garage, one primary common open space of a regular geometry shall be provided. This common open space shall be equal to 15 percent of the lot, and shall be open to the sky. The minimum dimension for the common open space shall be 30 feet in each direction. Additionally, private open space shall be provided for each unit. The private open space shall be equal to 50 square feet per unit. Private open space may be substituted for additional common open space or common interior space, the size of which will be equivalent to the displaced private open space. The minimum dimension of the substituted common open space shall be 15 feet in each direction.

(g) Landscape Standards

(1) Landscape shall not obscure front yards on adjacent lots or the shopfront of ground floor flex space. Front yards trees shall not exceed 1.5 times the height of the porch at maturity, except at the margins of the lot, where they may be no more than 1.5 times the height of building at maturity. Trees shall be planted at the rate of one (1) 36-inch box tree per 25 lineal feet of front yard. Trees may be placed in groups in order to achieve a particular design.
(2) In each unit's rear yard, at least one (1) 24-inch canopy tree shall be provided for shade and privacy.
(3) Side yards trees shall be placed a rate of one (1) 24-inch box tree per 30 lineal feet to protect the privacy of neighbors.
(4) Six (6) 5-gallon size shrubs, ten (10) one-gallon size herbaceous perennials/shrubs and turf or acceptable dry climate ground cover shall be planted for every required tree.

(h) Frontage Standards

(1) Each live/work unit shall be designed so that social areas (e.g., living room, family room, dining room, etc.), rather than sleeping and service rooms, are oriented toward the fronting street or to the courtyard.

(i) Building Size and Massing Standards

(1) Buildings shall be composed of 2 or 3-story volumes in compliance with the standards for the applicable zone.
(2) Buildings on corner lots shall be designed with two front facades.
(3) The minimum unit frontage shall be 21 feet.
(4) A live/work shall comply with the height rations established in Table BT-9, entitled Maximum Ratio for Each Live/Work Story.

Table BT-9			
	Maximum Ratio of each Live/Work Story		
	All Zones Except UN-1 & UN-2 Zones		
Story	**Ground Floor**	**2**	**3**
% of ground floor by story	**100%**	**100%**	**100%**
	UN-1 & UN-2 Zones		
	100%	**80% [1]**	**50%**

[1] For any percentage less than 100%, the percentage refers to the percentage of the ground floor footprint of the building area that is permitted for this particular story.

(j) Accessory Dwellings. Accessory dwellings shall not be permitted.

(k) Accessory Structures. Accessory structures shall be permitted.

KEY TO CONFIGURATION EXAMPLES

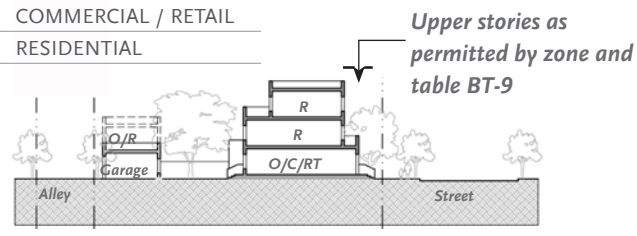
Walk-up access portion of building

Ground Floor access required per frontage type standards

PERMITTED USES

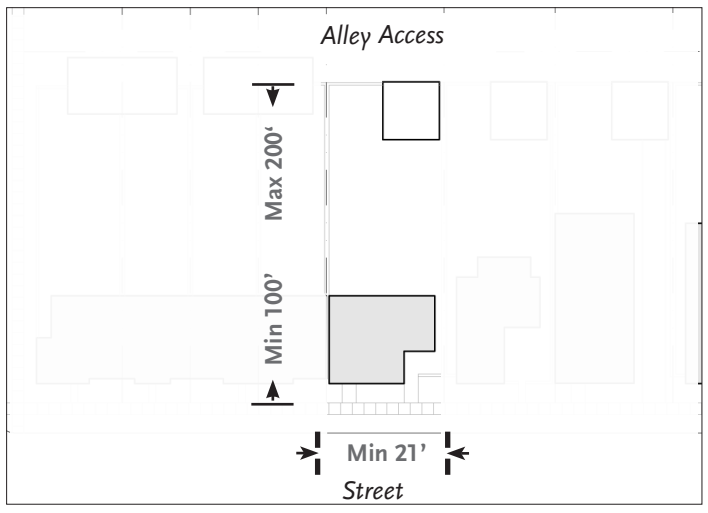
The various floors of Live-Work buildings are available for the uses identified in the diagram below subject to the requirements in table 2A; Land Use Standards.

KEY	USE
O	OFFICE
C/RT	COMMERCIAL / RETAIL
R	RESIDENTIAL

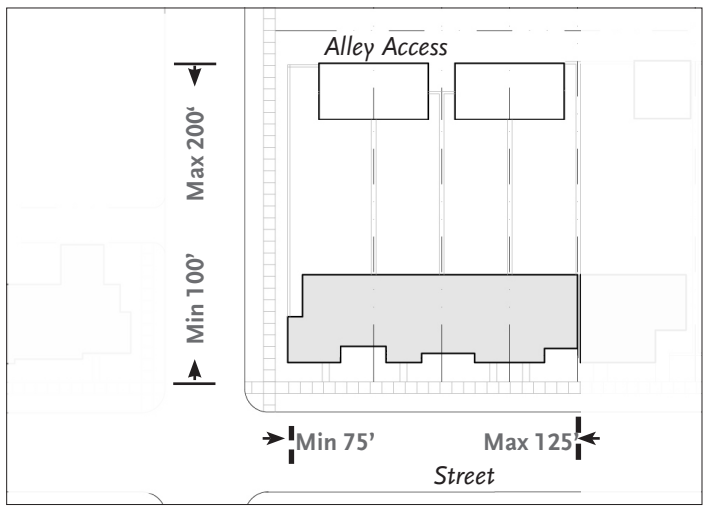


Illustrative Section Configuration Diagram

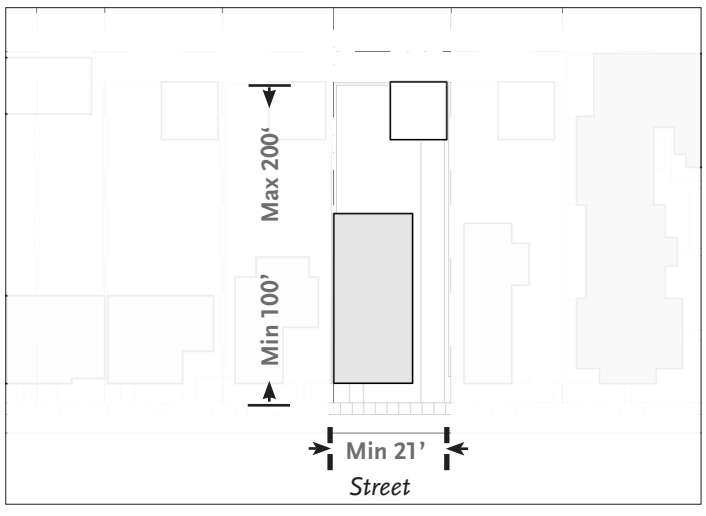
Below: Examples of allowed Live-Work type site configurations



Illustrative Plan Diagram-Example A

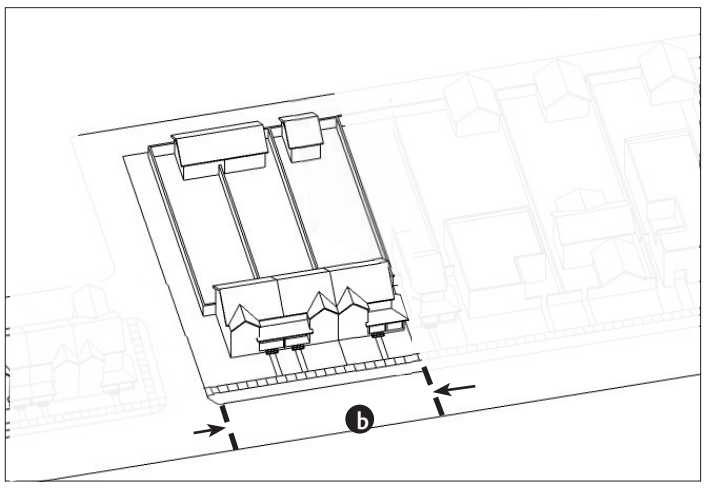


Illustrative Plan Diagram- Example B



Illustrative Plan Diagram: Street access- Example D

Illustrative Plan Diagram- Example C



Illustrative Axonometric Diagram

Illustrative Photo: Rowhouse building with stoop frontages

Illustrative Photo: Rowhouse building with stoop frontages

Illustrative Photo: Individual Rowhouses with stoop frontages

Illustrative Photo: Rowhouse Building with direct sidewalk access

Sec. 41-2028. Rowhouse Building Type

(a) Rowhouse is an individual structure on a parcel with a private rear yard and individual garage accessed from an alley, occupied by one primary residence in an array of at least 3 such structures or a structure of 3 multiple townhouse unit types arranged side by side along the primary frontage.

(b) Lot Width and Depth. The miimum lot width shall be 75 feet and the maximum lot widht shall be 150 feet. The depth of the lot shall be minimum of 100 feet and a maximum depth of 200 feet.

(c) Access Standards
(1) The main entrance to each unit shall be accessed directly from and face the street.
(2) Garages and services shall be accessed from an alley.
(3) Accessibility should be accommodated between a pair of units and not in the front yard to the degree possible.

(d) Parking Standards
(1) Required residential unit parking shall be in a garage, which may be attached to or detached from the dwelling.
(2) Additional required parking spaces may be enclosed, covered or open.

(e) Service Standards
(1) Services, including all utility access, aboveground equipment and trash containers shall be located on an alley when present or on the rear of the lot for those without alley access.

(f) Open Space Standards
(1) Private open space shall be located in the rear yard of each unit. The private open space shall be no less than 15% of the area of the lot or portion of the lot allocated for the unit. The private open space shall be of a regular geometry and open to the sky. The minimum dimension for the private open space shall be 15 feet in each direction.

(g) Landscape Standards
(1) Landscape shall not obscure front yards on adjacent lots. Front yards trees shall not exceed 1.5 times the height of the porch at maturity, except at the margins of the lot, where they may be no more than 1.5 times the height of building at maturity. The trees shall be planted at the rate of one (1) 36-inch box tree per 25 lineal feet of front yard. The trees may be placed in groups in order to achieve a particular design.
(2) At least one (1) 24-inch canopy tree shall be provided in each private open space for shade and privacy.
(3) Side yards trees shall be placed a rate of one (1) 24-inch box tree per 30 lineal feet for privacy of neighbors.
(4) Six (6) 5-gallon size shrubs, ten (10) one-gallon size herbaceous perennials/shrubs and turf or acceptable dry climate ground cover shall be planted for every required tree.

(h) Frontage Standards
(1) Each rowhouse ground level shall be designed so that social areas such as the living room, family room, dining room, rather than sleeping and service rooms, are oriented toward the fronting street or to the courtyard to the degree possible.

(i) Building Size and Massing Standards
(1) Buildings shall be composed of 2 or 3-story volumes in compliance with the standards for the applicable zone.
(2) Buildings on corner lots shall be designed with two front facades.
(3) Each rowhouse building shall have direct access to yards.
(4) In a 3-story building, a townhouse dwelling may be stacked over a ground floor flat. In this case, the flat shall be accessed by its own front door at the frontage, and the townhouse dwelling shall be accessed by a separate front door and a stair.
(5) The minimum unit frontage shall be 21 feet.
(6) A rowhouse shall comply with the height ratios established in Table BT-10, entitled Maximum Ratio for Each Rowhouse Story.

Table BT-10

	Maximum Ratio of each Rowhouse Story		
	All Zones Except UN-1 & UN-2 Zones		
Story	**Ground Floor**	**2**	**3**
% of ground floor by story	**100%**	**100%**	**100%**
	UN-1 & UN-2 Zones		
	100%	**80%[1]**	**50%**

[1] For any percentage less than 100%, the percentage refers to the percentage of the ground floor footprint of the building area that is permitted for this particular story.

(j) Accessory Dwellings: Accessory dwellings are not permitted, except in compliance with SAMC section 41-194, Second Dwelling Units.

(k) Accessory Structures: Accessory structures are permitted.

KEY TO CONFIGURATION EXAMPLES

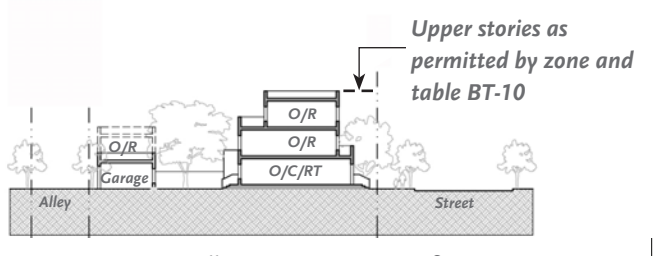
Walk-up access portion of building

Ground Floor access required per frontage type standards

PERMITTED USES

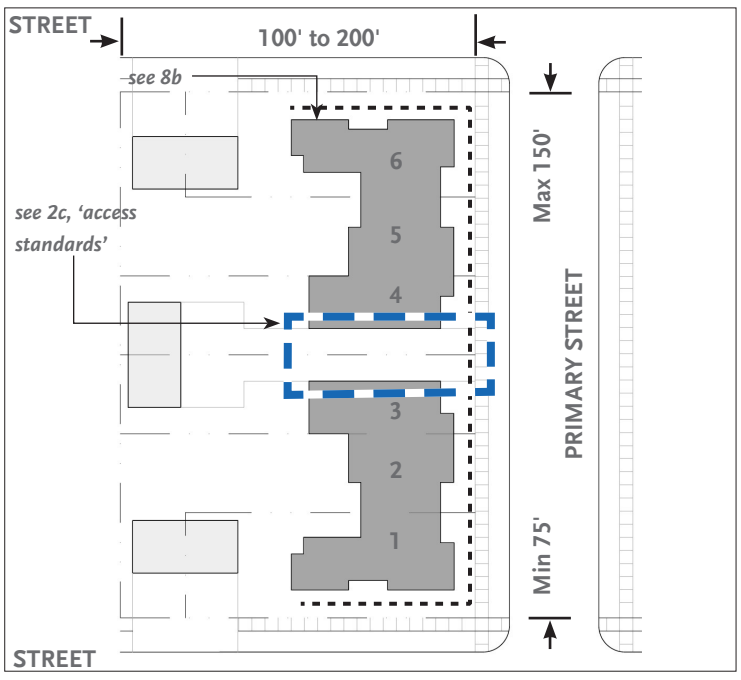
The various floors of Rowhouses are available for the uses identified in the diagram below subject to the requirements in table 2A, Land Use Standards.

KEY	USE
O	OFFICE
C/RT	COMMERCIAL / RETAIL
R	RESIDENTIAL

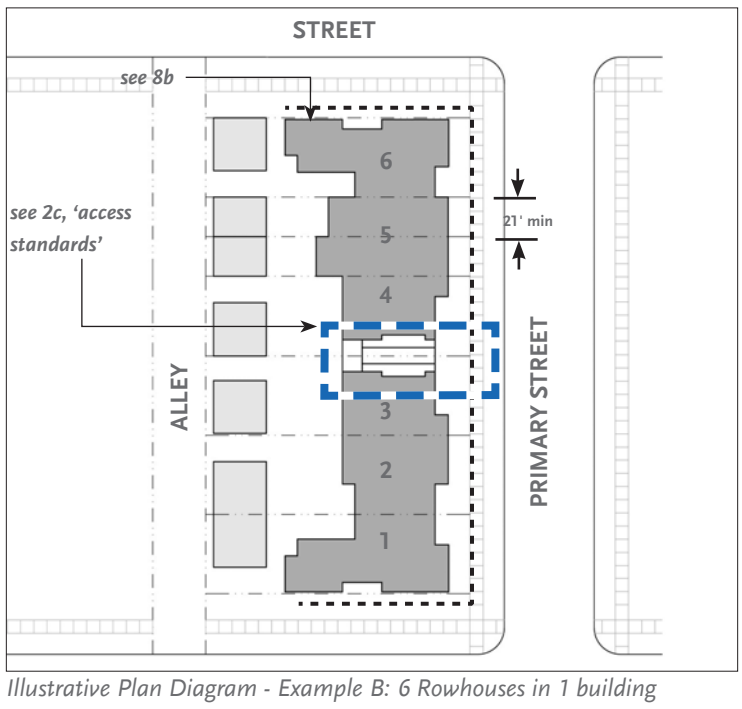


Illustrative Section Configuration Diagram

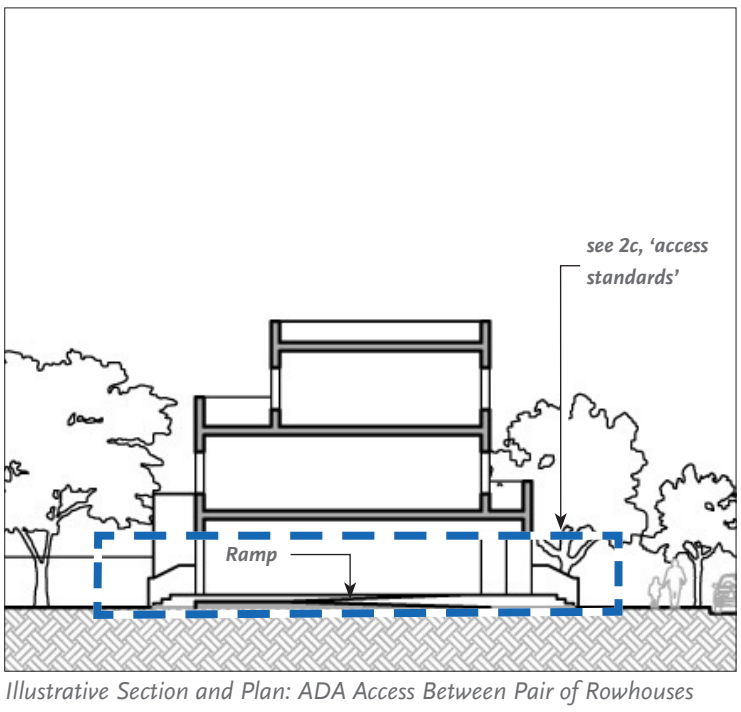
Top Row: Examples of allowed Rowhouse site configurations
Bottom Row: Examples of accomodating Accessibility per Standard (c)(3).



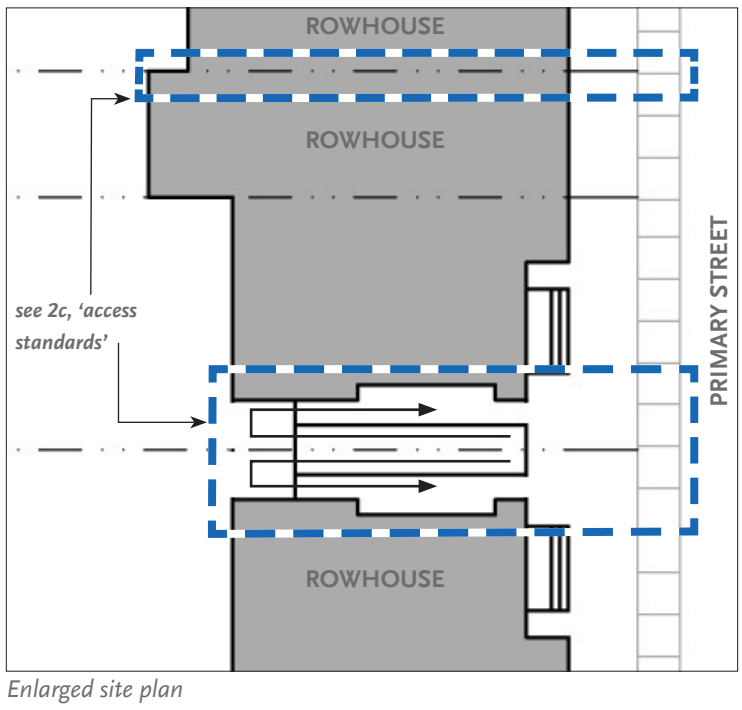
Illustrative Plan Diagram - Example A: Rowhouses in 2 buildings



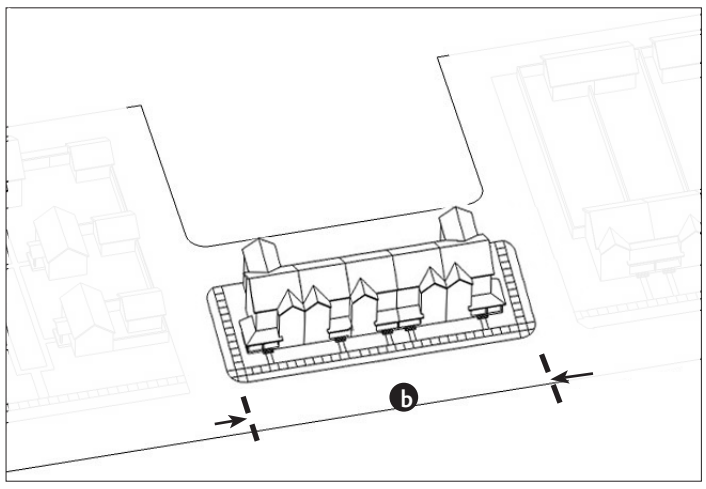
Illustrative Plan Diagram - Example B: 6 Rowhouses in 1 building



Illustrative Section and Plan: ADA Access Between Pair of Rowhouses



Enlarged site plan



Illustrative Axonometric Diagram

Illustrative Photo: Tuck-under garage access

Illustrative Photo: Tuck-under with stoop frontage

Illustrative Photo: Alley providing service and garage access

Illustrative Photo: Architecture of two individual tuck-under buildings combined at the alley access that separates the two buildings

Sec. 41-2029. Tuck-Under Housing Building Type.

(a) Tuck-under housign is an individual structure on a parcel with no private rear yard and where its garage is tucked under the rear of the house and accessed by an alley. The structure is occupied by one primary residence arranged with at least 4 such structures or at least 4 multiple townhouse units types arranged side by side along the primary frontage.

(b) Lot Width and Depth. The minimum lot width shall be 94 feet for 4 units and a maximum of 250 feet for 10 units. The depth of the lot shall be a minimum of 75 feet.

(c) Access Standards

(1) The main entrance to each unit adjacent to a street shall be directly from and face the street. The main entrance to all other units shall be from a courtyard.
(2) Garages and services shall be accessed from an alley.
(3) A back entry from the alley, and beside each garage shall be required for each unit. These entries are to be set back into the lot at a minimum distance of 5 feet so as not to be flush with the alley-facing garage doors.
(4) Buildings at a street corner may span across the alley provided emergency access is maintained and all required clearances are maintained.
(5) Accessibility should be accommodated between a pair of units and not in the front yard to the degree possible.

(d) Parking Standards

(1) Required residential unit parking shall be in a garage that is attached to the dwelling.
(2) All garages shall be accessed from a parking court separate but adjacent to the alley right-of-way.
(3) The garage for the dwellings at the end of the structure shall not be accessed directly from the alley. They should be access from parking court.
(4) Additional required parking spaces may be enclosed, covered, or open.

(e) Service Standards

(a) Services, including all utility access, aboveground equipment and trash containers shall be located on an alley when present or on the rear of the lot for those without alley access.

(f) Open Space Standards

(1) One primary common open space of regular geometry is required. This area shall be equal to 15 percent of the lot and shall be open to the sky. The common open space may be located on the ground or on a podium. The minimum dimension for this area shall be 30 feet in each direction.
(2) Private open space shall be provided for each residential unit. The private open space shall be no less than 90 square feet with a minimum dimension of 6 feet in each direction and shall be open to the sky.
(3) Private patios are permitted in front yards, subject to encroachments permitted per zone, in building interiors, and on upper floors
(4) Single loaded courtyards adjacent to alleys or interior lot lines shall be at least 20 feet in width. The length of such courtyard shall equal to the length of the building frontage.
(5) Up to 50 percent of the private open space may be substituted for additional common open space or common interior space, the size of which will be equivalent to the displaced private open space. The minimum dimension of this space shall be 15 feet in each direction.

(g) Landscape Standards

(1) Landscape shall not obscure front yard on adjacent lots. Trees shall be planted at the rate of one (1) 36-inch box tree per 25 lineal feet of front yard. The trees can be placed in groups in order to achieve a particular design.
(2) Where rear yard setbacks are present, at least one (1) 24-inch canopy tree per unit shall be provided for shade and privacy.
(3) Side yard trees shall be placed at a rate of one (1) 24-inch box tree per 30 lineal feet for privacy of neighbors.
(4) Six (6) 5-gallon shrubs, ten (10) one-gallon size herbaceous perennials/shrubs and turf or acceptable dry climate ground cover shall be planted for every required tree.

(h) Frontage Standards

(1) Each dwelling's ground level shall be designed so that social areas such as the living room, family room, dining room rather than sleeping and service rooms, are oriented toward the fronting street to the degree possible.

(i) Building Size and Massing Standards

(1) Buildings shall be composed of 2 or 3-story volumes in compliance with the standards for the applicable zone.
(2) Buildings on corner lots shall be designed with two front facades.
(3) Each building shall maintain setbacks from property lines and in compliance with the standards for the applicable zone, providing as much direct access to yards as possible.
(4) The minimum unit frontage shall be 21 feet.
(5) A tuck-under shall comply with the height ratios established in Table BT-11, entitled Maximum Ratio for Each Tuck-under Story.

Table BT-11			
	Maximum Ratio of each Tuck-undet Story		
Story	**Ground Floor**	**2**	**3**
% of ground floor by story	**100%**	**80%**	**50%**

[1] For any percentage less than 100%, the percentage refers to the percentage of the ground floor footprint of the building area that is permitted for this particular story.

(j) Accessory Dwellings Accessory dwellings shall not be permitted.

(k) Accessory Structures Accessory structures shall not be permitted.

KEY TO CONFIGURATION EXAMPLES

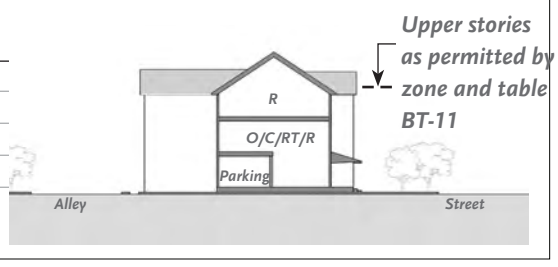
Walk-up access portion of building

Ground Floor access required per frontage type standards (Section

PERMITTED USES

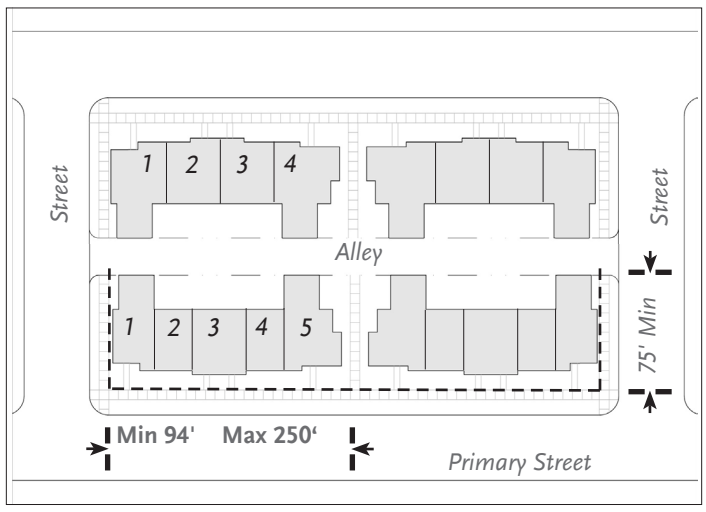
The various floors of Tuck-Under housing are available for the uses identified in the diagram below subject to the requirements in Table 2A, Land Use Standards.

KEY	USE
O	OFFICE
C/RT	COMMERCIAL/RETAIL
R	RESIDENTIAL

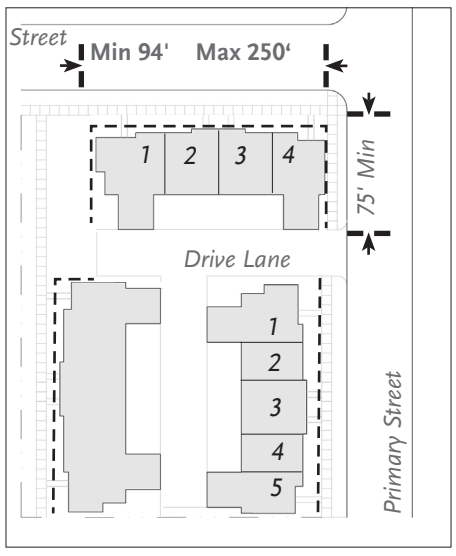


Illustrative Section Configuration Diagram

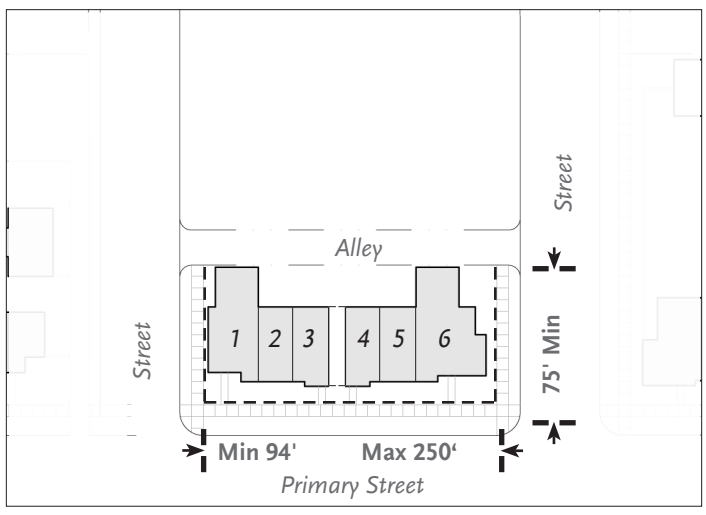
Below: Examples of allowed tuck-under type site configurations



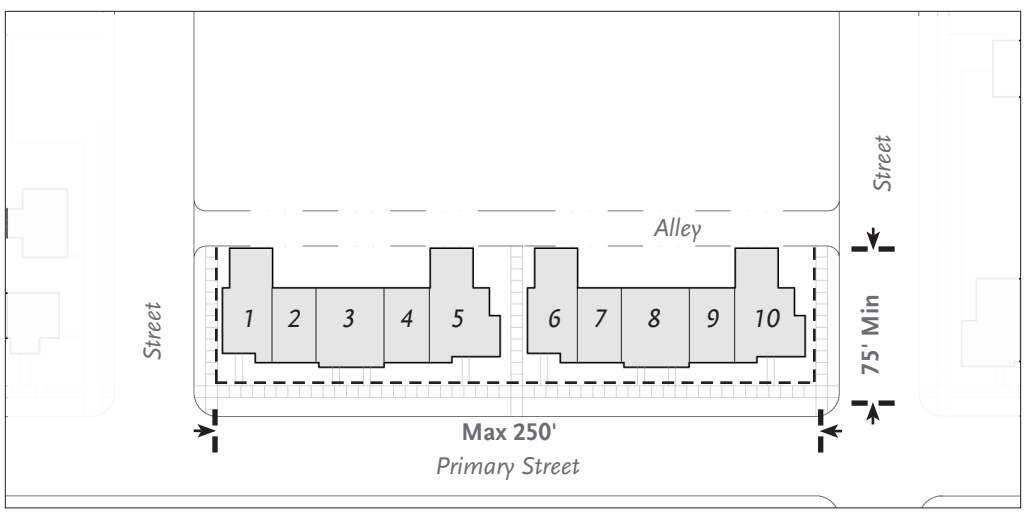
Illustrative Plan Diagram: 5 units in 1 building.



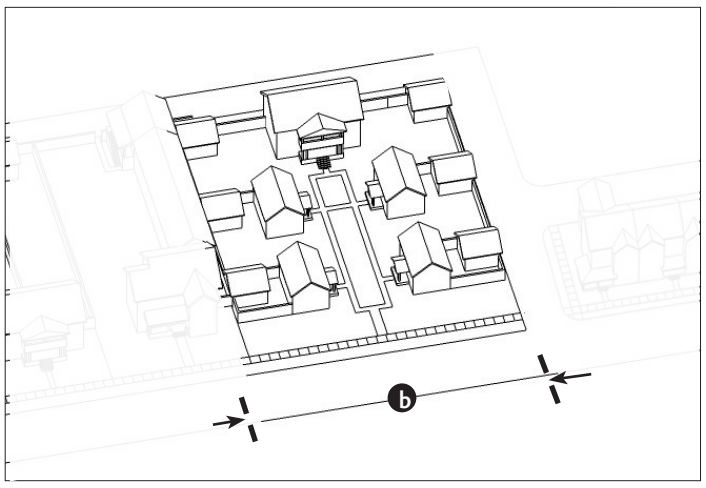
Illustrative Plan Diagram: With drive lane



Illustrative Plan Diagram: 6 units in 1 building with paseo.



Illustrative Plan Diagram: 10 units in 2 buildings



Illustrative Axonometric Diagram

Above and Below:
Illustrative Photo: Individual houses fronting the court

Above and to the left: Illustrative Photos: Individual houses fronting a court with the entry porch and/or stoop encroaching into the common space.

Sec 41-2030. Bungalow Court Building Type

(a) Bungalow court is a configuration of single units arranged around a common, shared courtyard that is wholly open to the street. The individual buildings are arranged next to each other to form the bungalow court building type .

(b) Lot Width and Depth. The minimum lot width shall be 100 feet and the maximum lot width shall be 180 feet. The depth of the lot shall be a minimum of 130 feet.

(c) Access Standards

(1) Entrance to units shall be directly from the front yard or from the courtyard.
(2) Where an alley is not present, parking and services shall be accessed by a driveway 8 to 10 feet wide, with 2-foot planters on each side when serving a private 2-car garage, and 18 to 20 feet in width with 2-foot planters on each side when serving more than one private 2-car garage.
(3) On a corner lot without access to an alley, parking and services shall be accessed from the side street.

(d) Parking Standards

(1) Required residential unit parking shall be within individual garages, which shall contain up to four cars.
(2) Garages on corner lots without alleys shall front onto the side street and shall have 1-car garage doors and driveways no more than 8 feet wide that are separated by planters at least 2 feet wide.
(3) Garages shall not front the primary street.
(4) Additional required parking spaces may be enclosed, covered, or open.

(e) Service Standards

(1) Services, including all utility access, aboveground equipment and trash containers shall be located on an alley when present.
(2) Where an alley is not present, utility access, above ground equipment and trash containers shall be located in a side or rear yard, at least 10 feet behind the front of the house, and be screened from view from the street with a hedge or solid fence.

(f) Open Space Standards

(1) The common open space shall be designated as a central courtyard. This area shall be at least 15 percent of the lot of a regular geometry and shall be open to the sky.
(2) Minimum courtyard dimensions are 40 feet when the long axis of the courtyard is oriented East/West and 30 feet when the courtyard is oriented North/South.
(3) In 40 foot wide courtyards, frontages and architectural projections are permitted on two opposing sides of the courtyard provided that an overall minimum width of 40 feet is maintained. Frontages and architectural projections are permitted on one side of a 30 foot wide courtyard provided an overall minimum width of 30 feet is maintained.
(4) Each dwelling shall have a private open space of at least 150 square feet, which may be located in a side yard, rear yard, or adjacent, but separate from the courtyard.
(5) The private open space shall be at least 10 feet in each direction and enclosed by a fence, wall or hedge.
(6) Up to 50 percent of the private open space may be substituted for additional common open space or common interior space, the size of which will be equivalent to the displaced private open space. The minimum dimension of this space shall be 15 feet in each direction.
(7) Each unit shall be separated from the adjacent dwelling by at least 10 feet.
(8) Porches and stoops may encroach into the required yard setbacks as permitted by the urban standards for the zone.
(9) Private patios are permitted in any yard.

(g) Landscape Standards

(1) Landscape shall not obscure front yards on adjacent lots. Front yards trees shall not exceed 1.5 times the height of the porch at maturity, except at the margins of the lot, where they may be no more than 1.5 times the height of building at maturity. The trees shall be planted at the rate of one (1) 36-inch box tree per 25 lineal feet of front yard. The trees may be placed in groups in order to achieve a particular design.
(2) At least one (1) 24-inch canopy tree shall be provided in each unit rear yard for shade and privacy.
(3) Side yards trees shall be placed a rate of one (1) 24-inch box tree per 30 lineal feet to protect the privacy of neighbors.
(4) Six (6) 5-gallon size shrubs, ten (10) one-gallon size herbaceous perennials/shrubs and turf or acceptable dry climate ground cover shall be planted for every required tree.
(5) One 36-inch box specimen tree is required per courtyard that meets the minimum dimensions. For courtyards that exceed the minimum dimensions, two (2) or more 24-inch box smaller size trees may be substituted for the 36-inch box tree.

Above: Illustrative Photo: Individual houses fronting a court with the entry porch and/or stoop encroaching into the common space.

(h) Frontage Standards

(1) Each dwelling's ground level shall be designed so that social areas such as the living room, family room, and dining room rather than sleeping and service rooms, are oriented toward the fronting street or to the courtyard.

(i) Building Size and Massing Standards

(1) Buildings shall be composed of one or two story volumes and massed as houses.
(2) Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least three (3) feet, and one vertical break of at least two (2) feet.
(3) Dwellings within the buildings may be flats or townhouses.
(4) Buildings on corner lots shall be designed with two front facades.
(5) A Bungalow Court shall comply with the height ratios established in Table BT-12, entitled Maximum Ratio for Each Bungalow Court Story.

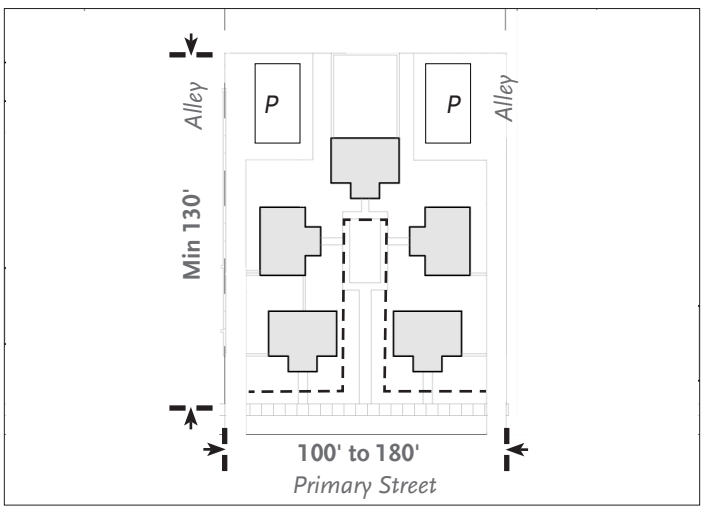
Table BT-12		
	Maximum Ratio of each Bungalow Court Story	
	Ground Floor	**2**
% of ground floor by story	**100%**	**80%[1]**

[1] For any percentage less than 100%, the percentage refers to the percentage of the ground floor footprint of the building area that is permitted for this particular story.

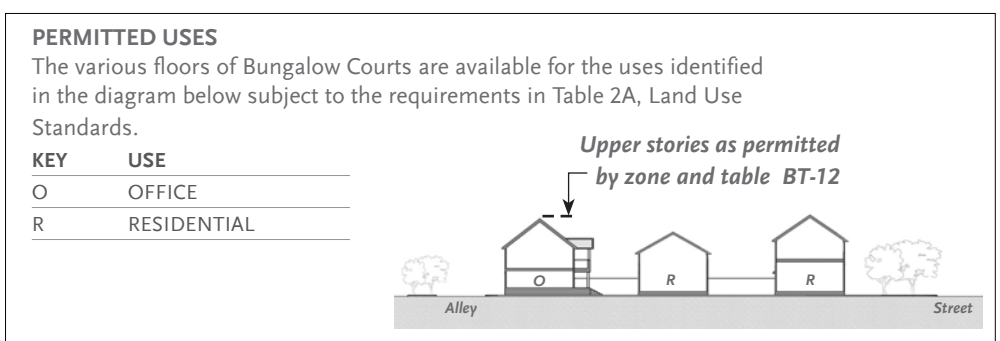
(j) Accessory Dwellings: Accesssory dwellings shall not be permitted.

(k) Accessory Structures: Accessory structures shall be permitted.

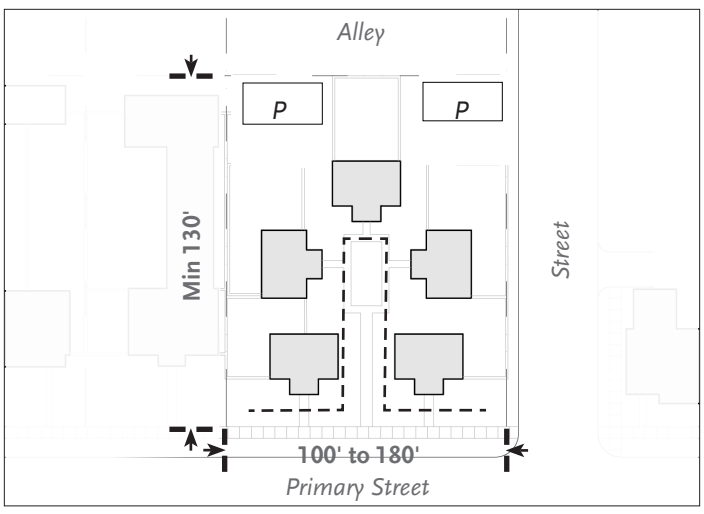
Below: Examples of allowed bungalow-court type site configurations



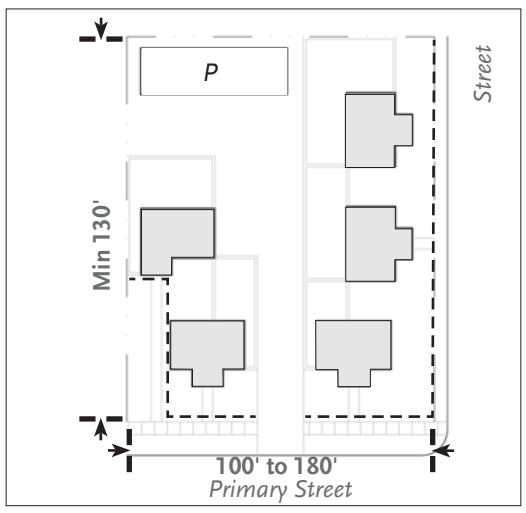
Illustrative Plan Diagram: Street Access



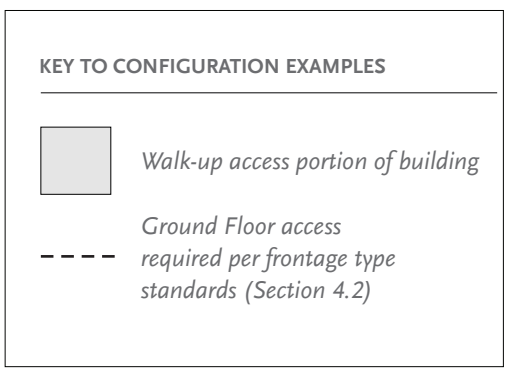
Illustrative Section Configuration Diagram

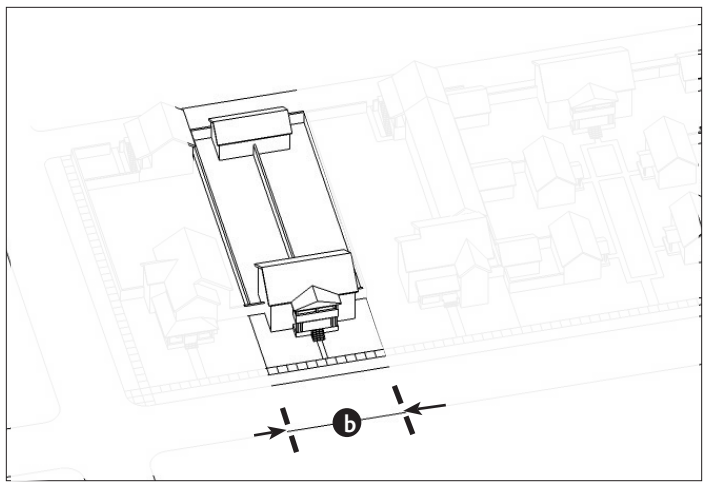


Illustrative Plan Diagram: Alley Access



Illustrative Plan Diagram: Non Alley Access





Illustrative Axonometric Diagram

Illustrative Photo: Duplex with Porch Frontage

Illustrative Photo: Triplex with frontyard frontage

Illustrative Photo: Duplex with frontyard and porch frontage

Illustrative Photo: Quadplex with stoop frontage

Sec. 41-2031. Duplex, Triplex, and Quadplex Building Type

(a) Duplex, triplex, and quadplex are multiple dwelling types that are architecturally presented as large single-family houses in their typical neighborhood setting. Such buildings may be used for residential, office, retail, or in combination as permitted by the applicable zone.

(b) Lot Width and Depth. The minimum lot width shall be 50 feet and the maximum lot width shall be 125 feet. The depth of the lot shall be a minimum of 100 feet.

(c) Access Standards

(1) The main entrance to each ground floor unit shall be accessed directly from and face the street. Access to second floor units shall be by a stair, which may be open or enclosed, but shall not face the street.

(2) Where an alley is not present, parking and services shall be accessed by a driveway 8 to 10 feet wide with 2-foot planters on each side when serving a private 2-car garage and 18 to 20 feet in width with 2-foot planters on each side when serving more than one private 2-car garage.

(3) On a corner lot without access to an alley, parking and services shall be accessed from the side street.

(d) Parking Standards

(1) Required residential parking shall be within individual garages, which shall contain up to four cars.

(2) Garages on corner lots without alleys may front onto the side street only if provided with 1-car garage doors, and driveways up to 8 feet wide that are separated by planters at least 2 feet wide.

(3) A street facing garage may accommodate no more than 2 cars and shall have 1-car garage doors and driveways no more than 8 feet wide that are separated by planters at least 2 feet wide.

(4) Additional required parking spaces may be enclosed, covered or open.

(e) Service Standards

(1) Where an alley is not present, services including, utility access, above ground equipment and trash containers shall be located at least 10 feet behind the front of the house, and be screened from view from the street with a hedge or solid fence.

(f) Open Space Standards

(1) One primary common open space of regular geometry is required. This area shall be equal to 15 percent of the lot, shall be open to the sky and may be located on the ground or on a podium. The minimum dimension for the common open space shall be 15 feet in each direction.

(2) Private open space is required for each ground floor residential unit. The private open space shall be no less than 150 square feet with a minimum dimension of 10 feet in each direction, enclosed by a fence, wall or hedge and open to the sky.

(3) Porches and stoops may encroach into a required yard, as specified in the Urban Standards for the zone.

(g) Landscape Standards

(1) Landscape shall not obscure front yards on adjacent lots. Front yards trees shall not exceed 1.5 times the height of the porch at maturity, except at the margins of the lot, where they may be no more than 1.5 times the height of building at maturity. The trees shall be planted at the rate of one (1) 36-inch box tree per 25 lineal feet of front yard. The trees may be placed in groups in order to achieve a particular design.

(2) In the rear yard, at least one (1) 24-inch canopy tree shall be provided for shade and privacy.

(3) Side yards trees shall be placed a rate of one (1) 24-inch box tree per 30 lineal feet to protect the privacy of neighbors.

(4) Six (6) 5-gallon size shrubs, ten (10) one-gallon size herbaceous perennials/shrubs and turf or acceptable dry climate ground cover shall be planted for every required tree.

(h) Frontage Standards

(1) Each dwelling's ground level abutting front yards shall be designed so that social areas such as the living room, family room, dining room rather than bedrooms and service rooms, are oriented toward the fronting street to the degree possible.

(2) On corner lots, entrances to triplex and quadplex dwellings shall be located on both street frontages.

(i) Building Size and Massing Standards

(1) Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least 3 feet, and one vertical break of at least 2 feet.

(2) Buildings on corner lots shall be designed with two front facades.

(3) Buildings shall be massed as large houses, composed principally of 2-story volumes, each designed to house scale.

(4) Dwellings within buildings may be flats or townhouses.

(5) Duplex, Triplex, and Quadplex shall comply with the height ratios established in Table BT-13 entitled Maximum Ratio for Each Duplex, Triplex and Quadplex Story.

Table BT-13			
	Maximum Ratio of each Duplex, Triplex and Quadplex Story		
	Ground Floor	**2**	**3**
% of ground floor by story	**100%**	**75%[1]**	**40%**

[1] For any percentage less than 100%, the percentage refers to the percentage of the ground floor footprint of the building area that is permitted for this particular story.

(j) Accessory Dwellings. Accessory dwellings shall not be permitted.

(k) Accessory Structures: Accessory structures shall be permitted.

KEY TO CONFIGURATION EXAMPLES

Walk-up access portion of building

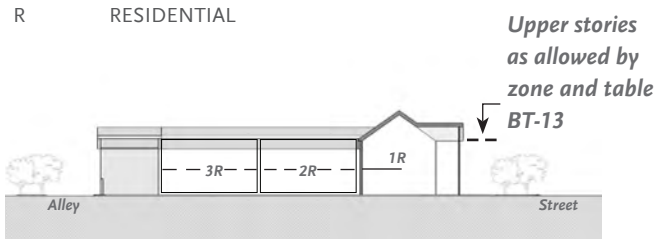
Ground Floor access required per frontage type standards

Below: Examples of allowed duplex/triplex/quadplex site configurations.

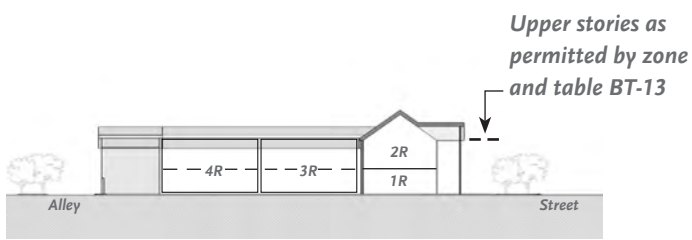
PERMITTED USES

The various floors of duplex/triplex/quadplexes are available for the uses identified in the diagram below subject to the requirements in Table 2A, Land Use Standards.

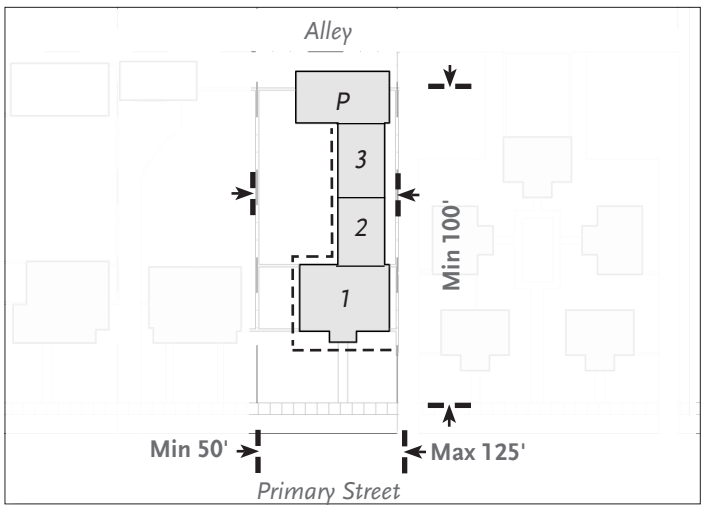
KEY	USE
R	RESIDENTIAL



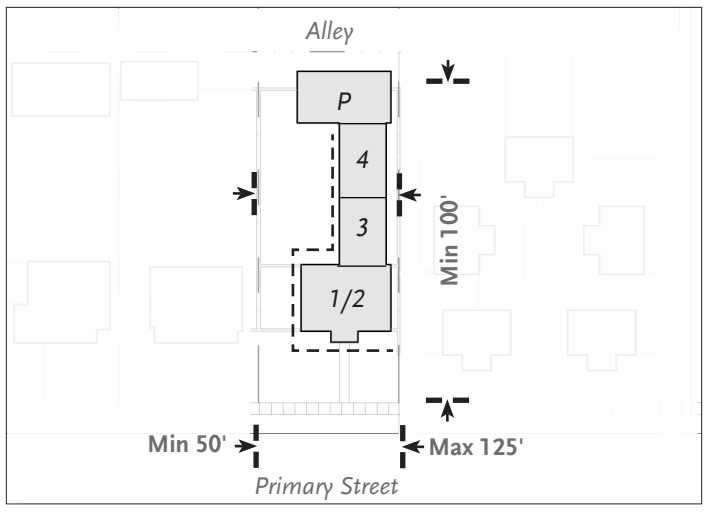
Illustrative Section Configuration Diagram of a triplex



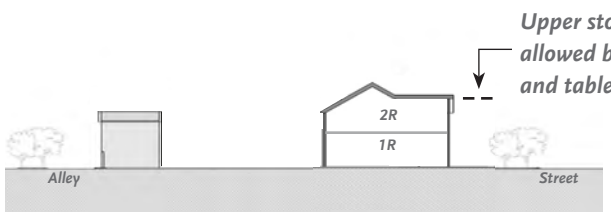
Illustrative Section Configuration Diagram of a quadplex



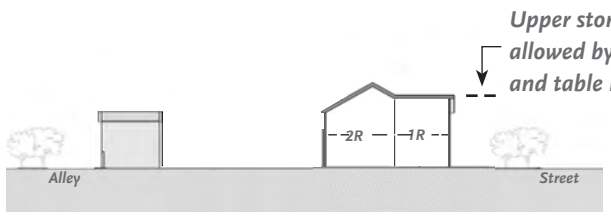
Illustrative Plan Diagram of a triplex: Alley access



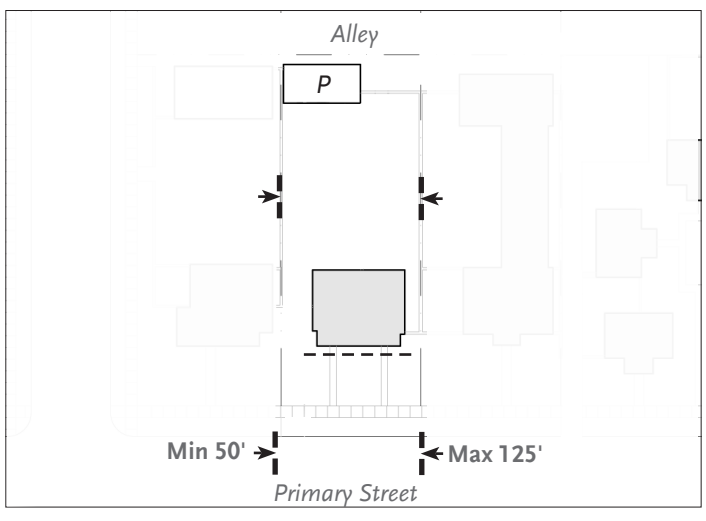
Illustrative Plan Diagram of a quadplex: Alley access



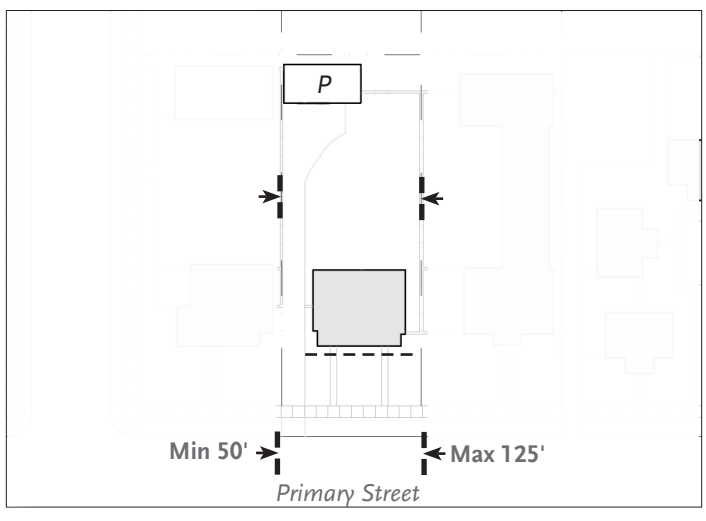
Illustrative Section Configuration Diagram of a duplex



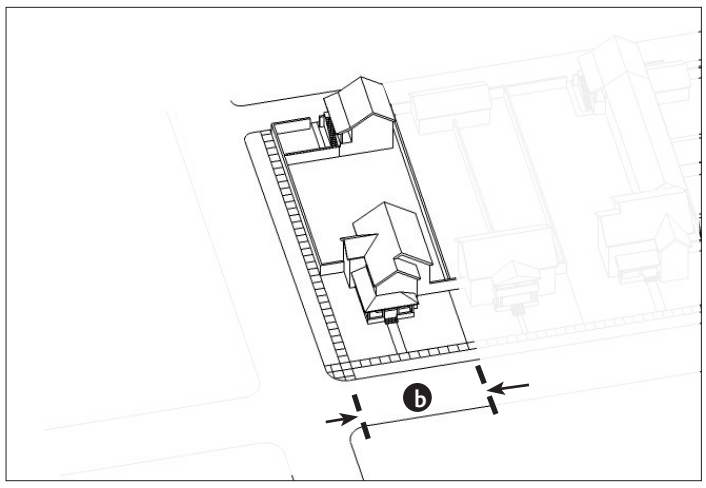
Illustrative Section Configuration Diagram of a duplex



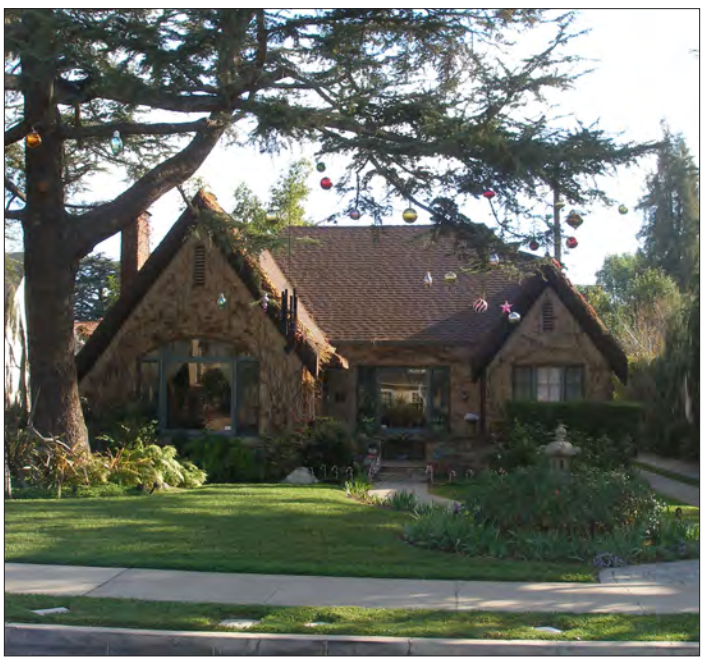
Illustrative Plan Diagram of a duplex: Alley access



Illustrative Plan Diagram of a duplex: Street Access



Illustrative Axonometric Diagram



Illustrative Photo: Single dwelling with front yard frontage

Illustrative Photo: Single dwelling with frontyard frontage

Illustrative Photo: Single dwellings with frontyard frontage

Sec. 41-2032. House Building Type.

(a) House is a structure occupied by one primary residence that also accommodates commercial and office uses as permitted allowed. Such buildings may be used for residential, office, retail or in combination as permitted by the applicable zone.

(b) Lot Width and Depth. The minimum lot width shall be 40 feet and the maximum lot width shall be 60 feet. The depth of the lot shall be a minimum of 100 feet.

(c) Access Standards

(1) The main entrance to the house shall be accessed directly from and face the street.
(2) Where an alley is not present, parking and services shall be accessed by of a driveway 8 to 10 feet wide, and with 2-foot planters on each side.
(3) On a corner lot without access to an alley, parking and services shall be accessed from the side street.

(d) Parking Standards

(1) Required residential parking shall be within a garage.
(2) Street facing garage may accommodate no more than 2 cars side by side or 3 cars in a tandem configuration.
(3) An alley-accessed garage may accommodate up to three cars side by side.
(4) Additional parking may be provided in the driveway.
(5) A street-facing garage shall have 1-car garage doors and driveways no more than 8 feet wide that are seperated by planters at least 2 feet wide.

(e) Service Standards

(1) Where an alley is not present, services including utility access, above ground equipment and trash containers shall be located at least 10 feet behind the front of the house and be screened from view from the street with a hedge or solid fence.

(f) Open Space Standards

(1) Private open space shall be located in the rear or side yard and shall be no less than 15 percent of the area of the lot, of a regular geometry and open to the sky. The minimum dimension for this area shall be 15 feet in each direction.
(2) At least one side yard shall be designed to provide an open area no less than 10 feet by 10 feet.
(3) Porches and stoops may encroach into a required yard, as specified by the zone requirement section.

(g) Landscape Standards

(1) Landscape shall not obscure front yards on adjacent lots. Front yards trees shall not exceed 1.5 times the height of the porch at maturity, except at the margins of the lot, where they may be no more than 1.5 times the height of building at maturity. Trees shall be planted at the rate of one (1) 36-inch box tree per 25 lineal feet of front yard. Trees may be placed in groups in order to achieve a particular design.
(2) In the rear yard, at least one (1) 24-inch canopy tree shall be provided for shade and privacy.
(3) Side yard trees shall be planted in required yards a rate of one (1) 24-inch box tree per 25 lineal feet to protect the privacy of neighbors.
(4) Six (6) 5-gallon shrubs, ten (10) one-gallon size herbaceous perennials/shrubs and turf or acceptable dry climate ground cover shall be planted for every required tree.

(h) Frontage Standards

(1) A house's ground level shall be designed so that social areas such as the living room, family room, dining room rather than sleeping and service rooms, are oriented toward the fronting street.

(i) Building Size and Massing Standards

(1) Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least three feet, and one vertical break of at least two feet.
(2) Houses on corner lots shall be designed with two front facades.
(3) Buildings shall be composed of one and/ or two story volumes, each designed to house scale.
(4) A house shall comply with the height ratios established in Table BT-14, entitled Maximum Ratio for Each House Story.

Table BT-14		
	Maximum Ratio of each House Story	
	Ground Floor	**2**
% of ground floor by story	**100%**	**80%[1]**

[1] For any percentage less than 100%, the percentage refers to the percentage of the ground floor footprint of the building area that is permitted for this particular story.

(j) Accessory Dwellings. Accessory dwellings are permited subject to the requirements of Sec. 41-194 - second dwelling units.

(k) Accessory Structures. Accessory structures are permitted.

KEY TO CONFIGURATION EXAMPLES

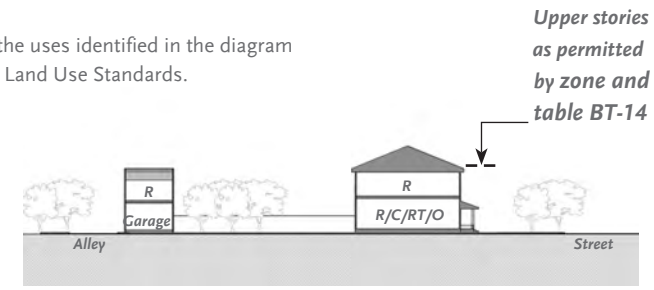
Walk-up access portion of building

Ground Floor access required per frontage type standards

PERMITTED USES

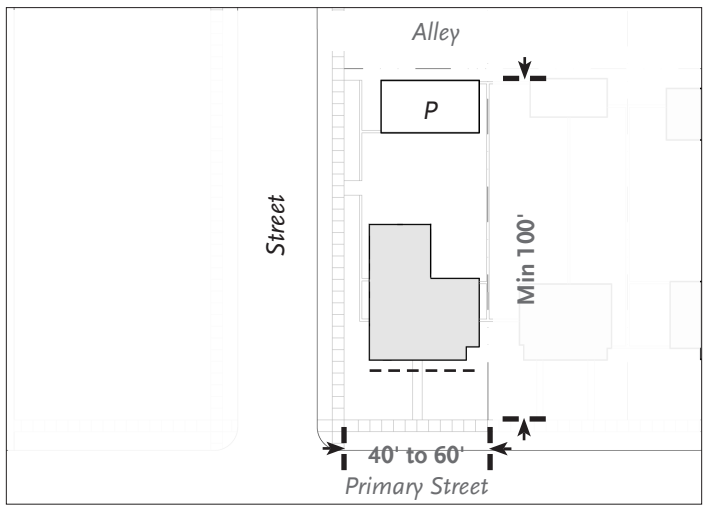
The various floors of a house are available for the uses identified in the diagram below subject to the requirements in Table 2A, Land Use Standards.

KEY	USE
O	OFFICE
C/RT	COMMERCIAL / RETAIL
R	RESIDENTIAL

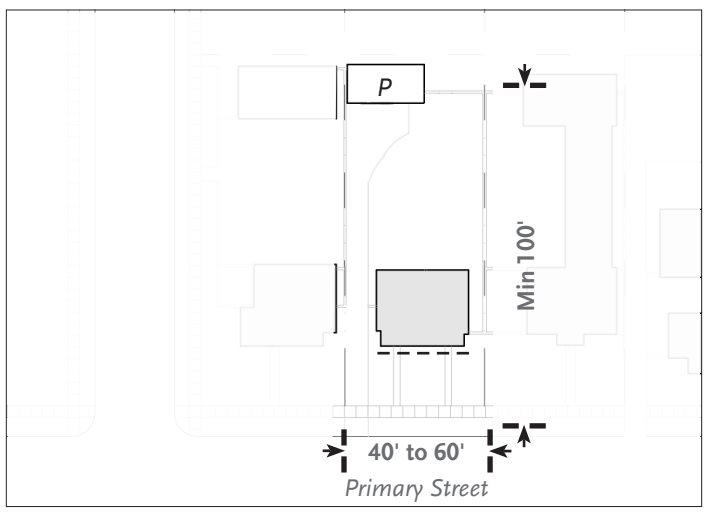


Illustrative Section Configuration Diagram

Below: Examples of allowed house site configurations



Illustrative Plan Diagram: Alley access



Illustrative Plan Diagram: Street access

Sec. 41-2033. Frontage Types General Provisions

(a) The frontage types work in combination with the underlying Zone to ensure that proposed development is consistent with the City's goals for building form, character and quality.

(b) Subject to the reuqirements of the applicable zone, a proposed building shall be designed with one of the frontage types permitted in the applicable zone by table FT-1, entitled Frontage Types Permitted by Zone.

TABLE FT- 1 Frontage Types Permitted by Zone

Frontage Type	Frontage Types Permitted By Zone					
	TV	DT	UC	CDR	UN-2	UN-1
A. Arcade	Y	Y	N	N	N	N
B. Gallery	Y	Y	N	Y	N	N
C. Shopfront	Y	Y	Y	Y	Y	N
D. Forecourt	Y	Y	Y	Y	Y	N
E. Stoop	N	Y	Y	N	Y	Y
F Frontyard/Porch	N	N	Y	N	Y	Y

Key
Y - Frontage Type is permitted
N - Frontage type is not permitted

(c) Standards for all Frontage Types

(1) A physical transition shall be provided between the glazing of the storefront and the adjacent sidewalk except if the glazing itself terminates directly at the grade. Where a bulkhead is applied to transition between the opening(s) and the adjacent grade, the bulkhead shall be between 18 inches and 36 inches tall per frontage type (aluminum storefront or spandrel panel may not substitute for a bulkhead).

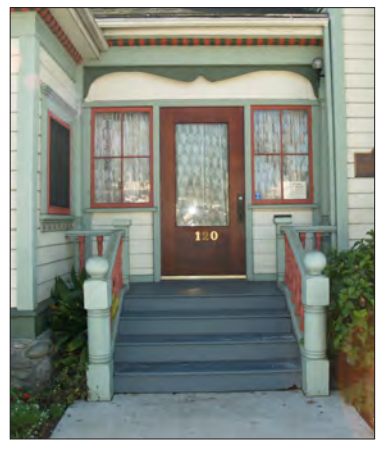
(2) All storefronts shall provide clear views of merchandise displays within the shop space and/or maintained and lighted merchandise display(s) within a display zone of approximately four feet in depth from the glass.

(3) Awnings, signs, balconies and other architecrual projections, shall be located at least 8 feet above the adjacent sidewalk and may project for the width of the sidewalk to a maximum encroachment of within 2 feet of the curb.

(4) Awnings shall only cover storefronts and openings so as to not cover the entire facade.

(5) The term "clear" means that the identified area is free of encroachments other than signs and light fixtures.


Illustrative Photo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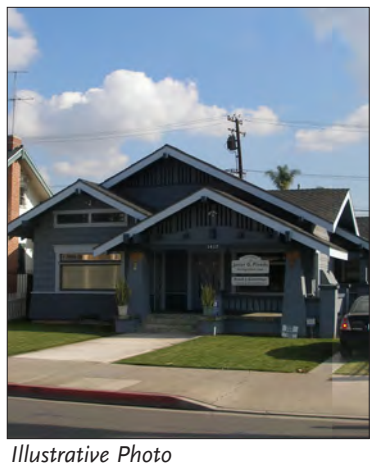
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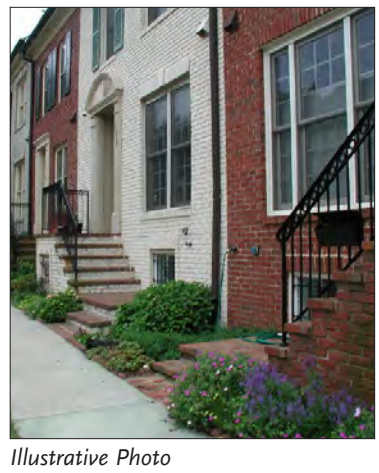
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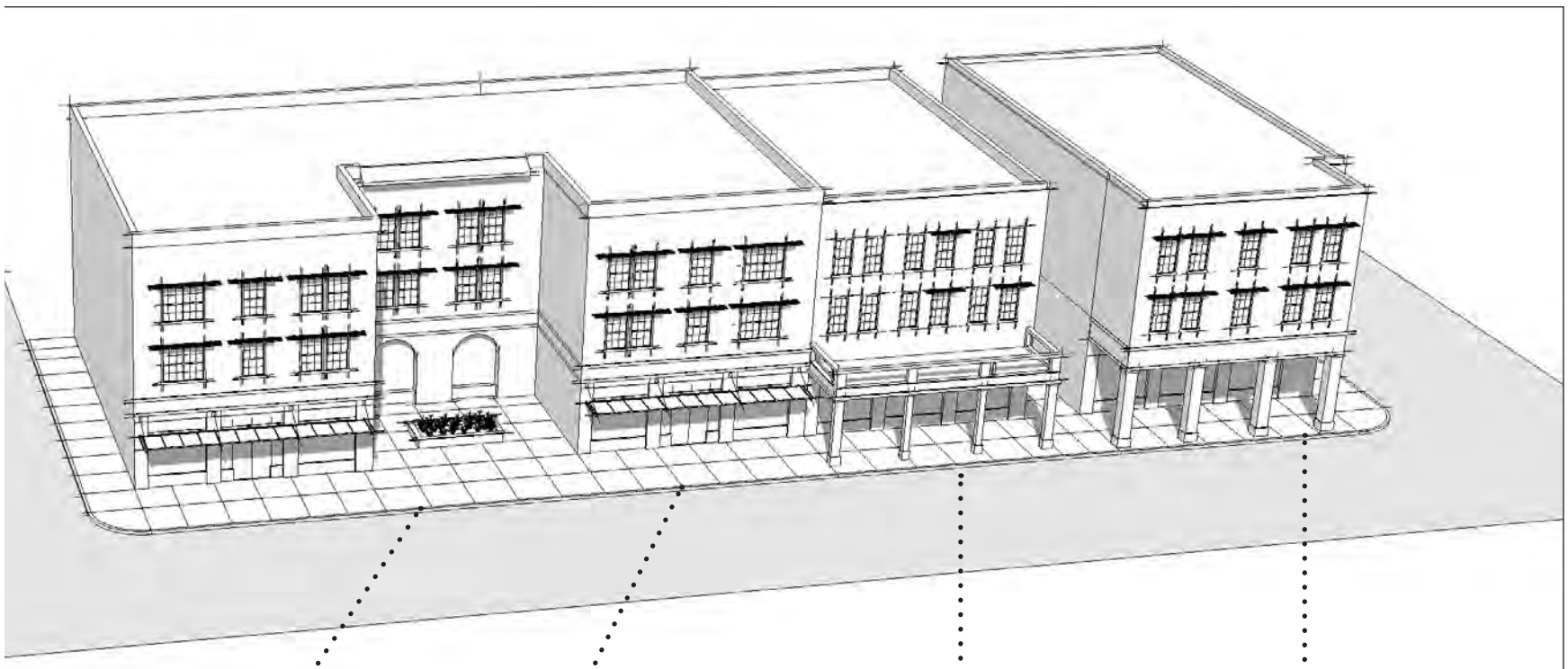
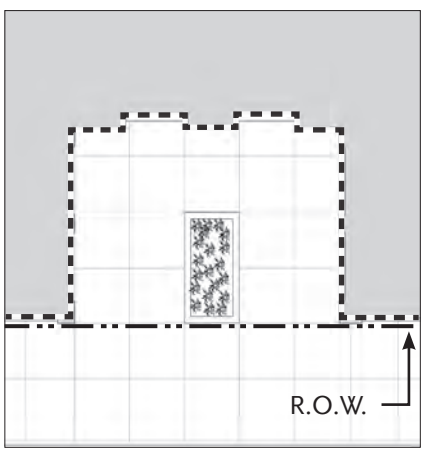


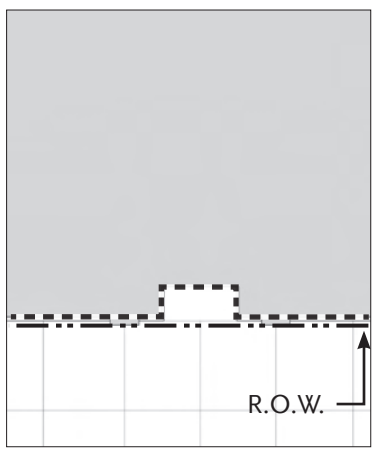
Ⓓ FORECOURT

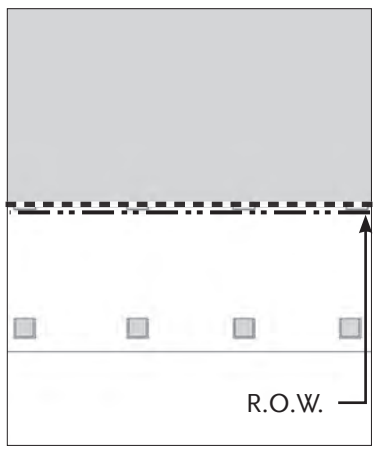
Ⓒ SHOP FRONT

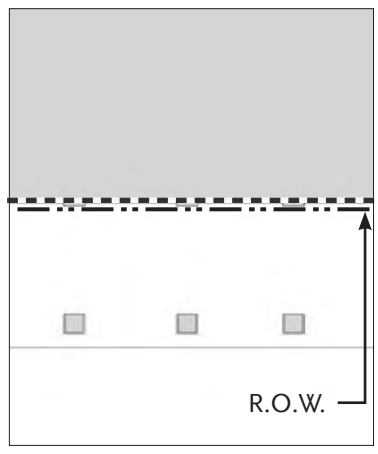
Ⓑ GALLERY

Ⓐ ARCADE









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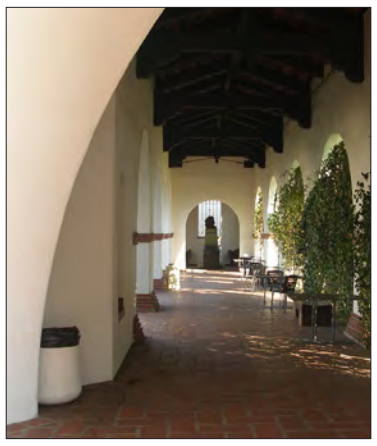

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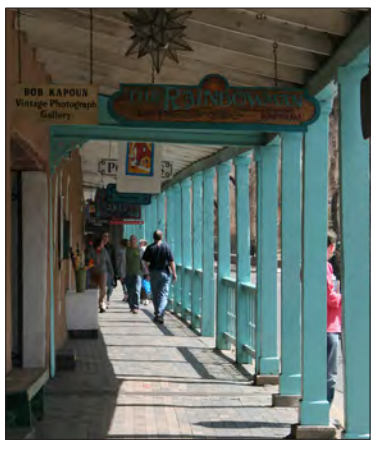


Illustrative Photo

Illustrative Photo

Sec. 41-2034. Arcade Frontage Type

(a) Arcades are facades with an attached colonnade, that is covered by upper stories. This type is ideal for retail use, but only when the sidewalk is fully absorbed within the arcade so that a pedestrian cannot bypass it. For Building Code considerations, this frontage type cannot cover the public right-of-way with out a permanent encroachment permit.

Illustrative Photo: Arcade

1. Configuration.

A great variety of arcade designs are possible, but the following shall apply:

a. The height and the proportions of the arcade shall correspond to the facade consistent with the architectural style of the building.
b. A minimum of 12 feet clear in all directions. Soffits, columns/arches shall be treated consistent with the architecture of the building
c. Along primary frontages, the arcade shall correspond to storefront openings and:
   i. Spacing between openings along the right-of-way shall be 10 feet.
   ii. Primary frontage storefront openings shall be at least 10 feet tall and comprise 65% of the 1st floor wall area facing the street and not have opaque or reflective glazing.
   iii. Storefronts shall be a minimum of 10 feet to a maximum of 16 feet tall.
d. A bulkhead shall transition between the opening(s) and the adjacent grade. The bulkhead shall be between 18 inches and 36 inches tall (aluminum storefront or spandrel panel shall not substitute for a bulkhead).
e. A minimum of 2 feet and maximum of 4 feet clearance from curb and face of arcade (except at curb extensions for intersections).

2. Elements

f. Awnings and signs shall be located at least 8 feet above the adjacent sidewalk and may project for the width of the sidewalk at a rate of 6 inches per each foot above 8 feet to a maximum encroachment of 4 feet (see applicable zone for "encroachments").

Sec. 41-2035. Gallery Frontage Type

(a) Galleries are colonndes that are attached to storefronts projecting over the sidewalk/walkway.

Illustrative Photo: Gallery

1. Configuration

A great variety of gallery designs are possible, but the following shall apply:

a. The height and the proportions of the gallery shall correspond to the facade consistent with the architectural style of the building
b. A minimum of 12 feet wide clear in all directions. Soffits, columns/arches shall be treated consistent with the architecture of the building
c. Along primary frontages, the arcade shall correspond to storefront openings and:
   i. Spacing between openings along the right-of-way shall be a minimum of 10 feet.
   ii. Primary frontage storefront openings shall be at least 10 feet tall and comprise 65% of the 1st floor wall area facing the street and shall not have opaque or reflective glazing.
   iii. Storefronts shall be minimum 10 feet to a maximum of 16 feet tall.
d. A bulkhead shall transition between the opening(s) and the adjacent grade. The bulkhead shall be between 18 inches and 36 inches tall (aluminum storefront or spandrel panel shall not substitute for a bulkhead).
e. A minimum of 2 feet and a maximum of 4 feet clearance from curb and face of arcade (except at curb extensions for intersections).

2. Elements

f. Awnings and signs shall be located at least 8 feet above the adjacent sidewalk and may project for the width of the sidewalk at a rate of 6 inches per each foot above 8 feet to a maximum encroachment of 4 feet (see applicable zone for "encroachments").

Sec. 41-2036. Shopfront Frontage Type

(a) Shopfronts are facades placed at or close to the right-of-way line, with the entrance at side walk grade. This type is conventional for retail frontage and is commonly equipped with cantilevered shed roof(s) or awning(s). Recessed storefronts are also acceptable. The absence of a raised ground floor precludes residential use on the ground floor facing the street, although such use is appropriate above.

Illustrative Photo: Shopfront

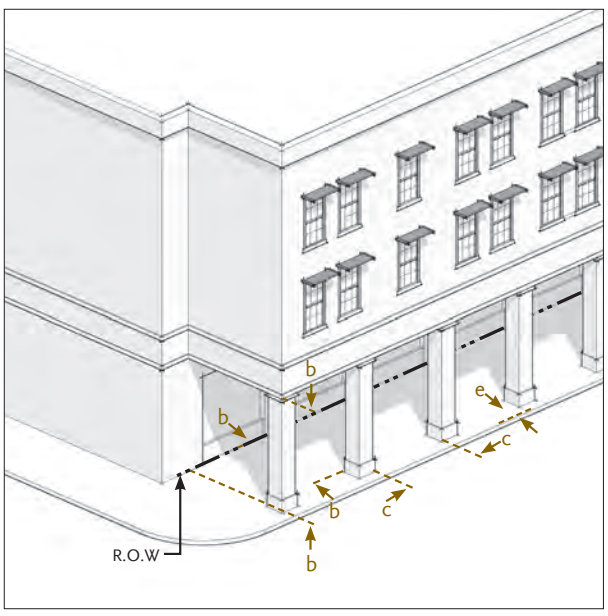
1. Configuration

A great variety of shopfront designs are possible, but the following apply:

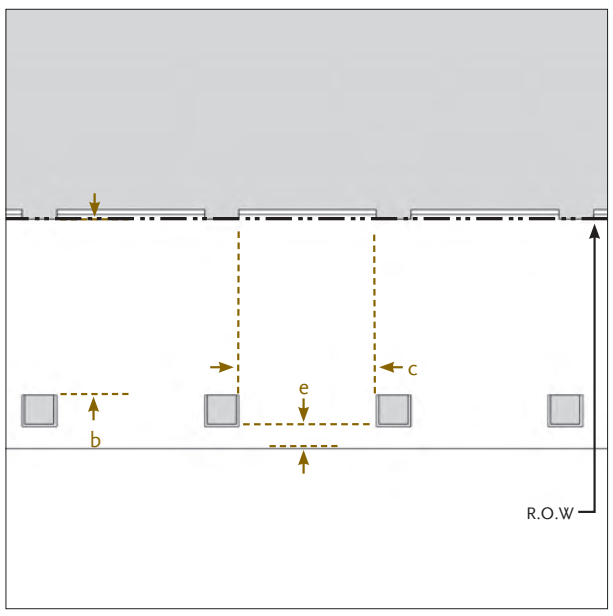
a. A minimum of 12 feet clear to a maximum of 18 feet tall, as measured from the adjacent sidewalk.
b. The corresponding storefront(s) opening(s) along the primary frontage shall comprise at least 65% of the 1st floor wall area facing the street and not have opaque or reflective glazing.
c. Storefronts may be recessed from the frontage line by up to 10 feet.
d. A bulkhead shall transition between the opening(s) and the adjacent grade. The bulkhead shall be between 18 inches and 36 inches tall (aluminum storefront or spandrel panel may not substitute for a bulkhead)

2. Elements

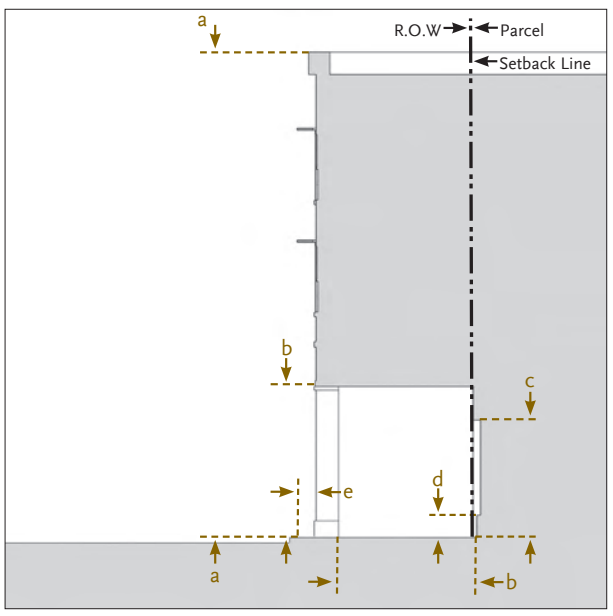
e. Awnings and signs shall be located at least 8 feet above the adjacent sidewalk and may project for the width of the sidewalk at a rate of 6 inches per each foot above 8 feet to a maximum encroachment of 4 feet.
f. Signage shall not project within 2 feet of the adjacent curb face(s).
g. Awnings shall only cover storefronts and openings so as to not cover the entire facade.



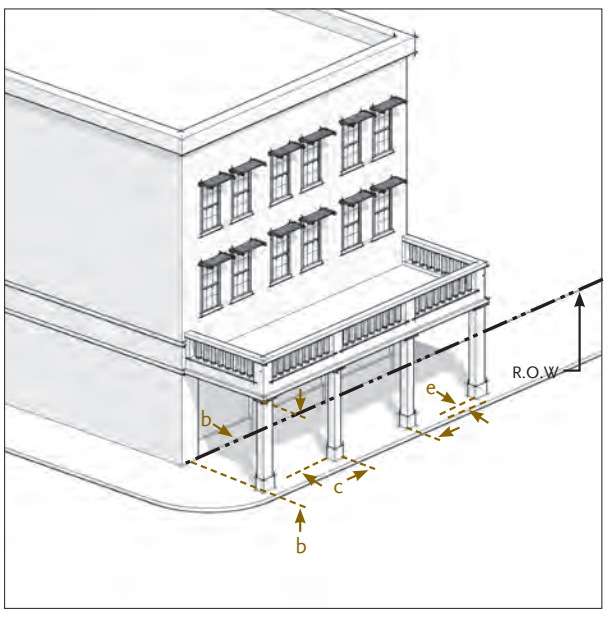
Axonometric Diagram: Arcade



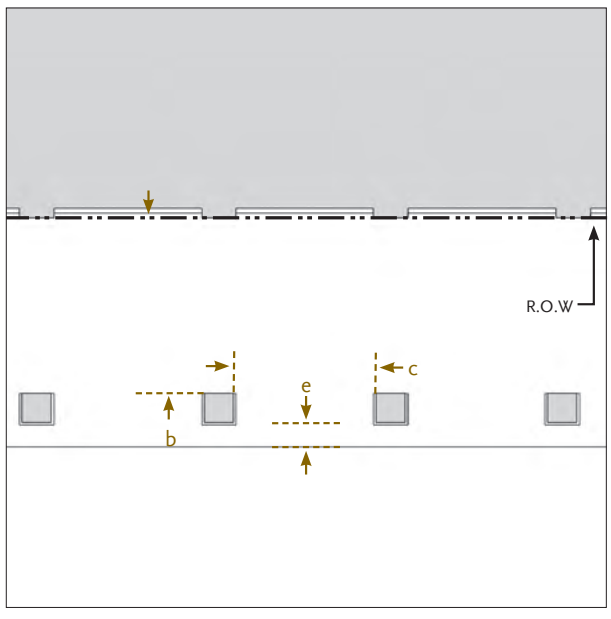
Plan Diagram: Arcade



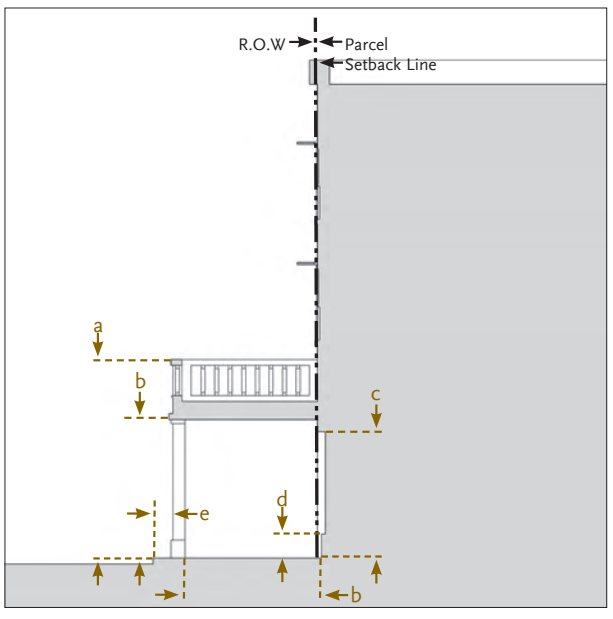
Section Diagram: Arcade



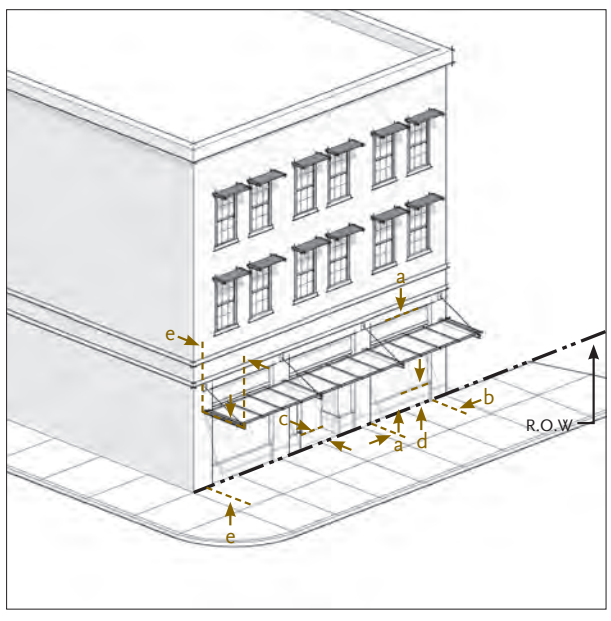
Axonometric Diagram: Gallery



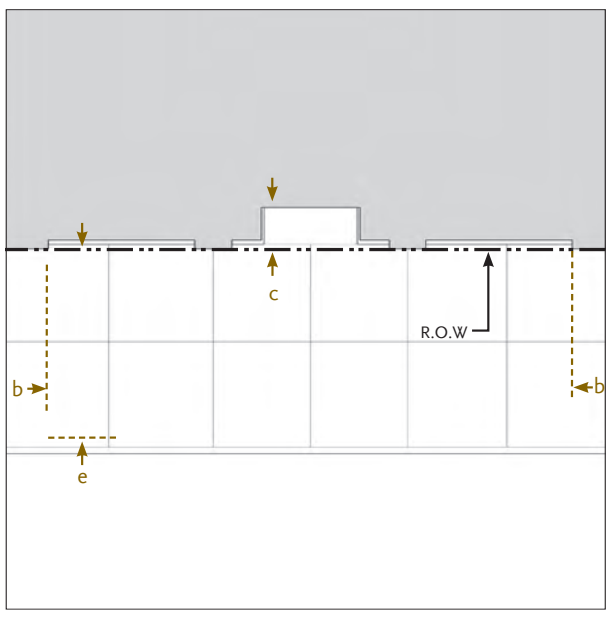
Plan Diagram: Gallery



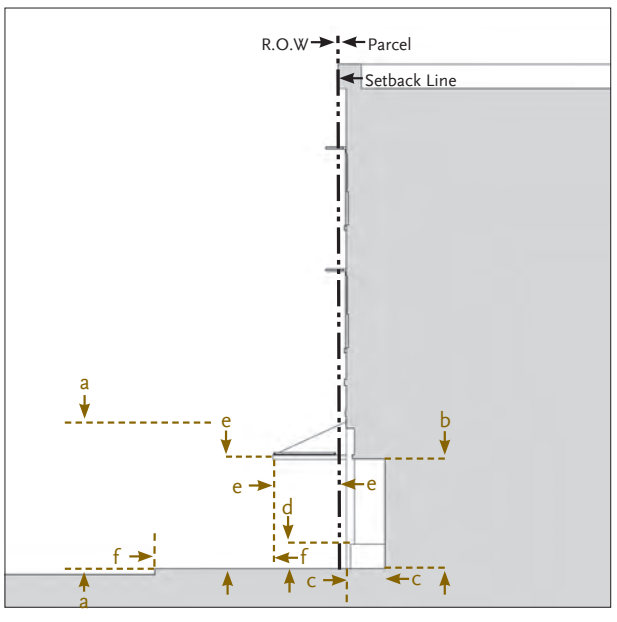
Section Diagram: Gallery



Axonmetric Diagram: Shopfront



Plan Diagram: Shopfront



Section Diagram: Shopfront

Sec. 41-2037. Forecourt Frontage Type

(a) Forecourt is a semi-public exterior space partially within the shopfront, gallery or arcade frontage that is partially surrounded by a building and also opening to a thoroughfare forming a court. The court is suitable for gardens, outdoor dining, vehicular drop-off and utility off-loading..

Illustrative Photo: Forecourt

1. Configuration

A great variety of forecourt designs are possible, but the following shall apply:

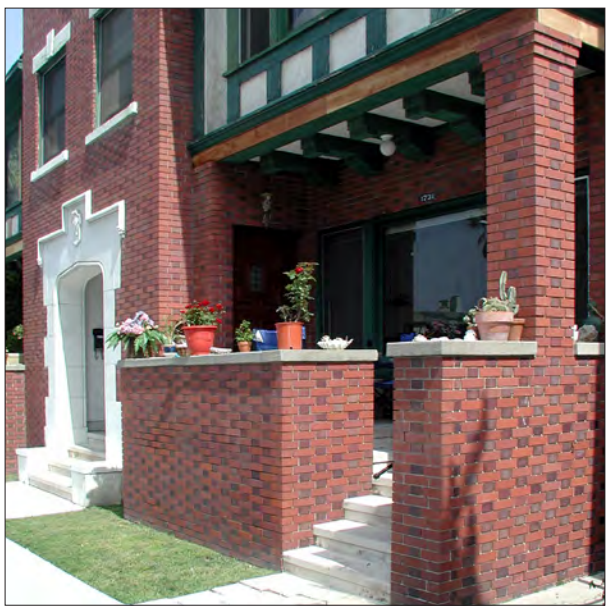
a. A minimum of 10 feet deep clear, maximum of 40 feet deep clear.
b. A minimum of 20 feet wide and a maximum of 50% lot frontage.
c. The forecourt may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the forecourt, but shall not exceed 3 feet from the adjacent sidewalk grade.
d. Storefronts shall be between 10 feet and 16 feet tall, as measured from the adjacent walkway.
e. The corresponding storefront(s) opening(s) along the primary frontage shall be at least 65% of the 1st floor wall area and shall not have opaque or reflective glazing.
f. A bulkhead shall be required. The bulkhead shall be 24 inches minimum, 36 inches maximum (aluminum storefront or spandrel panel shall not be substituted for a bulkhead).

2. Elements

g. Minimum clearances for signs and awnings shall be 8 feet from sidewalk for vertical clearances and the width of the side walk for horizontal clearances.

Sec. 41-2038. Stoop Frontage Type

(a) Stoops are an elevated entry pad that corresponds directly to the building entry. The stoop has stairs placed close to the frontage line on a building and the ground story elevated from the sidewalk, securing privacy for the windows and front rooms. This type is suitable for ground-floor residential uses with short setbacks. This type may be interspersed with the shopfront frontage type. A porch or shed roof may also cover the stoop.



Illustrative Photo: Stoop combined with Porch

1. Configuration

A great variety of stoop designs are possible, but the following shall apply:

a. A minimum of 4 feet deep clear.
a1. Stoops without porches or roofs may encroach up to 50 percent of required building setback depth unless specified otherwise in zone standards.
b. A minimum 4 feet wide.
c. Stoops shall be at grade or raised to transition into the building. In no case shall the ground story be elevated more than 3 feet above the adjacent sidewalk.
d. Stoops shall correspond directly to the building entry(s).

2. Elements

e. Fences or walls defining the stoop or front setback shall not exceed 36 inches from the highest adjacent finished grade and comply with Sec. 41-610.

Sec. 41-2039. Frontyard / Porch Frontage Type

(a) Frontyards are a common frontage primarily associated with single family houses, but used with other building types depending on the context in all cases, where the facade is set back from the right of way with a front yard. An encroaching porch may also be appended to the facade. A fence or wall at the property line may be used to define the private space of the yard. The front yard may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the yard.

Illustrative Photo: Frontyard / Porch

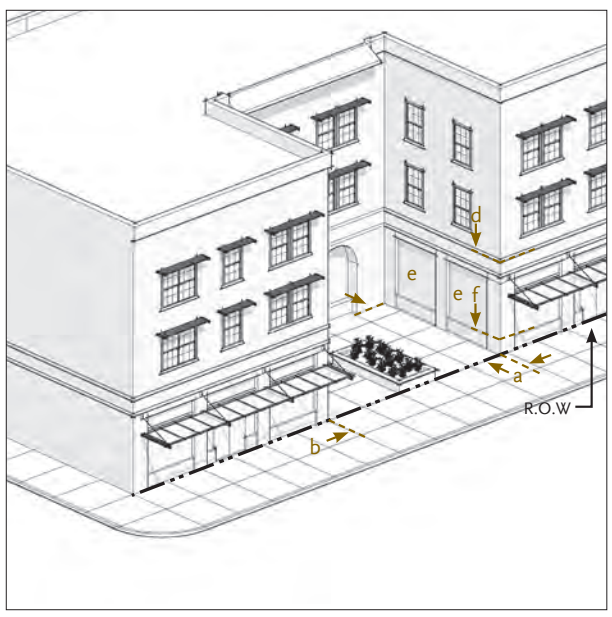
1. Configuration

A great variety of porch designs are possible, but the following shall apply:

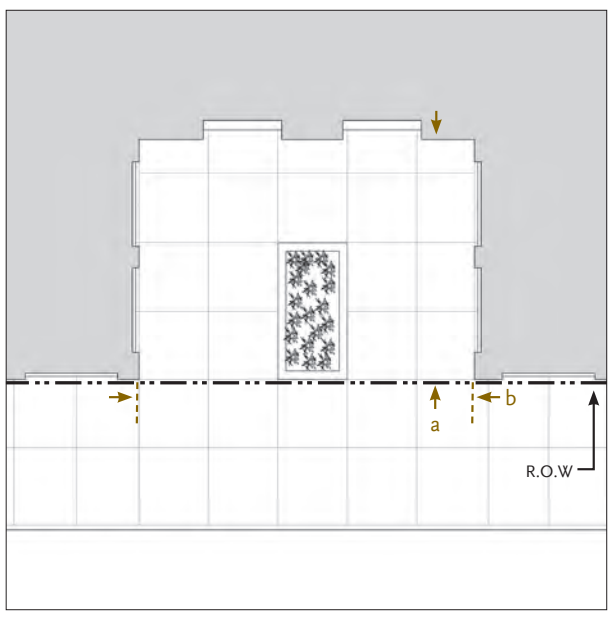
a. A minimum of 6 feet deep clear.
a1. Porches may encroach up to 24 inches of required building setback depth unless specified otherwise in zone standards, provided the remaining setback area shall not be less than 5 feet.
b. A minimum of 12 feet wide clear for centered entry; or a minimum of 10 feet clear for assymetrical entry.
c. A minimum of 10 feet tall clear.
d. Porches shall be at grade or raised to transition into the building. In no case shall porches be raised more than 3 feet from the adjacent grade.

2. Elements

e. Fences or walls defining the front yard shall not exceed 3 feet in height from the adjacent sidewalk and comply with Sec. 41-610. Retaining walls within the front yard setback cannot exceed 18 inches in height.

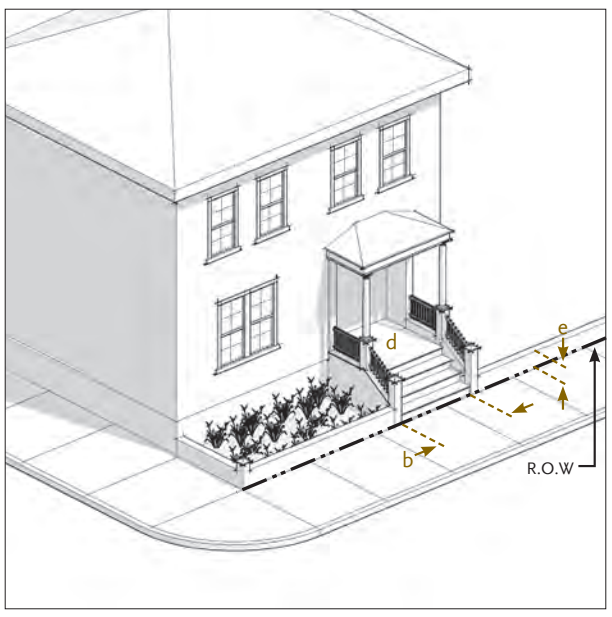


Axonometric Diagram: Forecourt

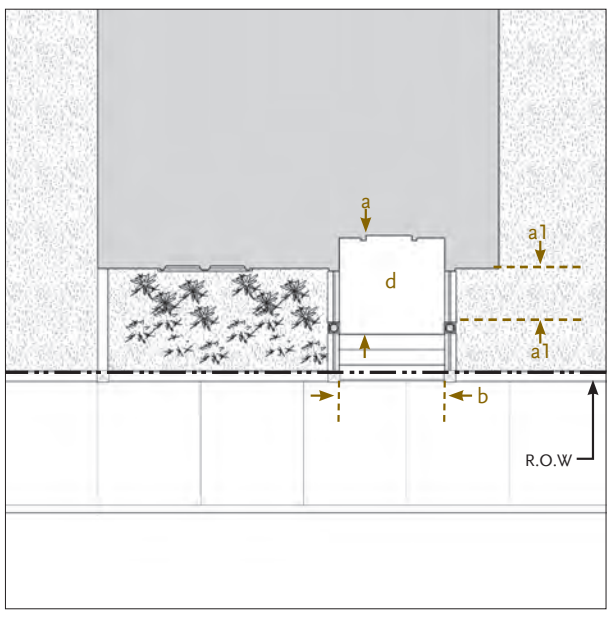


Plan Diagram: Forecourt

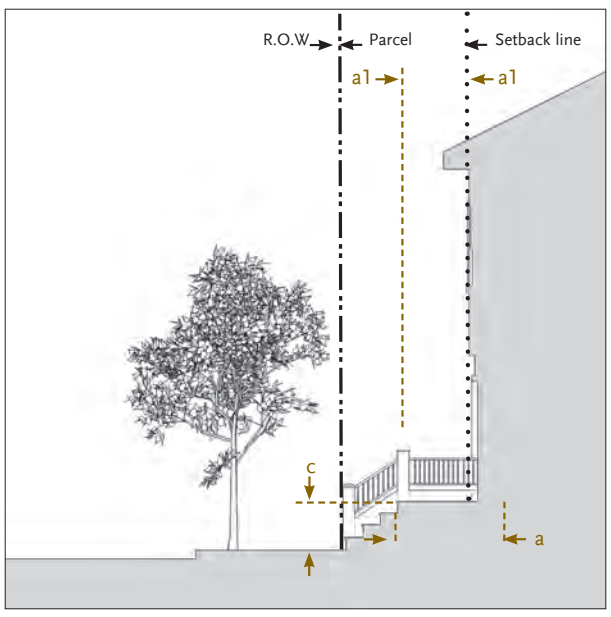
Section Diagram: Forecourt



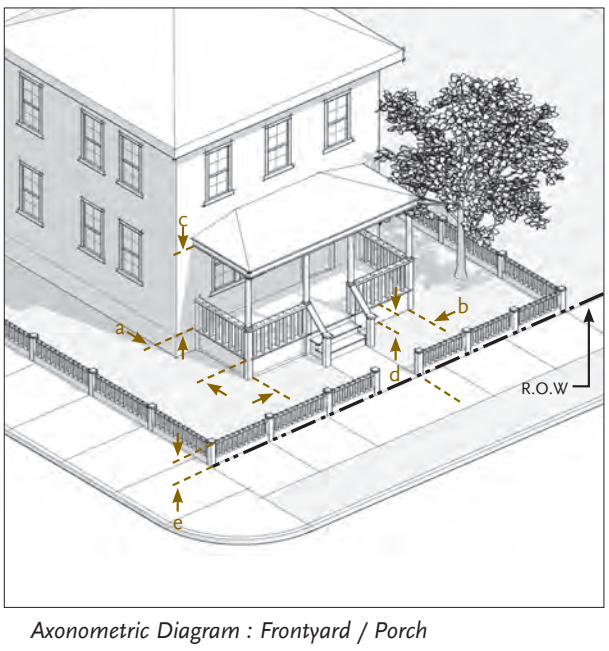
Axonometric Diagram: Frontyard / Porch



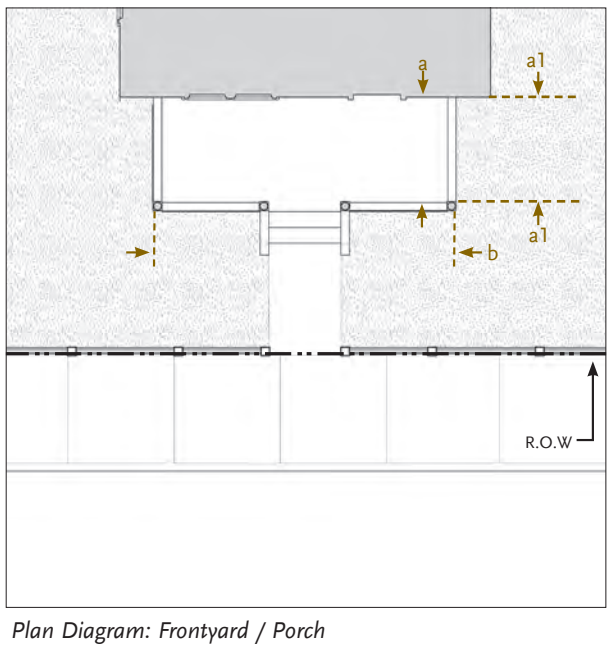
Plan Diagram: Stoop



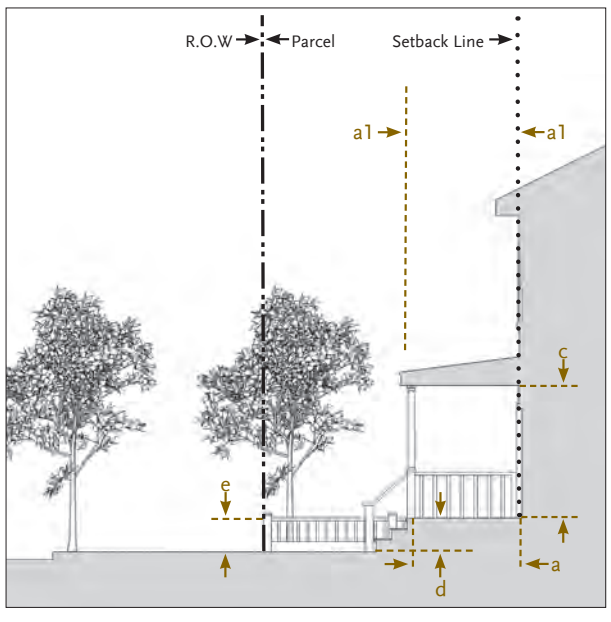
Section Diagram: Stoop



Axonometric Diagram : Frontyard / Porch



Plan Diagram: Frontyard / Porch



Section Diagram: Frontyard / Porch

Section 41-2040. Architectural Styles

(a) Each building shall be designed in compliance with Table AS-1, entitled Permitted Archtectural Styles by Building Type. Six architectural styles are identified as relevant to the area's history and deserving of continued use and interpretation. These styles are:

Table AS-1 : Permitted Architectural Styles by Building Type

Building Type	A. Main St. Commercial	B. Mission Revival	C. Art Deco	D. Folk Victorian	E. Craftsman	F. California Contemporary
A. Tower on Podium	Y	-	Y	-	-	Y
B. Flex Block	Y	Y	Y	Y	-	Y
C. Lined Block	Y	Y	Y	-	-	Y
D. Hybrid Court	-	Y	Y	-	-	Y
E. Stacked Dwelling	Y	Y	Y	-	-	Y
F. Courtyard Housing	Y	Y	Y	Y	Y	Y
G. Live/Work	Y	Y	Y	Y	Y	Y
H. Rowhouse	Y	Y	Y	Y	Y	Y
I. Tuck-under Housing	Y	Y	Y	Y	-	Y
J. Bungalow Court	-	Y	Y	Y	Y	Y
K. Duplex/ Triplex/ Quadplex	-	Y	Y	Y	Y	Y
L. House	-	Y	Y	Y	Y	Y

Y = Allowed - = Not Allowed

A. Main Street Commercial

D. Folk Victorian

Architectural Style Guidelines

1. Intent. In preparing these guidelines, it was determined that a framework is necessary with which to both express architectural objectives within the project area and a set of clear guidelines that provides the City and future applicants a basis for proposing and reviewing development proposals. These guidelines are not intended as a style manual but rather as a framework that appropriately represents the salient characteristics of various traditional styles for design exploration and application in projects within the plan area. It is expected that these guidelines will provide supplemental design guidance for issues not expressly stated in the Santa Ana Municipal Code.

2. Style Characteristics. The six styles are described in terms, for nine subjects, that assist the user of this Code to understand their historic precedence and prepare contemporary designs in these historic styles:

1. Base
2. Primary Walls
3. Roof-Wall Connections
4. Roof
5. Drainage
6. Openings
7. Attached Elements
8. Massing
9. Site Definition and Landscape

B. Mission Revival

C. Art Deco

E. Craftsman

F. California Contemporary

A. Main Street Commercial

The Main Street Commercial building is found on almost every pre-World War II American Main Street. Basically a decorated rectangular masonry box in form, one-story buildings are always commercial in use, while multi-story buildings are mixed-use with commercial ground floors. Multi-story facades are typically divided into base, body and top with the ground floor taller than the shorter upper floor which is finished by a significant parapet. The ground floor has expansive glass interrupted by structural columns with transoms to allow light to penetrate deep into the interior. Upper floor windows are smaller with vertical windows directly relating to the ground floor openings.

1. Base

a. Multi-story buildings: ground floor is the base and is articulated by large storefront windows and, in some cases, walls or columns of different materials from upper floors.

b. Elements (not walls) setback within the wall, may have their own material connection to the ground, such as tile, wood, and/or cast iron.

Storefront with cast iron columns

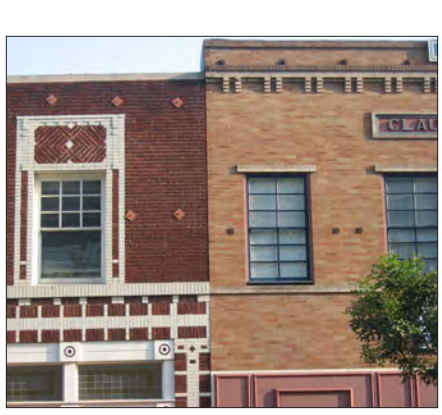
Painted brick transom

Ground floor as base

2. Primary Walls

a. The primary walls, usually composed of brick, comprise the main body of the building's tripartite facade structure. The masonry-work can be very plain or highly decorative.

b. Decorative moldings, cornices, or an applied ornament of stone or cast concrete may be used to express the vertical division between the base, the body, and the top.



Single plane

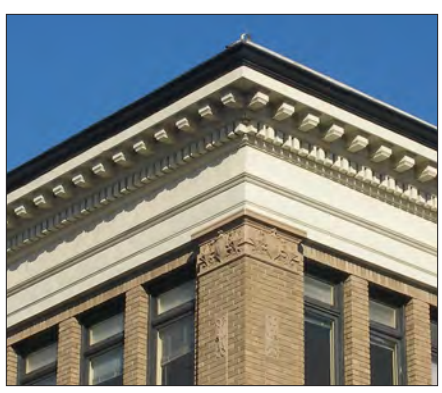
Commercial frontage

Simple, elegant arched-brick frame

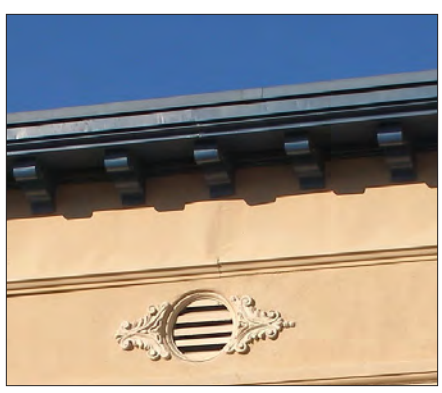
3. Roof-Wall Connections

a. The roof-wall connection is the top of the facade' tripartite facade composition. This top, articulated as a substantial cornice, can be formed with the same material as the rest of the wall or fashioned of complimentary materials such as stone, concrete, or metal.

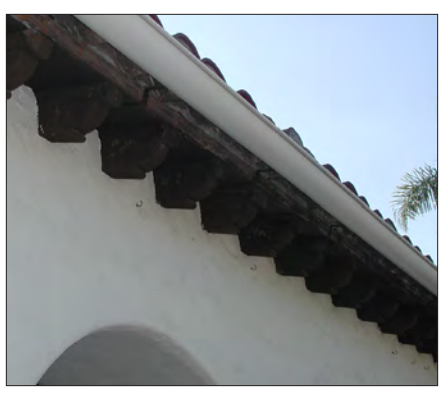
b. Foam moldings are expressly prohibited.



Masonry cornice



Parapet and wood cornice



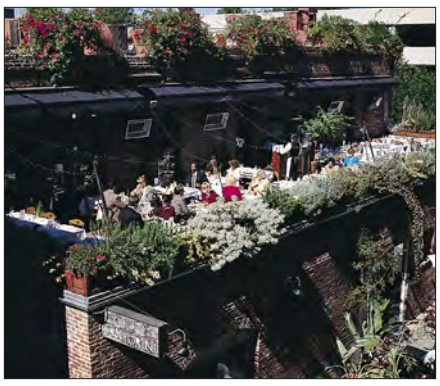
Rustic wood cornice

4. Roof

a. Invariably flat roofs are used. Parapets are articulated as an explicit exterior wall making a visual transition to the sky through plain or elaborate profiles.

b. Roofs may be accessible and be used as balconies or terraces.

Parapet

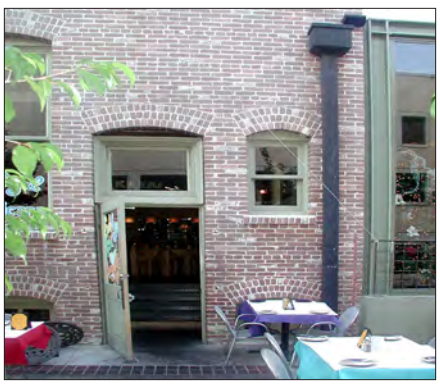


Roof garden

Articulated parapet with integrated signage

5. Drainage

a. Since these buildings typically maintain a zero setback, rainwater may be diverted away from public sidewalks in several ways:
   i) downspouts on the the back-side or alley-side of the building,
   ii) internal drain pipes imbedded within the buildings walls (visible only on rear),
   iii) awnings or canopies



Downspout on back side of building;

Awnings at commercial frontage

Drainage imbedded in exterior wall

6. Openings

a. Ground floor windows and doors are large and expansive, typically with a transom.

b. Upper floor windows are typically grouped with a rhythm relating to the major storefront openings below.

c. Upper floor windows are typically double-hung (two lites) and vertically oriented.

Ground floor storefront windows

Grouped second-floor windows

Second-floor windows grouped in pairs

7. Attached Elements

a. Awnings, canopies, and second floor balconies may extend into the public right-of-way, subject to standards on chapter 3. Such attachments provide shelter to passing pedestrians, emphasize the ground floor uses, and add interest to the box-like massing inherent to the style.

Awnings at commercial frontage

Canopy frontage

Balcony frontage

8. Massing

a. Whether one-story or multiple-story, Main Street Commercial buildings tend to be square or rectangular boxes. However, subtle variations in height can add interest to a a facade, emphasize important architectural features such as a building entrance, or can accentuate a corner condition.

2-story block with higher massing at center

One-story Flex Block

Articulated corner block

9. Site Definition and Landscape

a. Since buildings are typically zero-setback and urban, planting on ground floor street-facing facades is not permitted.

b. Landscape, however, is to be in internal courtyards and street-facing forecourts.

Commercial frontage

Forecourt frontage

Courtyard within a Flex Block

B. Mission Revival

This architecture is derived from Spanish, Italian, Greek and North African precedents, and their extraordinary progeny in North and South America from the Colonial period, and up to 1950. The Mission Revival style is a mature and complex architectural language. Its heritage is so extensive, that when applied, it evokes a heightened sense of urbanity, and an intimate relationship with nature.

1. Base

a. Exterior walls reach the ground with an expression of weight, with or without a base.
b. An explicit element of base is described either as a painted band of traditional colors or an applied band of stone or cast concrete.
c. Elements setback within the wall, may have their own material connection to the ground, such as tile, plaster or concrete.

Painted base with deep recess

Monolithic wall and base

Continuous material base or can be highlighted at corners

2. Primary Walls

a. Expressed as single-plane expanses of plaster wall.
b. May be articulated by traditional moldings or applied ornament of stone or cast concrete, to describe the vertical divisions into base, body and top.
c. Plaster finish shall be Santa Barbara Mission-Stucco, Humpy-Bumpy brown coat 16/20 finish with 0 - 3/8" variation, or 20-30 fine sand finish
d. Control joints allowed.

Single plane composition

Intermediate molding at base

Applique at cornice

3. Roof-Wall Connections

a. Exterior walls will transition into roof form by one of three devices:
   i) A projected wooden eave with exposed wooden rafters,
   ii) A plaster molding or,
   iii) A tile cap
b. Foam moldings are expressly prohibited.

Expressed rafters, broad eave

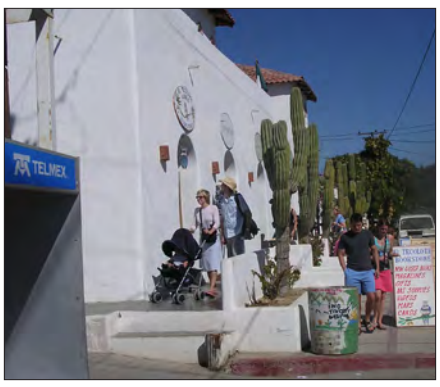
Clay tile with no eave

Tile on profiled parapet

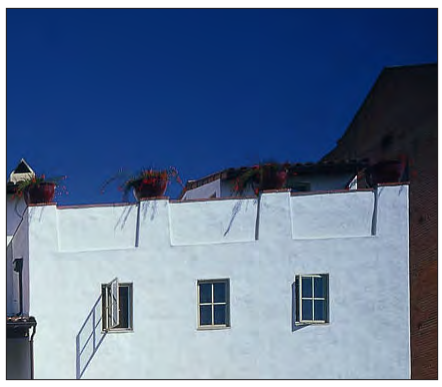
4. Roof

a. May be pitched at a 3:12 ratio and finished in Roman or Mission tile laid irregularly.
b. Flat roofs are allowed and shall be articulated as an explicit exterior wall (tile may be multi-color randomly placed) visual transition to the sky. May be accessible and used as balconies or terraces.
c. No bird stops allowed at end condition: must be mortar filled.

Sloped tile roof



Parapet with flat roof


Roof as balcony behind articulated parapet

5. Drainage

a. May be conducted off pitched roofs by a traditional combination of gutters and downspouts.
b. Flat roofs may be drained by use of trumpet scuppers. Such roofs draining internally to the roof will need tile or ceramic scuppers on exterior walls.
c. Rainwater reaching the ground may be harvested in cisterns or temporarily collected in dry wells.


Projecting scuppers


Water retention and control


Gutter and downspout

6. Openings

a. Deep-set (min 3" plaster return) and combined with deeper balcony, loggia, and arcade elements to generate complex building-wide vertical or horizontal compostions.
b. Such compositions can be symmetrical overall, locally symmetrical or, asymmetrical.
c. Shutters are the aggregate size of the associated opening.
d. Double-hung or multi-pane; No aluminum or white vinyl


Deep, recessed openings

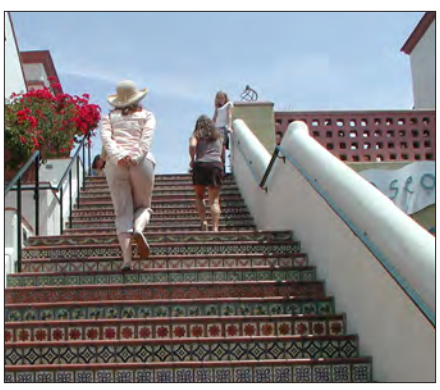

Trimmed major openings


Paired, recessed openings

7. Attached Elements

a. All allowable urban frontages in the project area can be expressed in terms particular to this architecture.
b. A number of architectural elements such as balconies, stairs and chimneys can encroach beyond the primary exterior surface of buildings and into their setbacks, as allowed in chapter 3.


Useable balconies


Integral stairs


Integral chimneys

8. Massing

a. Volumetric compositions can be of a single primary volume offset by a variety of lesser ones. Also possible are compositions that are expressed in a single volume.
b. It is common and desirable to articulate building corners on corner lots.
c. Such designs can be devised at the geometric corner or adjacent to it.


Vertical articulation of corner

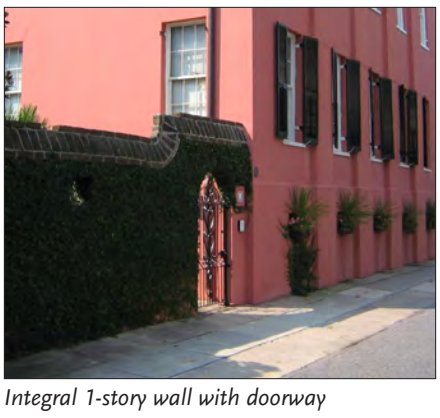

Single-volume composition


Articulation of corner

9. Site Definition and Landscape

a. Buildings typically collect surrounding public and private space into walled precincts consistent with their use. Forecourts, garden walls and zaguans are common.
b. The landscape of gardens and courtyards heightens the spatial character of each such enclosed exterior room.


Fountain as garden focus


Integral 1-story wall with doorway


Forecourt with entry gate

C. Art Deco

The Art Deco style is inspired by the streamlined styling of modern technology. Characterized by volumes that step back at upper floors and long pilasters that run the entire height of the building, Art Deco's sleek and cubic forms are decorated with patterns and motifs taken from the Far East, ancient Greece and Rome, Africa, India, and Mayan and Aztec cultures. Windows typically are located between the pilasters and, between floors, are often separated by decorated transom panels.

1. Base

a. Exterior walls are supported on a base composed of stone, cast concrete, glazed terra cotta tile, or glazed ceramic tile (bathroom tile is not permitted).

b. The entire ground floor height may be articulated as the base of the building.


Masonry base and monolithic wall


Marble base

Ground floor as base

2. Primary Walls

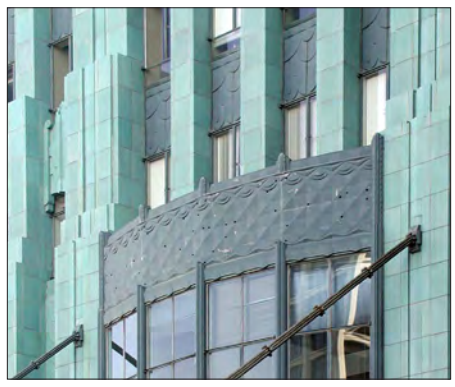
a. Exterior walls may be constructed of cast concrete or plaster.

b. Pilasters running the entire height of the building should be included as part of the facade design.

c. Windows shall be located between the pilasters.


Stone

Plaster and metal


Glazed Terra Cotta

3. Roof-Wall Connections

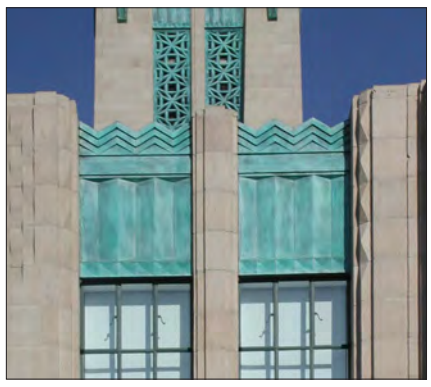
a. Exterior walls shall extend beyond the roof level and form a parapet that is configured in one of three ways:

i) Pilasters that continue beyond height of interstitial walls,

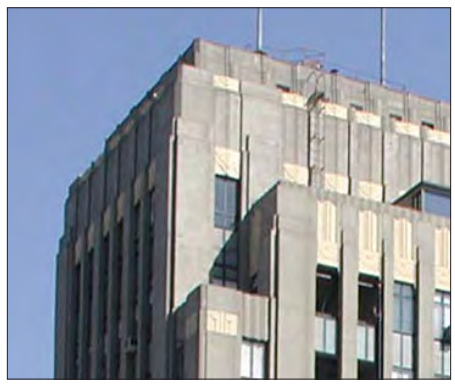
ii) Walls that continue beyond height of the pilasters,

iii) Wall and pilaster that reach to same height.

b. Decorated metal, ceramic tile, or glazed terra cotta transoms may be incorporated as part of parapet.


Column extensions with metal transoms

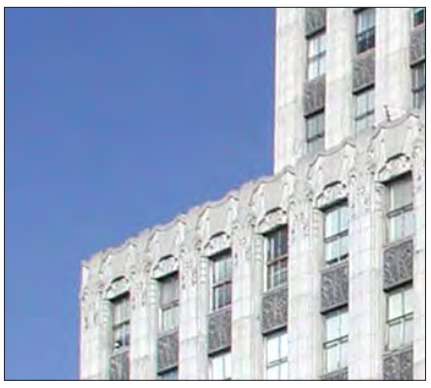

Plaster wall extensions with metal columns


Undulating parapet

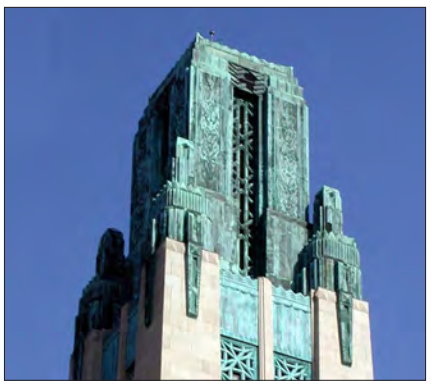
4. Roof

a. In most cases, roofs should be flat with the exterior walls extending beyond the roofline to form parapet walls.

b. Towers with whimsical roofs are permitted.



Flat roof (lower volume) and sloped roof (upper volume)



Decorative cap

Corner stepped tower

5. Drainage

a. To preserve the stylized lines of the Art Deco facades, roof drainage should located within walls of the buiding itself and therefore not visible on the facade.

b. Where external scuppers and downspouts are utlized, they should be located on the side or rear facades.

Sloped roofs without gutters

Scupper and downspout on building side

Gutter with downspout into wall

6. Openings

a. Windows shall be situated between pilasters and shall be recessed.

b. Windows shall be multi-paned and be vertical in orientation.

c. Finely crafted, metal window grates are permitted.

d. Metal or tile transom panels between windows on consecutive floors are encouraged, but not requried.

Simple trim with operable shutters

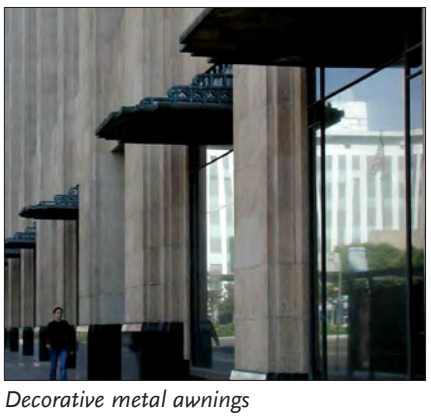
Recessed metal window with metal transom

Recessed double-hung with metal decorative transoms

7. Attached Elements

a. Architectural elements such as balconies and awnings must be designed and assembled of finely-crafted metal. These elements may encroach into the building's set-backs.

b. Metal window grilles are permitted.



Decorative metal awnings

Metal window grille and metal balcony

Punched metal letter signage

8. Massing

a. Upper stories should step back, particularly for tall buildings.

b. Pilasters should run the entire height of the building.

Stepped-back volumes

Stepped-back volumes

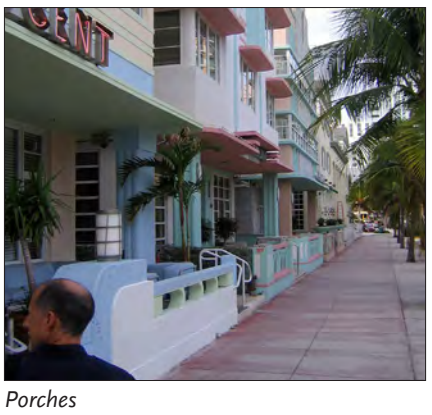
Higher volume at corner

9. Site Defintion and Landscape

a. Buildings may be situated in a zero-setback urban condition.

b. Buildings may also utilize the following frontages: front yard, porch, forecourt, arcade or storefront.

Storefront with awnings



Porches

Storefront

D. Folk Victorian

The Folk Victorian style is characterized by vertically proportioned masses clad in wood, stone, masonry or metal composed of vertically narrow openings. Original horizontal storefronts provide a more urban grade gesture to the street while the remaining massing is concealed behind a tall facade. Structural elements such as columns, braces, etc., are often the same as the decorative elements. Typically, this style emphasizes a street-facing front with the rest of the building often being very simple in composition and decoration. Roofs are typically hidden behind prominent facades and/or parapets. Where visible, roofs are simple and finished in metal or composition shingles.

1. Base

a. Exterior walls reach the ground with or without a base.
b. Where present, the base is described as an applied band of wood, corrugated metal, or cast concrete, stone such as granite.

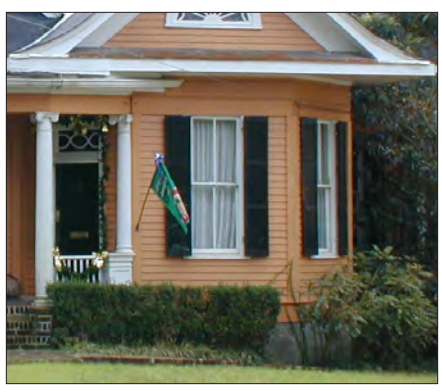

Raised panel base

Corrugated siding to grade


Wood plank siding to grade

2. Primary Walls

a. Expressed as single-plane expanses of wood or metal siding. The street-facing facade is typified by decorative elements such as window molding, cornices, lighting, and signage.
b. Commercial: 'stick-frame storefront'; Residential: wood shingle
c. Primarily horizontal siding or vertical board and batten.
d. Smooth siding (wood or cementitious: no T-111)


Painted wood


Painted horizontal wood siding


Decorative metal siding

3. Roof-Wall Connections

a. The front facade is typically articulated as a decorated flat plane capped by a simple cornice supported by decorative brackets. The eve condition of side facade is articulated in a similar manner.
b. Balcony ceilings will be constructed of wooden rafters and finished in wood planking.
b. Foam moldings are expressly prohibited.


Parapet with cornice and brackets

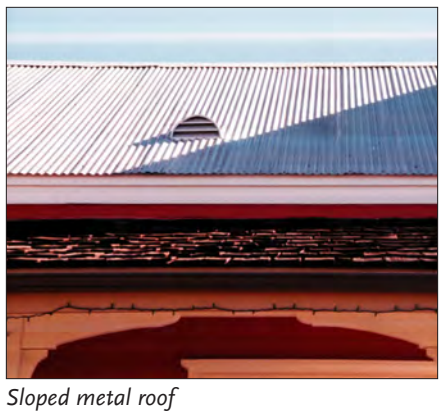

Parapet with cornice and brackets


Gable with attic vents and combination of shingle and horizontal siding

4. Roof

a. Primary roof tends to be hidden by the street-facing parapet.
b. Can be sloped or flat. Sloped roofs may be clad in metal or wood shingles.


Composition shingle roof


Sloped metal roof


Parapet

5. Drainage

a. May be conducted off pitched roofs by a traditional combination of gutters and downspouts.
b. Rainwater reaching the ground may be harvested in cisterns or temporarily collected in dry wells.


Scupper with downspout


Gutter and downspout


Gutter and downspout along column

6. Openings

a. Windows and doors are framed with wood trim.
b. Windows are multi-paned and vertical in orientation.
c. Ground floor primarily glazed with transoms over storefronts; Upper floors glazed with smaller, vertical openings.


Commercial storefronts


Parapet details


Double-hung windows on second floor

7. Attached Elements

a. A number of decorated architectural elements such as porches, balconies, awnings, and bay windows can encroach beyond the primary exterior surface of buildings and into their setbacks.
b. Arcades and galleries can extend also into the front setback.
c. Columns are highly articulate, trimmed or capped.


Awning with braces

Arcade with signs


Projecting bay windows

8. Massing

a. Tend to have one primary facade that faces the street and is articulated as a decorated flat plane.
b. Can be one- or two-story and tend to have a street-facing architectural bias.


Intersecting volumes with corner focus


Two-story ends with one-story middle


Two-story with porch and balcony

9. Site Definition and Landscape

a. Buildings can situated in a zero-setback, urban condition where landscaping is limited to planted pots.
b. Buildings can also have a front yard, arcade, forecourt or face a courtyard.


Patio


Forecourt


Informal planters and rain barrels

E. Craftsman

This style was initiated in the Midwest and successfully applied to the widely varying California climate. It carries strong asian and swiss influences and was most popular from 1900 to 1920. Buildings are composed of horizontal, single- and two-story volumes. An additional floor may be concealed within the volume of the roof. In its most simple form, it is a wood box surrounded by various attached elements. Walls are typically horizontally placed wood siding, shingles or board-and-batten, with a foundation base and piers in river stone, brick or stucco. Rafter tails and porch columns are exposed, smooth, woodwork. Windows and doors are vertical in proportion, trimmed in wood. Roofs are composed of shallow sloped gabled forms, and made of wood or asphalt shingles with broad overhangs and eaves.

1. Base

a. Craftsman houses invariably rest upon a base of concrete, stone, or brick.
b. Stone is largest at the bottom and smallest at the top reflecting the natural stacking of the material.
c. The lower floor may be stucco (20-30 fine sand finish) with the upper floor(s) clad in wood or shingle siding.

Combination stone and brick base

Concrete base

Masonry and stone base

2. Primary Walls

a. Walls shall show no more than two materials along any vertical section of the building, with no more than 90% of the total wall surface in one material. Single family detached houses are exempt.
b. Piers are a minimum of 6”x6” if wood posts, and 18”x18” if stone or stucco.
c. Stone is largest at the bottom and smallest at the top.

Siding above painted plaster

Unpainted siding above painted plaster

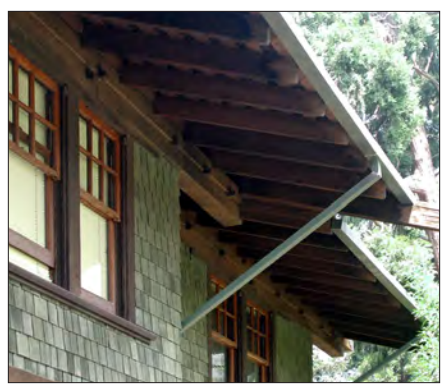
Painted shingles above painted lap siding

3. Roof-Wall Connections

a. Wide eaves with exposed rafters
b. Wood braces may be used.
c. Min 3’ overhang
d. Decorative, spaced boards to vent attics

Brace and exposed rafters

Structural elements as decoration



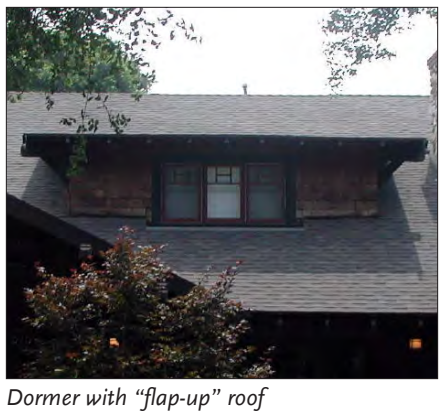
Large overhangs

4. Roof

a. Principal gables are between 3:12 and 4:12, and shed slopes are less than the principal slope (between 2:12 and 6:12).
b. Dormers may be used to provide light and air to rooms in the attic space.
c. Heavy timber throughout in lookouts and brackets (6x8 min)


Roofs parallel to street


Dormer window with pitched roof


Dormer with "flap-up" roof

5. Drainage

a. May be conducted off pitched roofs by a traditional combination of gutters and downspouts.
b. Rainwater reaching the ground may be harvested in cisterns or temporarily collected in dry wells.
c. Downspouts are painted or copper and typically round or square.


Gutter and downspout


Downspout

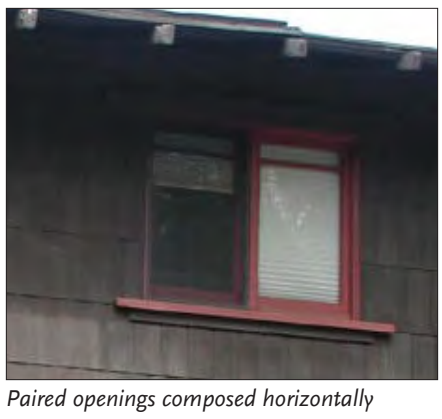

Gutter and downspout

6. Openings

a. Window openings should be oriented vertically, although several windows may abut to form a horizontal overall opening.
b. Window lites may be divided into equal increments or be divided on a portion of a window (such as the upper portion of a double-hung or casement window: 4 over 1, 3 over 1)

Vertical openings


'Ganged' vertical openings


Paired openings composed horizontally

7. Attached Elements

a. Porches, chimneys, and trellises can encroach beyond the primary exterior surface of buildings and into their setbacks.
b. Tapered, square columns
c. Deep porches to block sun and provide shade to interiors.

Front Porch


Chimney


Porte-cochere

8. Massing

a. 3rd story always concealed in roof with dormers
b. 2-story with 1-story components attached such as porches or veranda.
c. 1-story simple house forms with 1-story components attached such as porches or veranda.


Intersecting gables with porch


Horizontal volumes, projected upper floor


Hip with wrap-around verandah

9. Site Definition and Landscape

a. Buildings typically face a front yard.
b. Garden walls of rounded stone and/or clinker brick, brick are common.
c. Trellis and other woodwork define outdoor porches and patios.


Walls composed of natural materials to blend into landscape


Trellis as entry


Natural materials with accented gate

F. California Contemporary

The California Contemporary style, the architectural analog of "California Cuisine," reinterprets the modernist tradition with a local and eclectic flair. The style tends to emphasize massing over structural articulation and is characterized by interlocking volumes of different colors and materials. Architectural elements such as awnings, balconies, and trellises are appended to the volumes, often occurring in the interstitial spaces between volumes. Roofs may be flat with parapets, sloped, barrel-shaped, domed, or a combination thereof.

1. Base

a. Exterior walls reach the ground with or without a base.
b. Where present, the base is articulated as a band of stone, concrete block, cast concrete, or corrugated metal.
c. The entire ground floor height may be articulated as the base.


Concrete block base


Ground floor as concrete base


No base

2. Primary Walls

a. Expressed as single-plane expanses of wood, cementitious, or metal siding (no T-111), plaster, corrugated metal, cast concrete, or concrete block. These various materials may be used in conjunction with one another.

Painted Hardiplank® siding


Cast concrete


Plaster combined with siding

3. Roof-Wall Connections

a. The parapet of flat-roofed volumes may be articulated in a variety of ways: with a cornice, without a cornice, with a receding cornice.
b. Sloped roofs may or may not may have overhangs. For roofs with sloped overhangs, exposed rafters are encouraged.
c. Wood braces may be used.


Parapet with cornice


Parapet with receding cornice


Overhang

4. Roof

a. Roofs may be sloped, barrel-shaped, flat, or a combination thereof. Sloped roofs shall be clad in metal.


Sloped metal roof


Metal barrel roof


Parapet

5. Drainage

a. Downspouts may be utilized as decorative vertical elements and facade accents.

b. Scuppers may be used to provide shadowed effects on flat facade surfaces.

c. Drainage components should be metal.


Scupper and downspout

Scupper and downtspout


Scuppers and downspouts

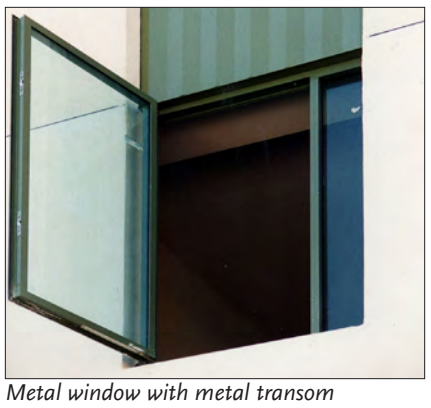
6. Openings

a. Windows should be manufactured of quality materials such as metal or wood.

b. Window openings may be either framed or unframed.

c. Windows should be multi-paned and be vertical in orientation.


Projecting corner window


Metal window with metal transom


Bay window

7. Attached Elements

a. Architectural elements (balconies, trellises, awnings, and bay windows) must be designed and assembled of finely-crafted metal or wood. These elements may encroach into the building's setbacks.

b. Arcades and galleries may also extend into the front setback.


Awnings with braces


Canvas Awning


Trellis

8. Massing

a. In order to avoid monolithic buildings of the same continuous height, buildings should be composed of interlocking volumes of differing heights and widths.

b. Though repetition of building volumes is permitted, the repetition should not be overbearing.


Volumes of differing height, width, color, and material


Repetitive interlocking volumes of differing height and width


Interlocking volumes and planes

9. Site Defintion and Landscape

a. Buildings may be situated in a zero-setback, urban condition where landscaping is limited to planted pots or planters.

b. Buildings may also utilize the following frontages: front yard, arcade, or forecourt.

c. Creative solutions to landscaping atop garage podiums should be sought.


Landscaped Driveway


Landscape over concrete podium


Raised planters

Division 5. On-Premise Signs

Sec. 41-2050. Purpose and intent.

These sign regulations are intended to appropriately limit the placement, type, size, and number of signs allowed within the Specific Development 84, and to require the proper maintenance of signs. The purposes of these limitations and requirements are to:

(a) Avoid traffic safety hazards to motorists, bicyclists, and pedestrians, caused by visual distractions and obstructions;

(b) Promote the aesthetic and environmental values of the community by providing for signs that do not impair the attractiveness of the City as a place to live, work, and shop;

(c) Provide for signs as an effective channel of communication, while ensuring that signs are aesthetically designed and proportioned in relation to adjacent structures and the structures to which they are attached; and

(d) Safeguard and protect the public health, safety, and general welfare.

Sec. 41-2051. Application of division.

(a) The regulations of this division apply only to signs located in the Transit Zoning District. No person shall install or display any sign which does not comply with the standards set forth in this division, and no permit shall be issued for any such sign. The provisions of this section shall be applied in conjunction with Chapter 41, Article XI, "On-Premise Signs" of this code, provided however, in the event of a conflict between the provisions within this section and the remainder of the City of Santa Ana Sign Ordinance as outlined in Chapter 41, Article XI, "On-Premise Signs," the provisions of this Division shall apply.

(b) This article does not apply to the following sign and advertising displays:

(1) Any billboard or other off-premise sign regulated by Article XII of the SAMC;

(2) Any sign located in the public right-of-way and installed or maintained by the public works agency of the city of by any other public entity having legal authority to maintain signs.

(3) Any sign located within a building or enclosed area and designed to be viewed primarily by persons inside of such building or enclosed area.

Sec. 41-2052. General provisions and definitions

(a) A planned sign program is required for all buildings with two (2) or more commercial tenants prior to the erection or installation of any sign

(1) Sign permit application and planned sign program applications shall be submitted in a manner prescribed by Article XI of the SAMC.

(2) In addition, a color and lettering board also shall be submitted with each application for a sign permit.

(b) The following definitions shall apply:

(1) Alley/Passage means a sign that is mounted to or painted on facades fronting an alley or passage.

(2) Awning means a pedestrian-oriented sign that is mounted on top of a horizontal awning parallel to the sidewalk.

(3) Awning/Valence means a pedestrian-oriented sign that is applied directly to the awning's valence either through fabric or other acceptable material/paint.

(4) Color and lettering board means an exhibit drawn to scale that shows the lettering style, colors to be used (by name, sample and/or stock number of local manufacturer), dimensions, lighting characteristics, layout, and content of any proposed sign.

(5) Freestanding means a pedestrian-oriented sign that is located within the front yard and projects or hangs from a post not to exceed 5 feet in height.

(6) Marquee means a sign that projects from the façade to express a figural design and message to motorists and pedestrians.

(7) Pole Sign means a sign supported by a single support the width of which is less than fifty (50) percent of the longest dimension of the sign.

(8) Projecting means a pedestrian-oriented sign that is mounted near or at the sidewalk, perpendicular to the building so that the sign is viewed from the sidewalk.

(9) Second story tenants means the distinct leasable space above the ground floor tenant space separated from others by floor to ceiling walls, and with a separate door or access point onto a street.

(10) Wall sign means a sign that is mounted directly to or painted within the sign band, lintel or other allowed location on the shopfront so that the sign is viewed by both pedestrian and motorist.

(11) Yard/Porch means a pedestrian-oriented sign that is attached to the porch and hangs or is otherwise suspended between columns supporting the porch roof. The porch sign is prominent within a bay created by the porch columns without obstructing view from inside the building or from the porch

(c) Second story tenants are limited to window or projecting signs only.

(d) Animated and moving signs and variable intensity, blinking or flashing signs, are only permitted when placed on a historic building and the sign corresponds to the historic character and architectural style of the building.

(e) In addition to the prohibited signs contained within Article XI, the following signs are also hereby prohibited:

(1) A sign burned, cut , or otherwise marked on or affixed to a rock, tree, or other natural feature.

(2) No sign is permitted for tenants above the second floor.

(3) Cabinet signs.

(4) A sign painted directly on a building, except for historically significant and alley/passage signs.

Sec. 41-2053. Sign Standards.

(a) In Table 1, entitled Permitted Signs Types by Frontage, the allowed sign types are identified per the range of frontage types in the Transit Zoning Code, except residential buildings which do not include non-residential uses which shall be regulated as follows:

(1) Residential buildings with four of less dwelling units are not allowed signs.

(2) Residential buildings are permitted wall and yard/porch sign types if occupied by more than four dwelling units.

(b) Number of signs: In Table 2 entitled Permitted Sign Placement establishes the number of signs allowed per building. Only one sign per storefront is permitted per elevation. Logos and identification symbols shall be considered signs and shall conform to all provisions of this division.

(c) Sign area and height. The maximum sign area and height for each permitted sign type is established by Table 3 entitled Requirements by Sign Type.

(d) Sign location requirments. Each sign shall be located in compliance with Table 2 entitled Requirements by Sign Type and the following requirements.

(1) On-premise signs required. Each sign shall be located on the same site as the subject of the sign, except as otherwise allowed by this Article and at a minimum display the name of the business.

(e) Sign setback requirements. Each sign shall comply with the building setback and encroachment requirements of the applicable zoning district, except for an approved freestanding sign, which shall be subject to the following setback standards:

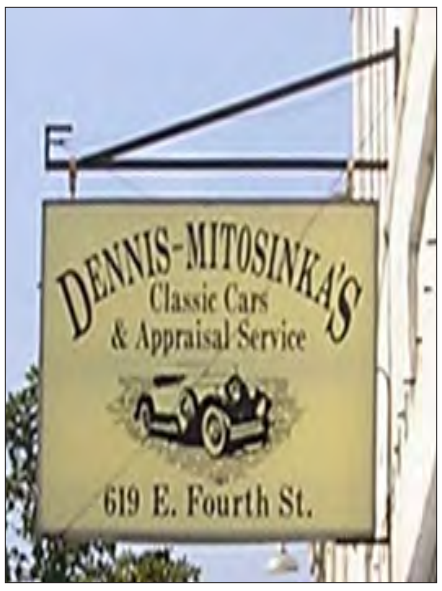
(1) Freestanding signs shall be set back a minimum of 4 feet from the front and street side property lines.

(2) A freestanding sign shall be located only in a landscaped planter, with such planter not less than 4 feet in any direction from the edge of the planter to the sign. The planning manager may reduce the amount of required landscaping for freestanding signs on sites with legal nonconforming landscaped setbacks.

(3) No freestanding sign shall be located in the triangular area(s) measured 15 feet by 15 feet where a driveway enters onto a street, or in any other area which may obstruct the vision of motorists so as to create a safety hazard.

(f) Placement on a building. No sign shall be placed so as to interfere with the operation of a door or window. Signs should not be located so that they cover prominent architectural features of the building, including, but not limited to, transoms, prismatic glass, insignias, or any other architectural ornamentation.

Projecting Sign



Projecting Sign

Window Sign

Window Sign

Projecting Sign

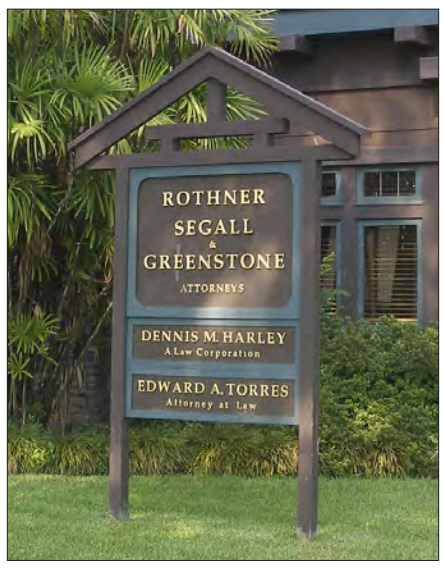
Yard/Porch Sign

Marquee Sign

Wall-Mounted, Individual letter sign

Wall-Mounted Neon Sign

Wall-Mounted Sign with individual letters



Freestanding Sign

Marquee Sign

Table 1: Permitted Sign Types by Frontage

Sign Type	Frontage Type					
	Frontyard/ Porch	Stoop	Forecourt	Shopfront	Gallery	Arcade
A. Yard/Porch	Y	Y	--	--	--	--
B. Freestanding	Y	--	--	--	--	--
C. Projecting	--	Y	Y	Y	Y	Y
D. Wall/Mounted	Y	Y	Y	Y	Y	Y
E. Awning	--	--	Y	Y	--	--
F. Awning/Valence	Y	Y	Y	Y	Y	Y
G. Marquee	--	--	Y	Y	Y	Y
H. Alley/Passage	--	--	Y	Y	Y	Y

Y = Allowed
-- = Not Allowed

Above: Illustrative photos of allowed sign types

Sec. 41-2054. Sign design.

No sign permit shall be issued for a sign which does not comply with the following:

(a) Color.

(1) Colors on signs and structural members shall be harmonious with one another and relate to the dominant colors of the buildings on the site. Contrasting colors may be utilized if the overall effect of the sign is still compatible with building colors.

(b) Design and construction.

(1) Signs shall be consistent with the architectural design and proportions of the building it is attached to.

(2) Signs shall be constructed of permanent materials and shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure.

(3) All signs and their supporting structures shall be so enclosed as to provide against their infestation by birds and vermin.

(4) Signs shall not contain exposed cabinets or raceways.

(5) Each permanent sign shall be designed by a professional (e.g., architect, building designer, landscape architect, interior designer, or others whose principal business is the design, manufacture, or sale of signs), or who are capable of producing professional results.

(6) Each permanent sign shall be constructed by persons whose principal business is building construction or a related trade including sign manufacturing and installation, or others capable of producing professional results. The intent is to ensure public safety, achieve signs of careful construction, neat and readable copy, and durability, to reduce maintenance costs and prevent dilapidation.

(c) Materials and structure.

(1) Sign materials (including framing and supports) shall be representative of the type and scale of materials used on the site where the sign is located. Sign materials shall be consistent with those used on the buildings on the site and any other signs on the site.

(2) No sign shall include reflective material.

(3) Materials for permanent signs shall be durable and capable of withstanding weathering over the life of the sign with reasonable maintenance. Durable materials include but are not limited to the following: Wood, metal, acrylic or plexiglass and neon, and shall exclude foam, regardless of density.

(4) The size of the structural members (e.g. columns, crossbeams, and braces) shall be proportional to the sign panel they are supporting.

(5) Individual letters shall be incorporated into the building design, rather than a sign with background and framing other than the structure wall.

(d) Street address. The review authority may require that a sign include the street address of the site, where it determines that public safety and emergency vehicle response would be more effectively served than if the street address were displayed solely on one or more buildings on the site.

(e) Copy design guidelines. The City does not regulate the message content (copy) of signs; however, the following are principles of copy design and layout that can enhance the readability and attractiveness of signs. Copy design and layout consistent with these principles is encouraged, but not required.

(1) Sign copy should relate only to the name and/or nature of the business or commercial center.

(2) Permanent signs that advertise continuous sales, special prices, or include phone numbers, etc. should be avoided.

(3) Information should be conveyed briefly or by logo, symbol, or other graphic manner. The intent should be to increase the readability of the sign and thereby enhance the identity of the business.

(4) The area of letters or symbols should not exceed 50 percent of the background area, unless otherwise stated in Table 5C.

(f) Sign lighting. Sign lighting shall be designed to minimize light and glare on surrounding rights-of-way and properties.

(1) External light sources shall be directed and shielded so that they do not produce glare off the site, on any object other than the sign.

(2) Sign lighting shall not blink, flash, flutter, or change light intensity, brightness, or color.

(3) Colored lights shall not be used at a location or in a manner so as to be confused or construed as traffic control devices.

(4) Neither the direct nor reflected light from primary light sources shall create hazards for pedestrians or operators of motor vehicles.

(5) For energy conservation, light sources shall be hard-wired fluorescent or compact fluorescent lamps, or other lighting technology that is of equal or greater energy efficiency. Incandescent lamps are prohibited except, when used in signs of historic character as part of the architectural design.

Sec. 41-2055. Sign Maintenance

(a) Each sign and supporting hardware, including temporary signs and awning signs, shall be maintained in good repair and functioning properly at all times. Any damage to a sign or its illumination, including the failure of illumination shall be repaired within a maximum of 14 days from the date of damage or failure.

(b) A repair to a sign shall be of materials and design of equal or better quality as the original sign.

(c) A sign that is not properly maintained and is dilapidated shall be deemed a public nuisance, and may be abated in compliance with the Santa Ana Municipal Code.

(d) When an existing sign is removed or replaced, all brackets, poles, and other supports that are no longer required shall be removed and the surface it was attached to repaired and painted to match the building.

Sec. 41-2056. Major development identification signs.

Freestanding signs for developments occupying one acre or more may develop one additional freestanding sign with the following standards:

(a) There shall be a minimum of one hundred (100) feet of separation between any freestanding signs.

(b) No freestanding sign structure shall exceed five (5) feet in height and forty (40) square feet in area.

(c) The size of one (1) face of the sign shall not exceed ninety (90) per cent of the sign structure.

(d) The copy area of the sign shall not exceed seventy-five (75) per cent of the face of the sign.

(e) The sign copy shall be limited to the business name, address, and/or identification logo.

(f) Style must be consistent with the architecture of the main building and compatible with the surrounding historical structures.

(g) Pole signs are not permitted.

Sec. 41-2057. Preservation of existing historic signs.

(a) Historically significant painted wall signs shall be retained or recreated when possible.

(b) Mounted signs announcing the name of a business no longer in existence at the sign's location and having historical significance may be salvaged and relocated.

(c) All architectural signage in place on the building announcing the original or historic name of the building, year of construction or insignias shall remain in place and shall not be removed, altered or covered under any circumstances.

(d) Historic signage shall not be calculated as part of the overall signage permitted pursuant to this division.

Sec. 41-2058. Building identification sign.

Building identification signs shall comply with the following standards:

(a) There shall be no specific size requirements, but building identification signs shall be sized proportionately to the building being identified and to the sign area in which it is located.

(b) Building identification signs may contain the name of a building or describe its function but may not identify any individual tenant of the building or any products sold.

(c) Building identification signs shall not be lit.

(d) Building identification signs may be made of non-illuminated individual letters applied to the building face, may be engraved into the building's material, or may be low-relief.

Sec. 41-2059. Building directory sign.

A directory sign identifying businesses above the ground level shall comply with the following standard:

(a) Must be located at the ground level and adjacent to the entry point for the upper levels.

(b) No more than one (1) directory sign per ground level entrance.

(c) The area of the directory sign shall not exceed six (6) square feet.

(d) The directory sign may only identify the names of businesses above the ground level.

(e) Letter height shall not exceed two (2) inches.

Sec. 41-2060. Service entry wall sign.

(a) Must be located adjacent to the ground level service entrance.

(b) No more than one (1) service entry wall sign per business.

(c) The area of the service entry sign shall not exceed four (4) square feet.

(d) The service entry sign cannot face a public street.

Sec. 41-2061. Special sale signs.

Temporary signs announcing special sales in shall comply with the following standards:

(a) This type of sign is only allowed the downtown zone.

(b) No more than two (2) temporary signs per business are permitted.

(c) Each sign shall not exceed three (3) square feet individually, nor more than six (6) square feet collectively.

(d) Such signs must be confined to lower corners of windows.

(e) Such signs may be posted for no more than fourteen (14) days during any ninety-day period.

Sec. 41-2062. Credit card and trading stamp signs.

Signs announcing credit card acceptance shall comply with the following standards:

(1) No more than three (3) such signs are allowed for each business.

(2) Such signs shall not exceed one (1) square foot individually nor three (3) square feet collectively.

(3) Such signs are permitted only in ground level windows.

Sec. 41-2063. Construction Signs.

Signs pertaining to construction activity shall comply with the following standards:

(1) The sign face shall not exceed sixteen (16) square feet in size.

(2) The signs shall not be placed more than eight (8) feet in height when freestanding or attached to a fence and shall not be placed above the first floor when affixed to a building wall.

(3) Signs must be removed within thirty (30) days after issuance of an occupancy permit for the building.

Sec 41-2064. Window Signs

Signs painted directly on the window surface, including showcase and glass-paned doors, shall comply with the following standards:

(a) Letters shall not exceed nine (9) inches in height or cover more than twenty-five (25) percent of a window area and shall not exceed a maximum size of twenty (20) square feet.

(b) Window signage is limited to no more than one (1) window area, including street facing windows and windows in entry doors, except that businesses with street frontages between seventy-six (76) and one hundred and fifty (150) feet can have one (1) additional window sign and that businesses with street frontages over one hundred and fifty (150) feet can have one additional window sign.

(c) Window signage is allowed for ground floor and second floor tenants only, with windows facing street frontage.

(d) Prismatic glass or glass block, including glass transoms, may not have a sign applied to it. Signs on transoms immediately over entry doors and contained within the door frame are allowed and shall not exceed twenty-five (25) percent of the window area.

(e) For windows above the first floor, window signs shall consist of individually painted letters, gold leaf letters or neon as specified below.

(f) Any vacuum tube sign lit by neon gas shall comply with the following standards:

(1) Letters shall not exceed nine (9) inches in height and sign area is limited to four (4) square feet.

(2) Any letter style is permitted as long as letters are continuous. Painted-out spaces between letters are not permitted.

(3) Neon bands may be used only to frame the sign but must be contained within the allowable sign area.

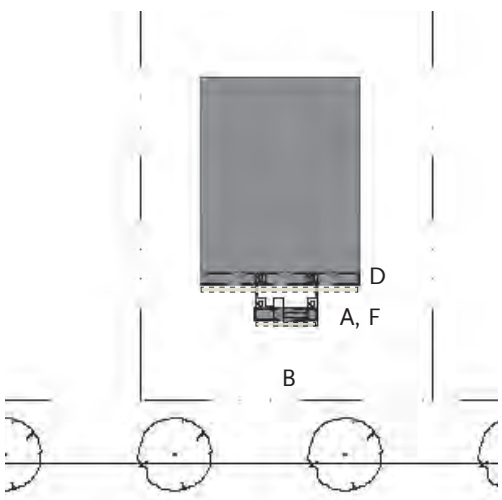
The diagrams below identify the allowed sign types and requirements by the various conditions of frontage, as allowed by the zone in which the parcel is located.

KEY

	Building
	Allowed sign location subject to Table 5C
Y	Allowed
--	Not Allowed

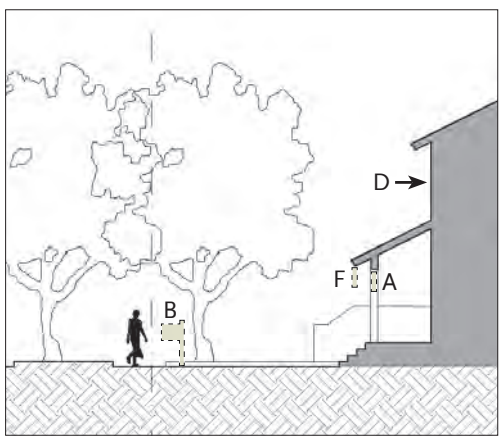
FRONTYARD/PORCH FRONTAGE

Illustrative Photo: Yard/Porch Sign shown



Illustrative Plan Diagram: Allowed Placement

Note: Corner Lots are allowed for one the following signs: D, or F



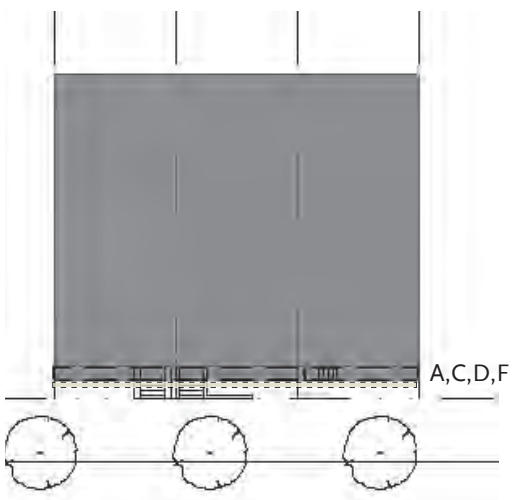
Illustrative Section Diagram: Allowed Placement
Subject to the requirements in Table 5c

1. Placement Requirements

Sign Type	Allowed
(A) Yard/Porch	Y
(B) Freestanding	Y
(C) Projecting	--
(D) Wall/Mounted	Y
(E) Awning	--
(F) Awning/Valence	Y
(G) Marquee	--
(H) Alley/Passage	--

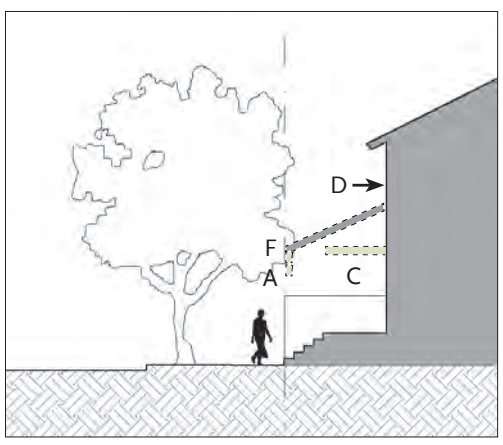
STOOP FRONTAGE

Illustrative Photo: Projecting Sign shown



Illustrative Plan Diagram: Allowed Placement

Note: Corner Lots are allowed one for the following signs: C , D, or F



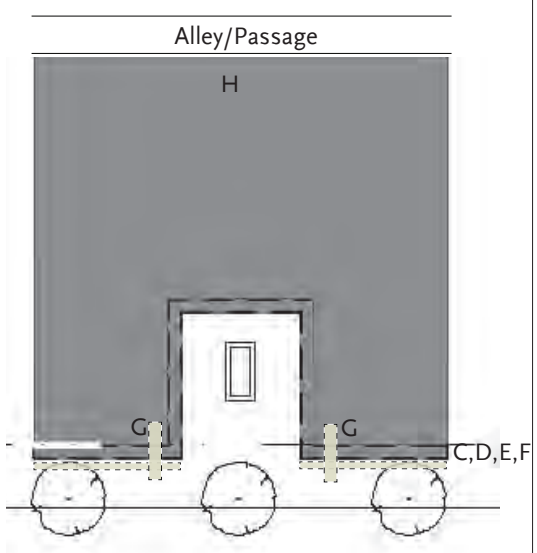
Illustrative Section Diagram: Allowed Placement
Subject to the requirements in Table 5c

1. Placement Requirements

Sign Type	Allowed
(A) Yard/Porch	Y
(B) Freestanding	--
(C) Projecting	Y
(D) Wall/Mounted	Y
(E) Awning	--
(F) Awning/Valence	Y
(G) Marquee	--
(H) Alley/Passage	--

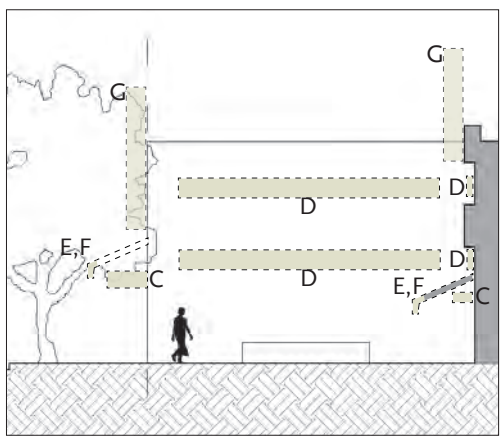
FORECOURT FRONTAGE

Illustrative Photo: Projecting Sign and Window Sign shown



Illustrative Plan Diagram: Allowed Placement

Note: Corner Lots are allowed for the following signs: C , D, and E or F



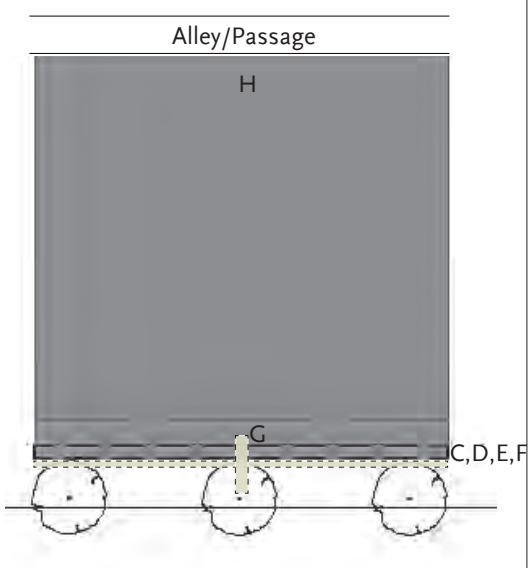
Illustrative Section Diagram: Allowed Placement
Subject to the requirements in Table 5c

1. Placement Requirements

Sign Type	Allowed
(A) Yard/Porch	--
(B) Freestanding	--
(C) Projecting	Y
(D) Wall/Mounted	Y
(E) Awning	Y
(F) Awning/Valence	Y
(G) Marquee	Y
(H) Alley/Passage	Y

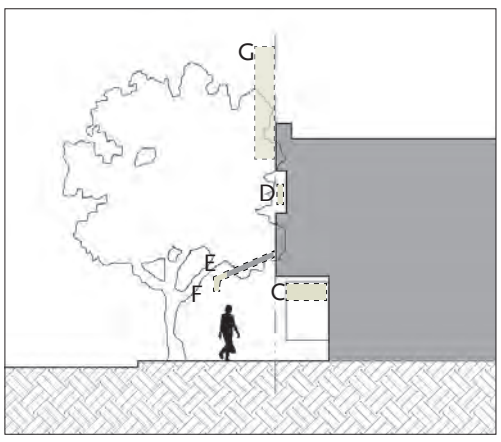
SHOPFRONT FRONTAGE

Illustrative Photo: Projecting Sign Shown



Illustrative Plan Diagram: Allowed Placement

Note: Corner Lots are allowed for the following signs: C , D, and E or F



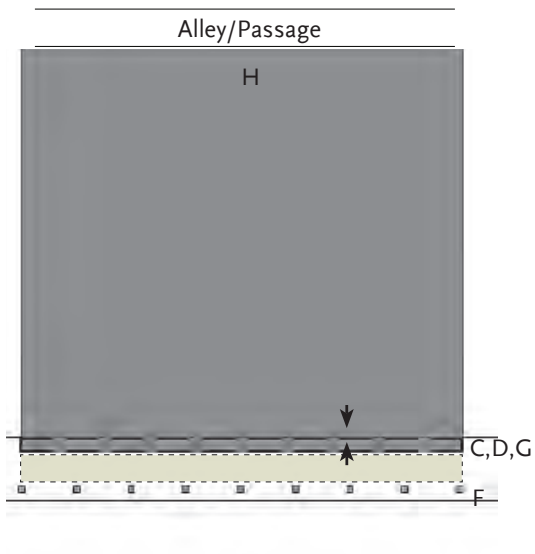
Illustrative Section Diagram: Allowed Placement
Subject to the requirements in Table 5c

1. Placement Requirements

Sign Type	Allowed
(A) Yard/Porch	--
(B) Freestanding	--
(C) Projecting	Y
(D) Wall/Mounted	Y
(E) Awning	Y
(F) Awning/Valence	Y
(G) Marquee	Y
(H) Alley/Passage	Y

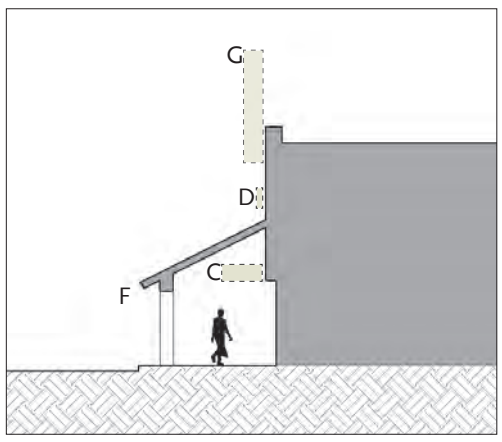
GALLERY FRONTAGE

Illustrative Photo: Projecting Sign Shown



Illustrative Plan Diagram: Allowed Placement

Note: Corner Lots are allowed for the following signs: C , D, F



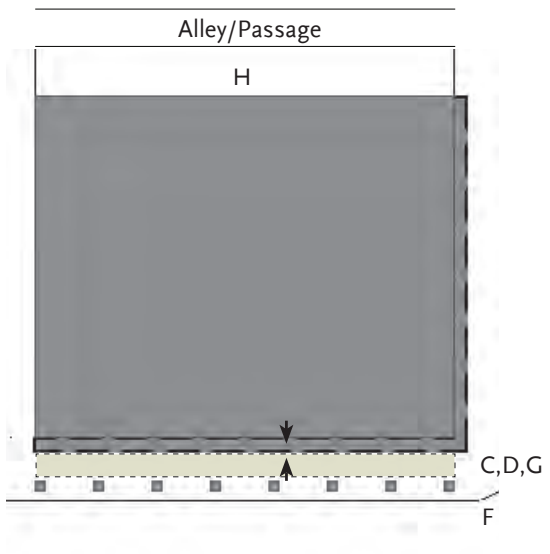
Illustrative Section Diagram: Allowed Placement
Subject to the requirements in Table 5c

1. Placement Requirements

Sign Type	Allowed
(A) Yard/Porch	--
(B) Freestanding	--
(C) Projecting	Y
(D) Wall/Mounted	Y
(E) Awning	--
(F) Awning/Valence	Y
(G) Marquee	Y
(H) Alley/Passage	Y

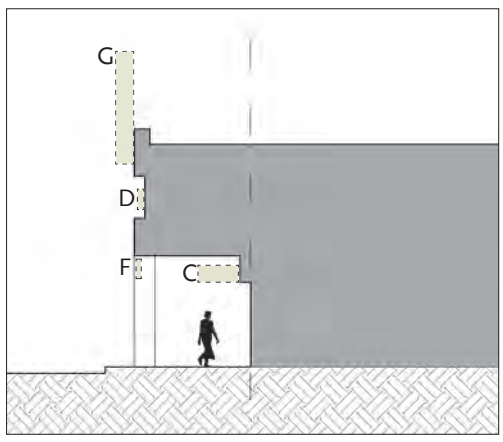
ARCADE FRONTAGE

Illustrative Photo: Projecting Sign Shown



Illustrative Plan Diagram: Allowed Placement

Note: Corner Lots are allowed for the following signs: C , D, F



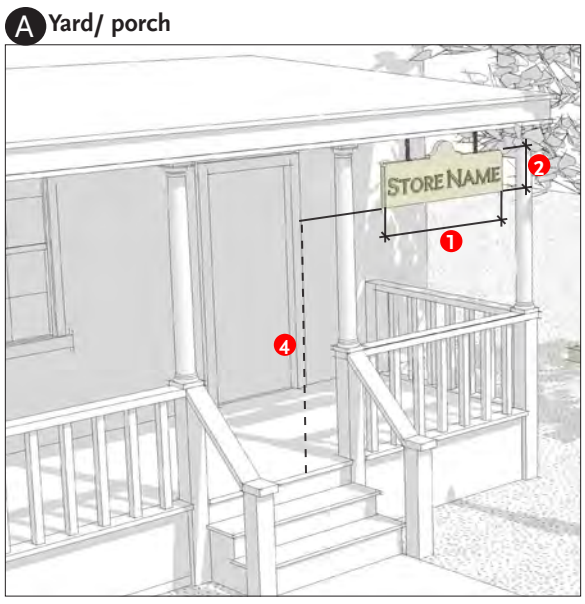
Illustrative Section Diagram: Allowed Placement
Subject to the requirements in Table 5c

1. Placement Requirements

Sign Type	Allowed
(A) Yard/Porch	--
(B) Freestanding	--
(C) Projecting	Y
(D) Wall/Mounted	Y
(E) Awning	--
(F) Awning/Valence	Y
(G) Marquee	Y
(H) Alley/Passage	Y

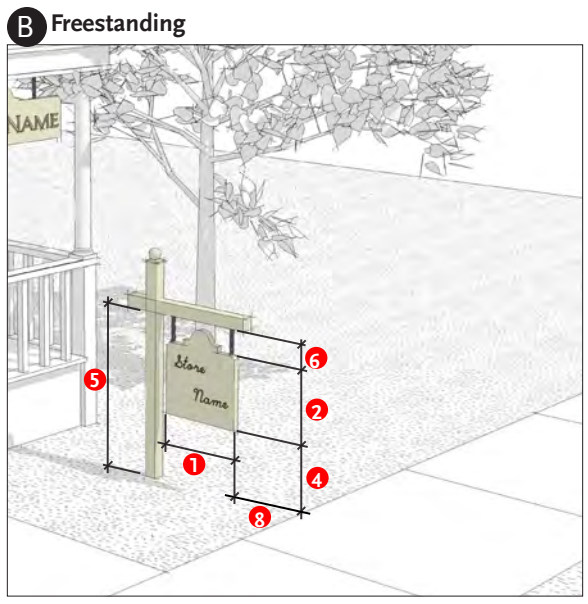
The following diagrams illustrate the key characteristics and requirements for the allowed sign types in the Plan area.

A Yard/ porch



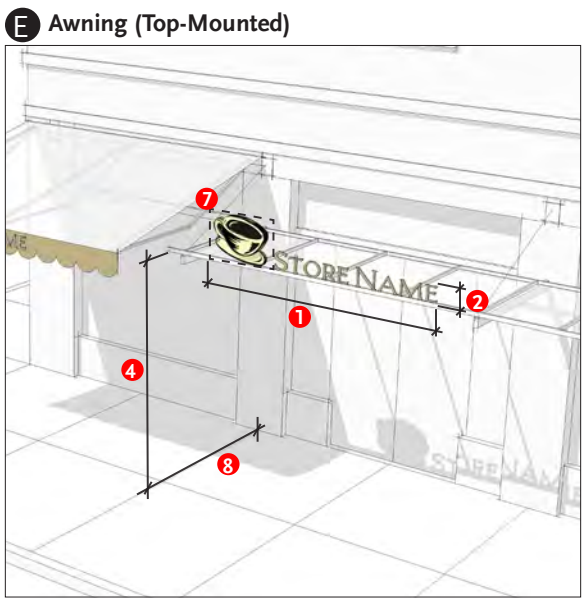
Yard/porch: A pedestrian-oriented sign that is attached to the porch and hangs or is otherwise suspended between columns supporting the porch roof. The sign is prominent within a bay created by the porch columns without obstructing view from inside the building or from the porch.

B Freestanding



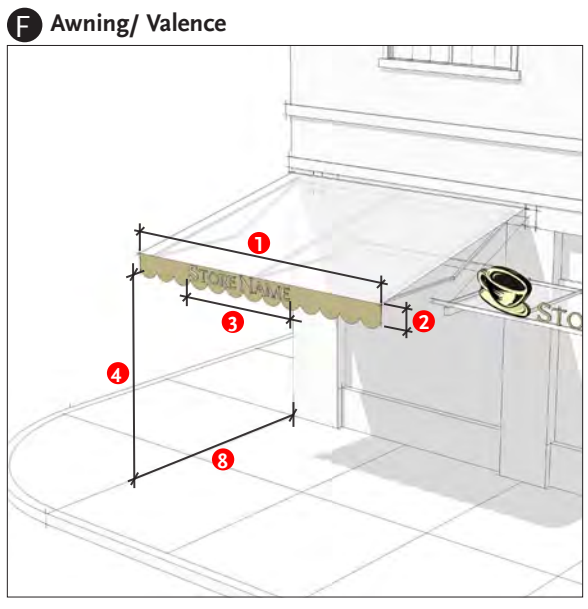
Freestanding: A pedestrian-oriented sign that is located within the front yard and projects or hangs from a post not to exceed 5 feet in height.

E Awning (Top-Mounted)



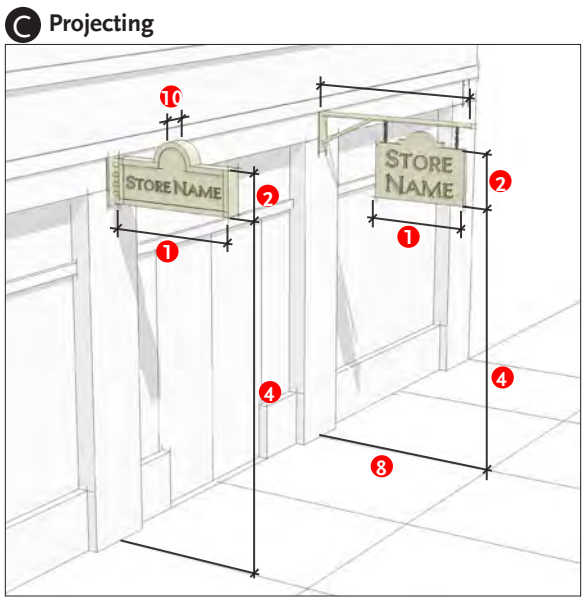
Awning (top mounted): A pedestrian-oriented sign that is mounted on top of a horizontal awning parallel to the sidewalk.

F Awning/ Valence



Awning /valence: A pedestrian-oriented sign that is applied directly to the awning's valence either through fabric or other acceptable material/paint.

C Projecting

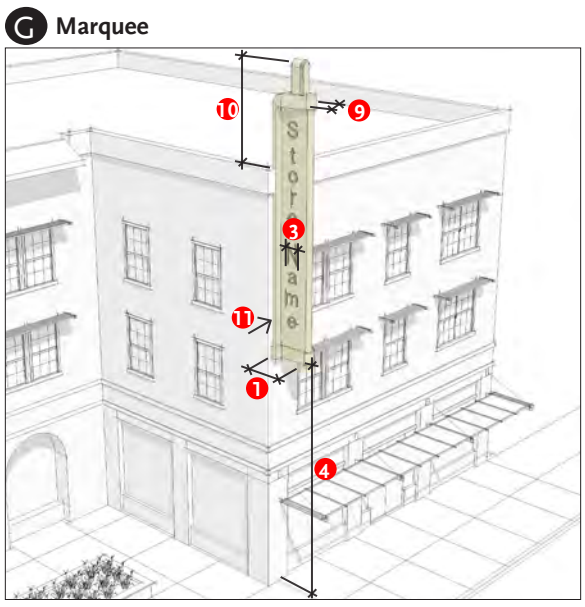


Projecting: A pedestrian-oriented sign that is mounted near or at the sidewalk, perpendicular to the building so that the sign is viewed from the sidewalk.

D Wall-mounted

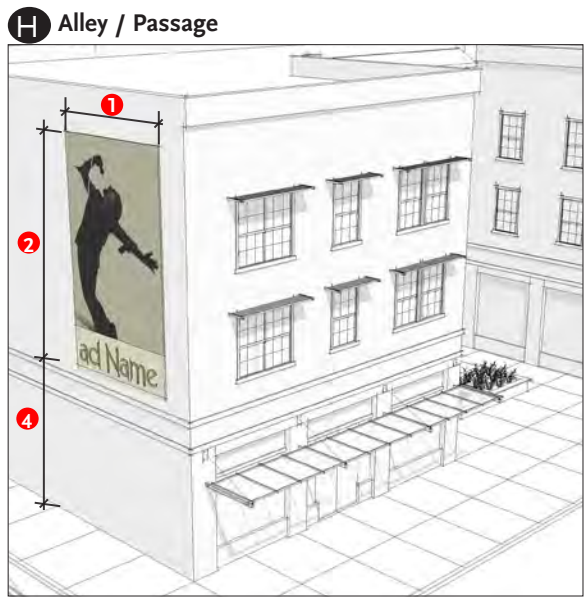
Wall: A sign that is mounted directly to or painted within the sign band, lintel or other allowed location on the shopfront so that the sign is viewed by both pedestrian and motorist.

G Marquee



Marquee: A sign that projects from the façade to express a figural design and message to motorists and pedestrians.

H Alley / Passage



Alley/Passage: A sign that is mounted to or painted on facades fronting an alley or passage.

KEY		TABLE 3 REQUIREMENTS BY SIGN TYPE							
		A Yard/ porch	B Freestanding	C Projecting	D Wall	E Awning / Valence	F Awning	G Marquee	H Alley/Passage
1	Sign Face Width	36" max	36" max	48" max	75% width of storefront	20' max [1]	20' max [1]	6' max [2]	200' max
2	Sign Face Height	24" max	24" max	16" max	18"min -36"max	18" max	18" max	-	50' max
3	Sign Copy Area	5 sq. ft per side (2 sides)	8 sq. ft per side (2 sides)	5 sq. ft per side (2 sides)	24" max, up to 1 sq ft per linear ft of store frontage	24" max, up to 1 sq ft per linear ft of store frontage	Max 50% of '1'	Max 75% of '1'	Max 75% of '1'
4	Clear from Sidewalk	8' min	12" min	8' min	-	8' min	8' min	12' min	3' min
5	Clear from Grade	-	5' max	-	-	-	-	-	-
6	Space	-	12" max	-	-	-	-	-	-
7	Feature/logo	max 20% of '3'	max 20% of '3'	max 20% of '3'	max 20% of '3'	max 6 sq ft	max 50% of '1'	max 75% of '1'	Murals Allowed
8	Distance from Sidewalk or Curb	-	4' min from sidewalk	within 2' of curb	-	within 2' of curb	within 2' of curb	-	-
9	Thickness	-	-	24" max	-	-	-	24" max	0 [3]
10	Extension above roofline	-	-	-	-	-	-	10' max	-
11	Alignment	-	-	-	-	-	-	may align with corner or be placed anywhere on wall	-
	Signs Per Building	1 max	1 max	1 per business with a storefront	1 per business with a storefront	1 per awning	1 per awning	1 max	2 max for building with frontage along alley or passage

Key
-- Standard not applicable
[1] within storefront bay;
[2] to within 2' of curb
[3] May encroach up to 6 inches, when the bottom of the sign is at least 18 feet above the curb

Subdivision Guidelines: Blocks and Street Guidelines

A. Purpose

1. This chapter establishes guidelines for maintaining and adding to Santa Ana's walkable block and street network. The procedure for subdividing land is intended to provide for the urban infrastructure of small and walkable blocks, and an interconnected and human-scaled network of streets punctuated by open space of varying types. In addition, this chapter allows for the three-dimensional parcelization of buildings in response to ownership patterns. The following guidelines apply to all property within the boundaries of the SD.

B. Guidelines

1. Applicability. These guidelines apply to all subdivisions of land, whether to legally divide or consolidate lots, or to create 'design lots' and are subject to the review and approval of the City of Santa Ana.

2. Pedestrian-Oriented Building Design. Existing and new blocks within the boundaries of the SD must facilitate pedestrian-oriented building design. All development must be designed in compliance with the following guidelines, in addition to all other applicable provisions of this code, the Citywide design guidelines and the SAMC.

a. Buildings shall be designed on lots consistent with the requirements for building types in Sec 41-2020 through 2039 of this code;

b. Buildings shall be designed to have fronts and backs, with front facades containing primary building entrances and facing streets and/or open space;

c. Buildings may be subdivided vertically in response to ownership patterns. The diagram below, shows that buildings may be subdivided vertically in any number of configurations provided that the applicable requirements of condominium parcelization are met to the satisfaction of the City of Santa Ana.

3. Design objectives. Each site subject to these requirements shall be designed to be divided into smaller blocks with:

Internal streets, where appropriate to connect with off-site streets and/or to create a series of smaller, walkable blocks;

Service alleys (public or private) within the new blocks;

Parcels within the block(s) for the purpose of facilitating pedestrian-oriented building design;

Buildings, as allowed, corresponding to parcels with their entrances on bordering streets.

4. Subdivision requirements. Each site subject to these requirements shall be designed in compliance with the following standards, and to achieve the objectives identified above.

Block Requirements. The requirements in Table 6A apply to any new block or to the modification of existing blocks in the area regulated by the Code.

Blocks of various designs and functions are allowed as identified in the diagram at right and per the corresponding standards in Table 6A.

5. Streets / Rights-of-Way
All blocks shall be designed per the allowable street types, in substantial compliance with and as identified on Figure 7-1, Street Network Concepts. All streets shall be accessible to the public.

6. Lots.
All buildings shall be designed to an individual lot as required in Table BT-1. Note: As it relates to this section of the Code, the lot is for design purposes and may be made permanent through the regular process for parcel or tract maps. Lot width and depth shall be determined as set forth in Section 41-2020.

7. Access requirements. After the initial subdivision of a site into blocks and streets, it may become necessary to adjust alley or other right-of-way access. In this case, the following shall apply as identified below and in Table 6A.1:

a. **Realignment of right(s) of way.**
Existing or approved rights-of-way may be realigned subject to City of Santa Ana approval such that the resulting block and private property meet the requirements of this section and the applicable building type requirements (Sections 41-2020 through 2039).

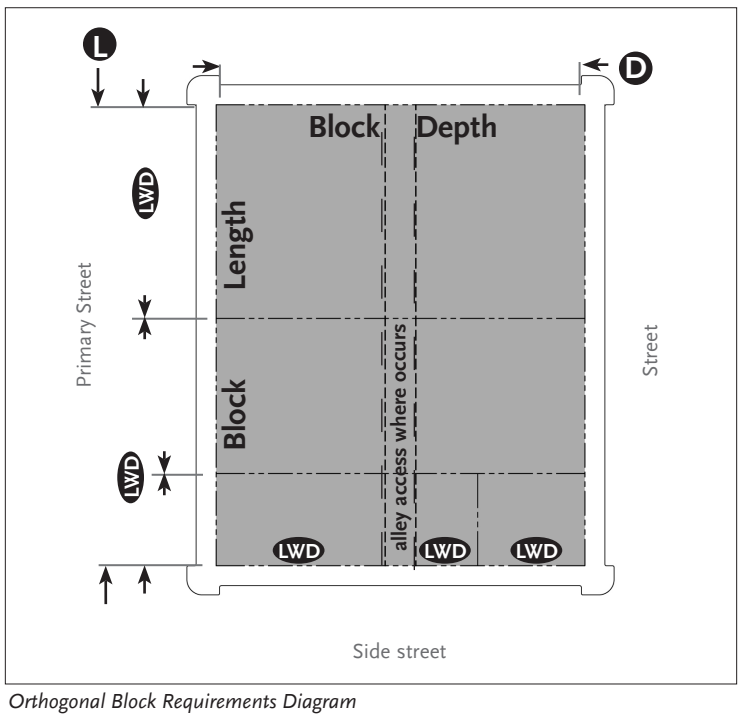
b. **Existing Alley-Access**.
In all cases, blocks with alleys shall maintain such access. Existing or approved alley-access may be modified subject to City of Santa Ana approval through realignment, (shift, deflection, etc.) provided the realigned alley results in a minimum 100 feet of net developable lot depth on both sides of the realigned alley.

Table 6A: Block Requirements

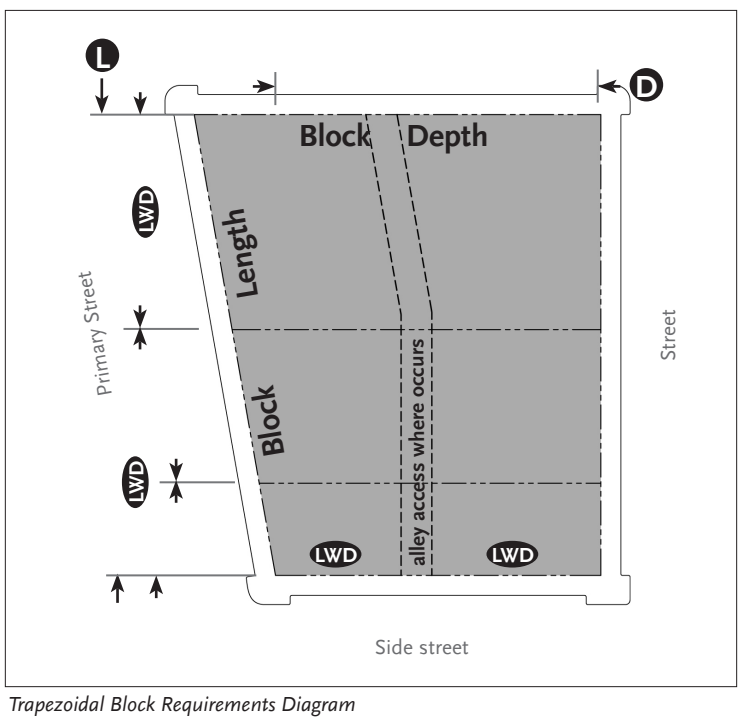
Block Type [1]	L Block Length		D Block Depth	
Orthagonal: Square or Rectangular	Min	Max	Min	Max
	150	400	150	500
LWD Lot Width/Depth [2]	As specified per building type in Table 4A			
Trapezoidal: Irregular	Min	Max	Min	Max
	100	500 Avg. for 2 longest sides	100	500 Avg. for 2 longest sides
LWD Lot Width/Depth [2]	As specified per building type in Table 4A			

[1] All blocks to comply with Santa Ana requirements for intersection spacing

[2] The lot is primarily for design purposes and may be made permanent through the regular process for lot line adjustments, or parcel and/or tract maps.

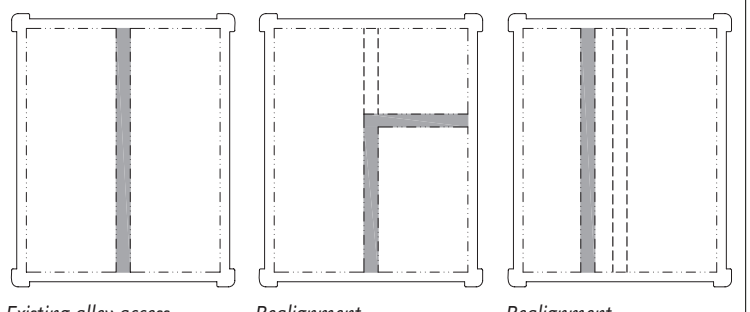


Orthogonal Block Requirements Diagram



Trapezoidal Block Requirements Diagram

Table 6A.1: Alley Access Options



Existing alley access | *Realignment - Deflected Alley* | *Realignment - Shifted Alley*

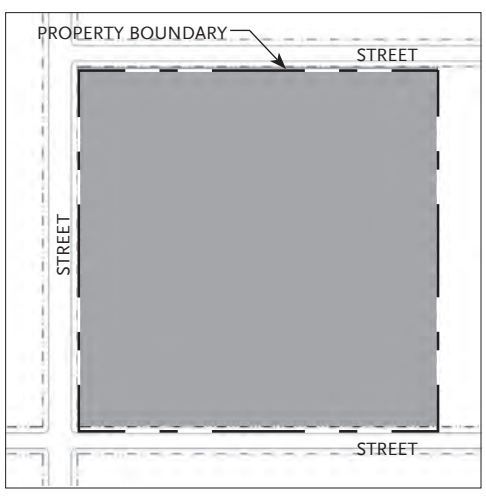
Table 6B: Illustrative Sequence - Applying subdivision standards to achieve pedestrian-scaled buildings

This series of diagrams identifies the sequence of creating and maintaining walkable and multi-modal blocks to be developed in a variety of ways per the provisions of this code. This information illustrates the intent of the subdivision standards combined with the building type standards Sec 41-2020 through 2039 and provides direction on how to generate new blocks with lots that receive pedestrian-scaled buildings.

Illustrative Diagram | **Illustrative Example**

A **Step 1: Existing Site**

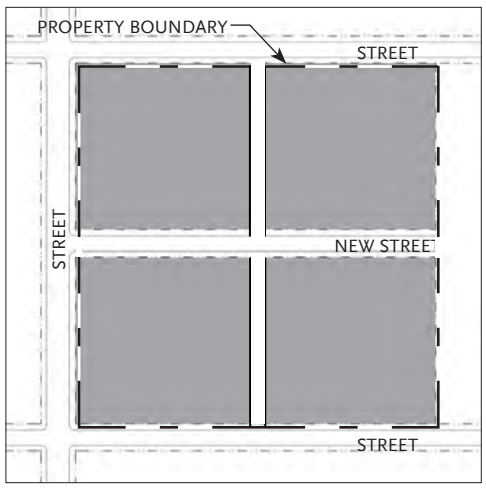
Sites that are not already in compliance with Figure 7.1 (Street Network Plan) shall be subdivided further to create additional blocks per the requirements of Subdivision Guideline) and Street Network Concepts. For sites already in compliance with Figure 7.1 or as adjusted per Section 7.1B, the requirements to introduce streets and alleys do not apply.



B **Step 2: Introduce Streets**

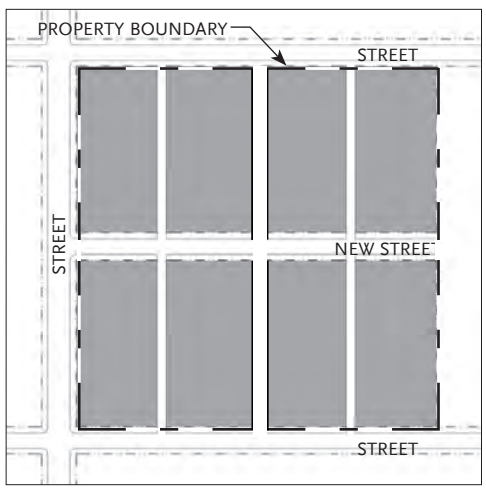
1. Sites being subdivided into additional blocks shall introduce streets from the coneptual street types in the Street Network Concepts and comply with the applicable block-size requirements. Adjustments to the conceptual street network are allowed per the provisions of section 7.1B.

2. The Regulating plan must be adjusted to account for new public r.o.w



C **Step 3: Introduce Alleys**

Vehicular access to blocks and their individual lots is allowed primarily by alley or side street with certain zones allowing primary street vehicular access. The intent is to maintain the integrity and continuity of the streetscape without interruptions such as driveway access. Therefore, unless the lot(s) is encouraged to take access from the street per the Urban Standards For the Zone, or if the lot(s) takes access via a side street, the introduction of rear service thoroughfares such as alleys is required.

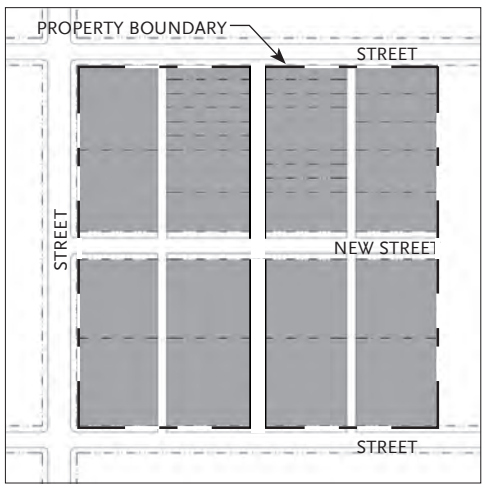


D **Step 4: Introduce Lots**

1. Based on the type(s) of blocks created and the street(s) that they front, lots are introduced on each block to correspond with the selected building type(s) from Section Sec 41-2020 through 2039 . These lots are for the purpose of design and reflect the minimum area needed to effectively design corresponding pedestrian-oriented buildings. The permanence of the lot lines is not required by these standards.

2. A Building Type is identified for each lot.

3. Review applicable Building Type requirements to design buildings.



E **Step 5: Introduce Projects**

Each lot is designed to receive a building per the allowable building types in Sections 41-2020 through 2039 and is arranged to suit the particular organization of buildings desired for each particular block. The allowable building types then are combined with the allowable frontage types to generate a particular neighborhood form and character consistent with the purpose of the Code.

This Page:
This series of diagrams identifies the sequence of creating walkable and multi-modal blocks to be developed in a variety of ways per the provisions of this code. This section also provides direction on how to break down large parcels to receive appropriately scaled buildings.

Street Network Concepts

A. Purpose

This chapter indentifies the various street types deployed to assemble the street network for the plan area. The guidelines of this section work with the subdivision guidelines to:

1. provide the information with which to modify existing streets,

2. provide the information on with which to maintain existing streets that are not proposed to change.

3. produce new, variable blocks and streets,

The diagram at right identifies the conceptual improvements to the existing thoroughfare network for the Specific Plan area.

B. Street Alignment and Adjustments. This chapter establishes the guidelines for interpreting or modifying the alignments of streets as shown Figure 7-1 (Street Network Concepts). Street alignments may be shifted as follows:

1. Lateral Adjustment. Such adjustments and/or the modification of one end point of a street or street segment are allowed provided that:

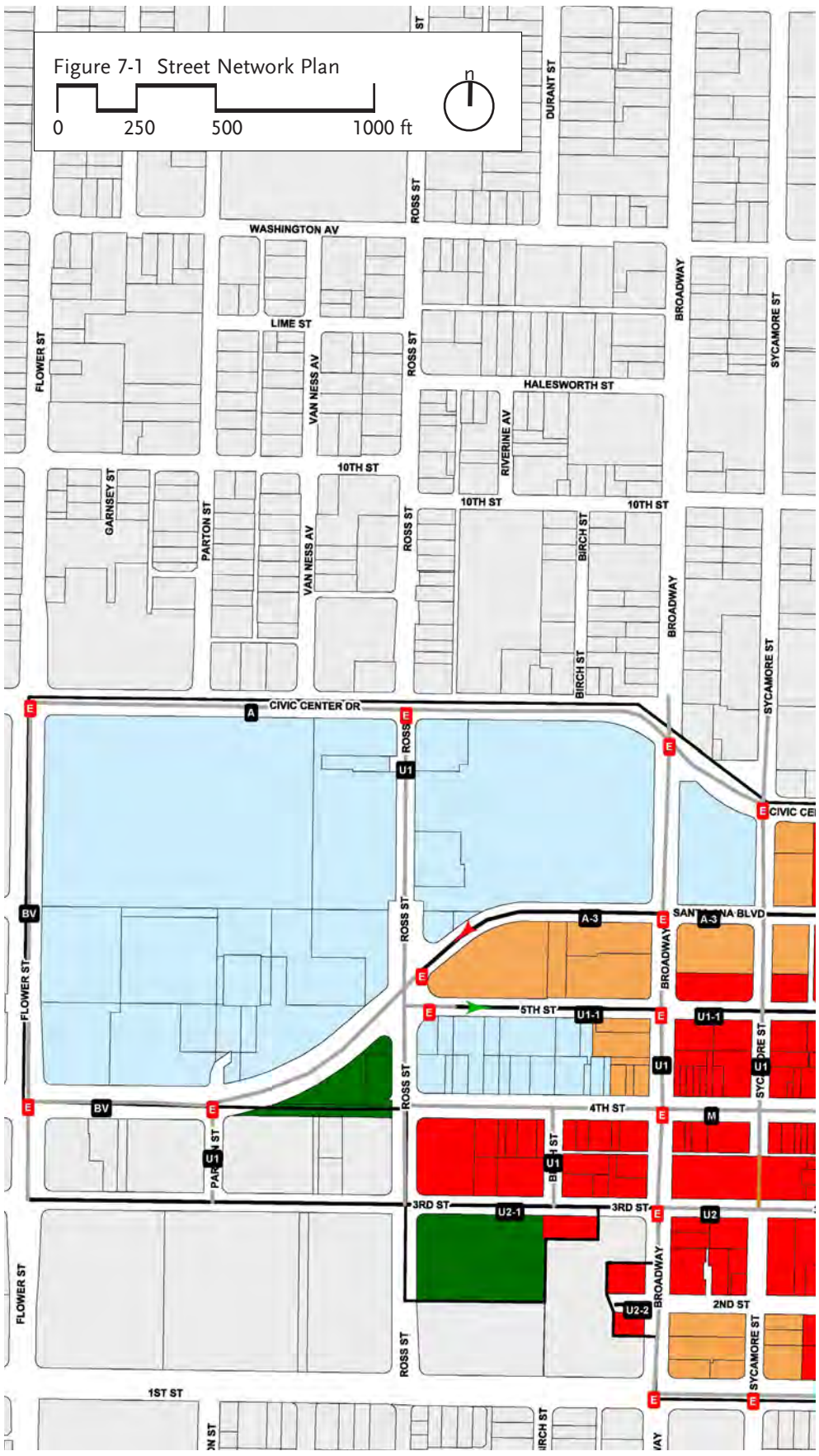
a. The resulting block(s) complies with the requirements of the Subdivision Guidelines.
b. The resulting intersections comply with the city's requirements for intersection alignment;
c. Adjustments less than 2 times the streets' r.o.w. width may be approved administratively;
d. Adjustments in excess of 2 times the street's r.o.w. width require planning commission approval.

2. Additional Streets. Streets may to be added to the network subject to the administrative approval of the City of Santa Ana as follows:

a. That the resulting block(s) comply with the City's requirements of the Subdivision Guidelines;
b. That the additional street(s) is from the conceptual types as identified in Figure 7-1 or a new street type per subsection C below;
c. That the applicable safety requirements are addressed to the satisfaction of the City of Santa Ana.

C. New Street Types. New street types beyond those identified in Figure 7-1 maybe allowed by the City of Santa Ana if the new street is determined by the City of Santa Ana to be generally consistent with one of the allowed types in Table 7A.

D. Future Development. Any future or planned development adjacent or near the railroad right-of-way shall be planned with the safety of the rail corridor in mind. This includes considering pedestrian circulation/destinations with respect to railroad right-of-way.



Street Light Specifications
The examples below represent the allowed types of street lights for the plan area and shall be installed per the applicable Public Works Agency standards.

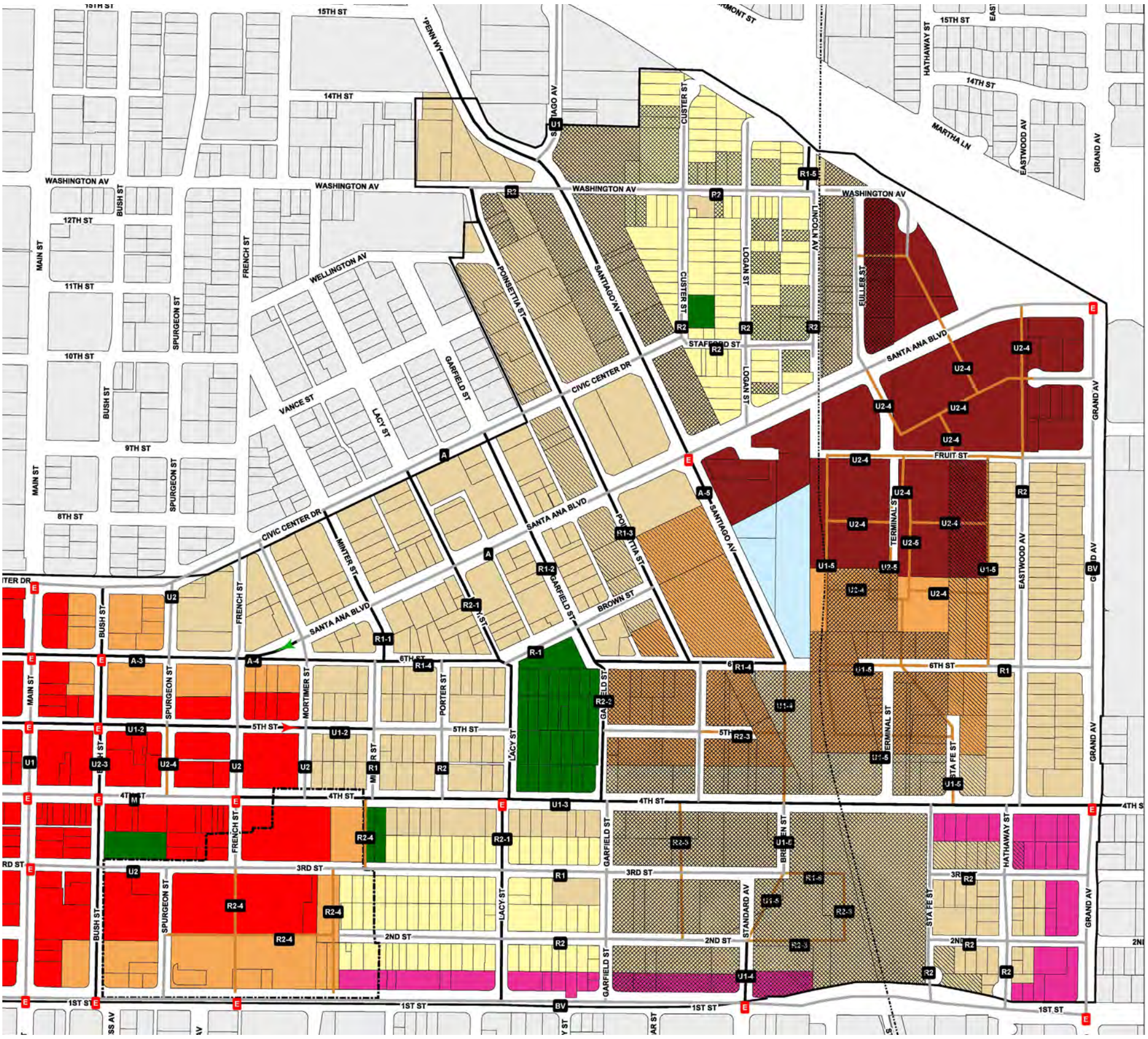
City of Santa Ana Standard Plan 1126 'I'
14' - 6" height to center of lamp
refer to City specifications for details

City of Santa Ana Standard Plan 1126 'A'
18' - 0" height to center of lamp
refer to City specifications for details

Waste Can
Type: RS-12, 36 gallons (Victor Stanley) or equal as approved by City PBA and PWA.

Bench
Type: CR-138, 4 feet long (Victor Stanley) or equal as approved by

Street Furniture
The above represent the allowed types of street furniture for the Plan area.



Key

Condition/Direction	R.O.W.	Design Speed [1]
Existing - remain	Varies	Varies
Existing - remove	Varies	Varies
Existing - revise	Varies	Varies
New	Varies	Varies
Begin 1-way	Varies	Varies
End 1-way	Varies	Varies

Left: The Circulation Element identifies five types of streets/highways for the City-wide circulation system. Within the Plan area, three types exist: Major Arterials, Primary Arterials, and Secondary Arterials. Local streets occur within each of these types and comprise the balance of the network.

The existing circulation system and pattern of blocks is shown with the direction for implementing the three types of arterials within the Plan area.

Above: The circulation system with the planned improvements and connections to both implement the Circulation Element and respond to the needs and desired contexts throughout the plan area.

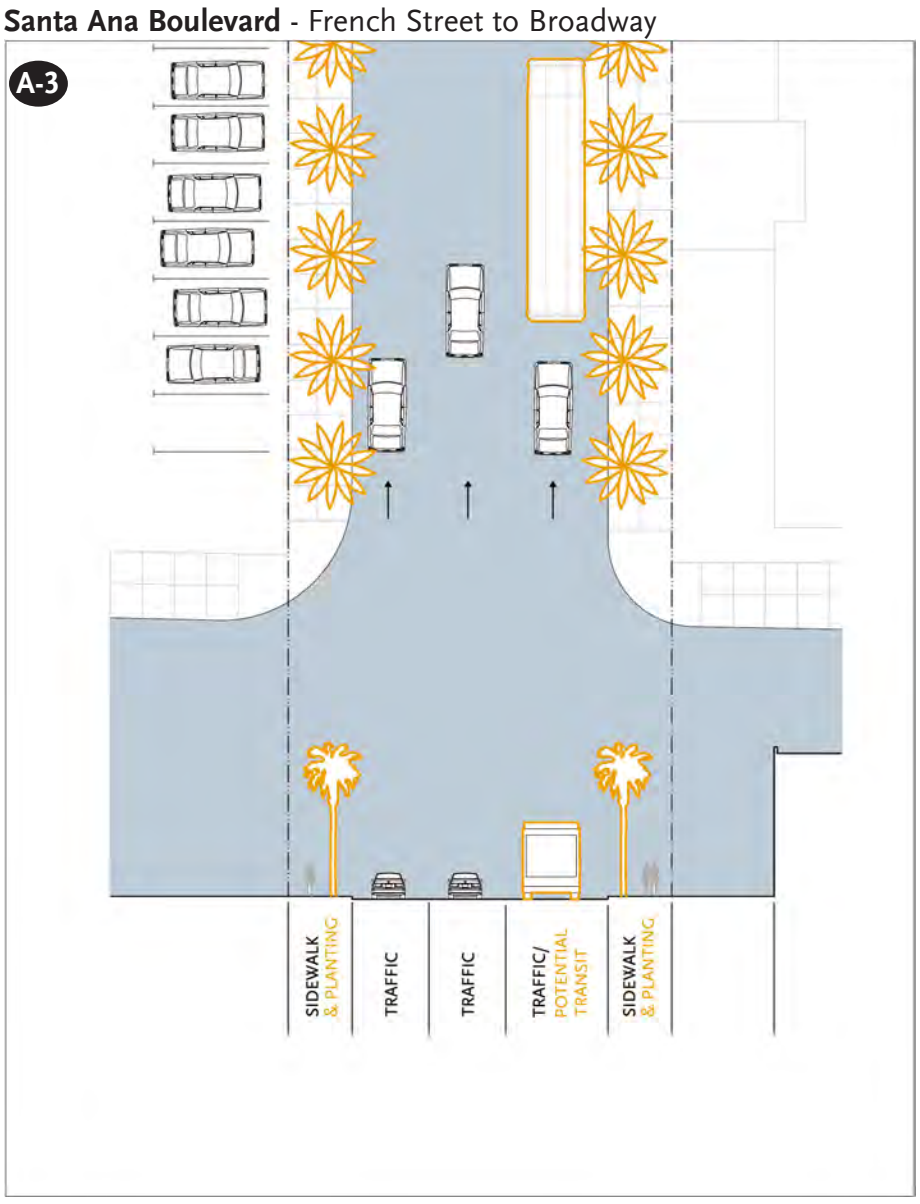
Right: The list of street types to be used in the plan area and their cross-reference to the Circulation Element.

Key

Circulation Element Reference	Code	Street Type [2]	R.O.W.
Major Arterial [1]	BV	Boulevard	Varies
Major & Primary Arterial [1]	A	Avenue	Varies
Local Street	M	Main Street	Varies
Primary & Secondary Arterial [1]	U1	Urban Street 1	Varies
Local Street	U2	Urban Street 2	Varies
Local Street	R1	Residential Street 1	Varies
Local Street	R2	Residential Street 2	Varies
	AL	Alley / Driveway	20'
	P	Paseo (conceptual)	Varies
	N	New Traffic Signal	
	E	Existing Traffic Signal	
	BV-1	← Section Number Street Type	

[1] As identified in the Circulation Element of the Santa Ana General Plan
[2] Refer to Table 7A for guidelines regarding specific streets

Santa Ana Boulevard - French Street to Broadway



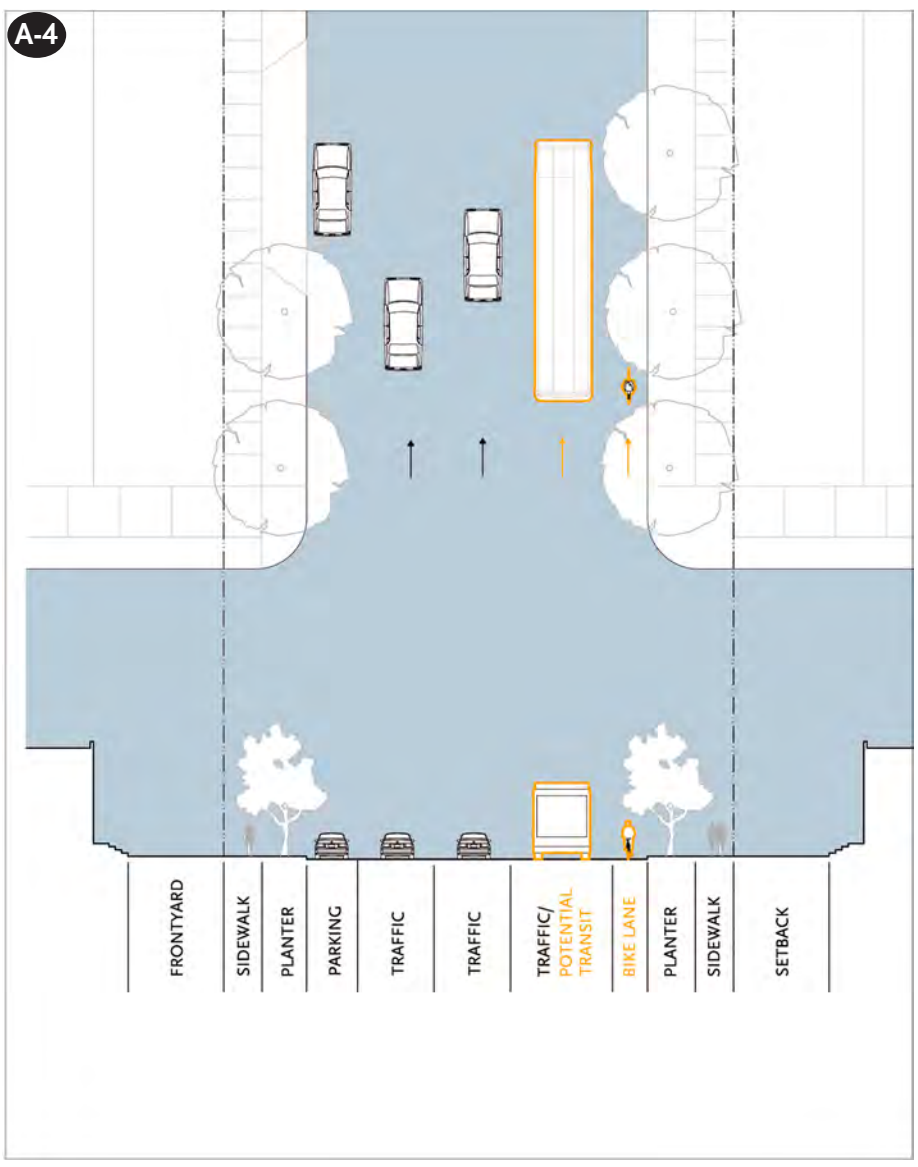
Plan / Section Diagram

Existing condition

MOVEMENT ..... free
MEDIAN..... none
TRAFFIC LANES/POTENTIAL TRANSIT ..... 2+1; one way (westbound)
PARKING ..... one side

Santa Ana Blvd. from French to Broadway would be experienced as a moderately paced, free moving one-way arterial characterized by tall palm trees in tree wells along wide sidewalks. Streetlights poles would be at pedestrian scale. Street furniture, such as streetlights, benches, waste receptacles and periodical racks would be in a style complimentary to the overall streetscape. Parking would be provided on one side of the street. The street could accommodate multiple modes of transportation choices, which could include a fixed guideway, such as a streetcar, buses, automobiles and bicycles.

Santa Ana Boulevard - French Street to Mortimer Street



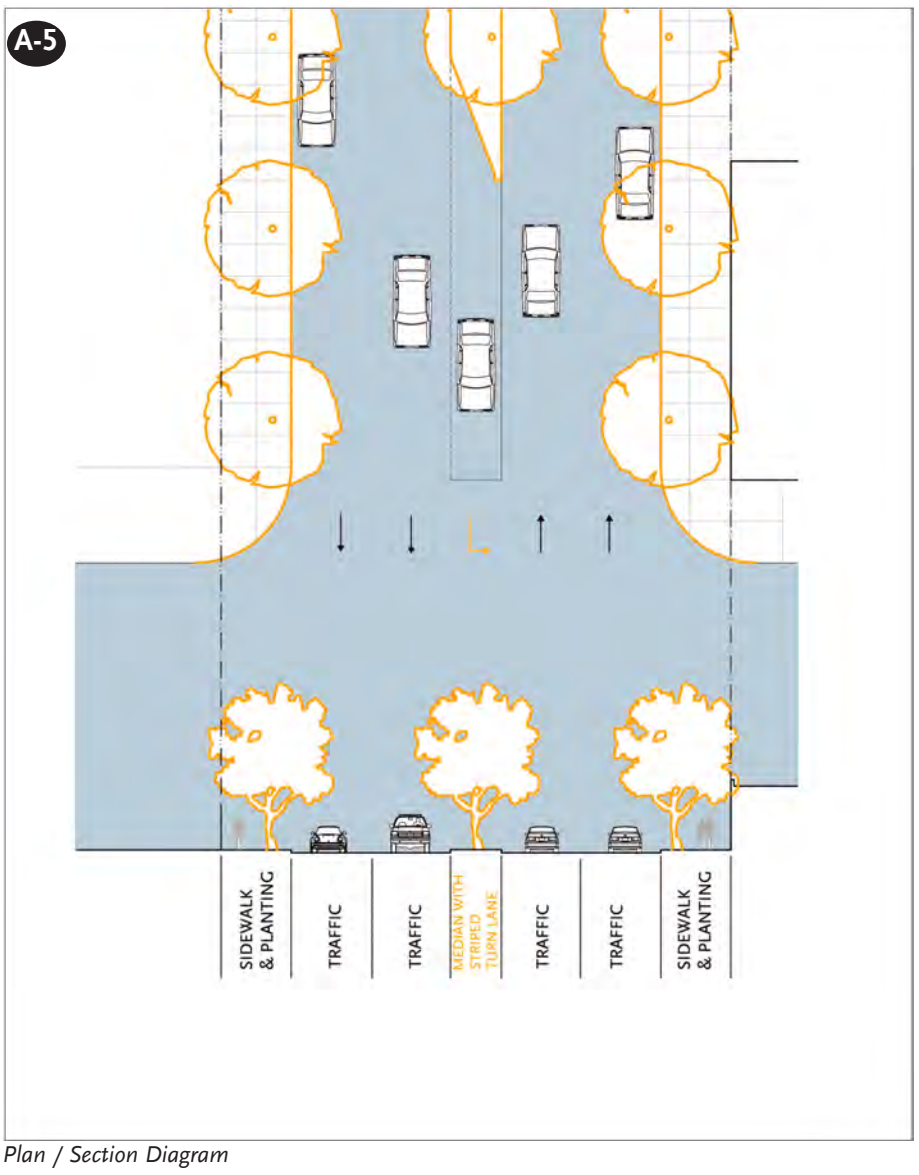
Plan / Section Diagram

Existing condition

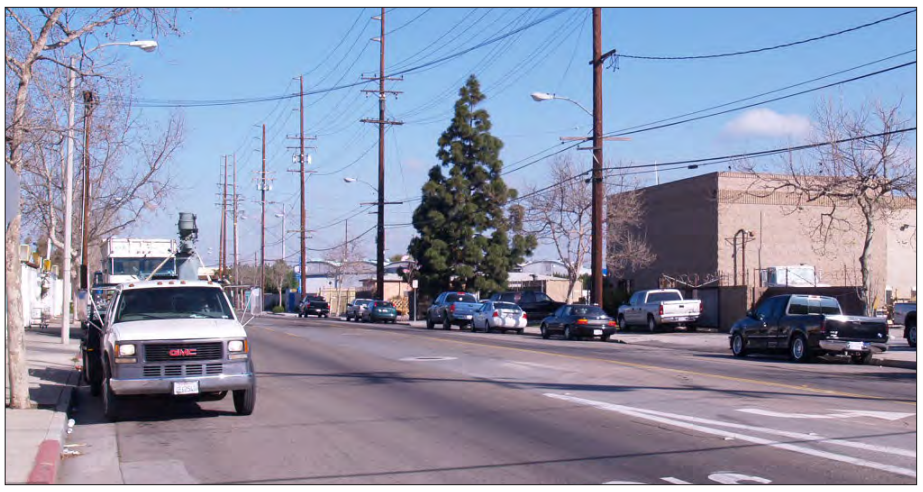
MOVEMENT ..... free
MEDIAN ..... none
TRAFFIC LANES/POTENTIAL TRANSIT..... 2+1
BIKE LANES TO BE STUDIED AS PART OF FIXED GUIDEWAY.
PARKING ..... one side

Santa Ana Blvd. from French to Mortimer would be experienced as a moderately paced, free moving arterial characterized by canopy trees in continuous planters visually separating the vehicular traffic from the pedestrian traffic on sidewalks. Streetlights poles would be at pedestrian scale. Street furniture, such as streetlights, benches, waste receptacles and periodical racks would be in a style complimentary to the overall streetscape. Parking would be provided on one or both sides of the street. The street could accommodate multiple modes of transportation choices, which could include a fixed guideway, such as a streetcar, buses, automobiles and bicycles.

Santiago Avenue



Plan / Section Diagram

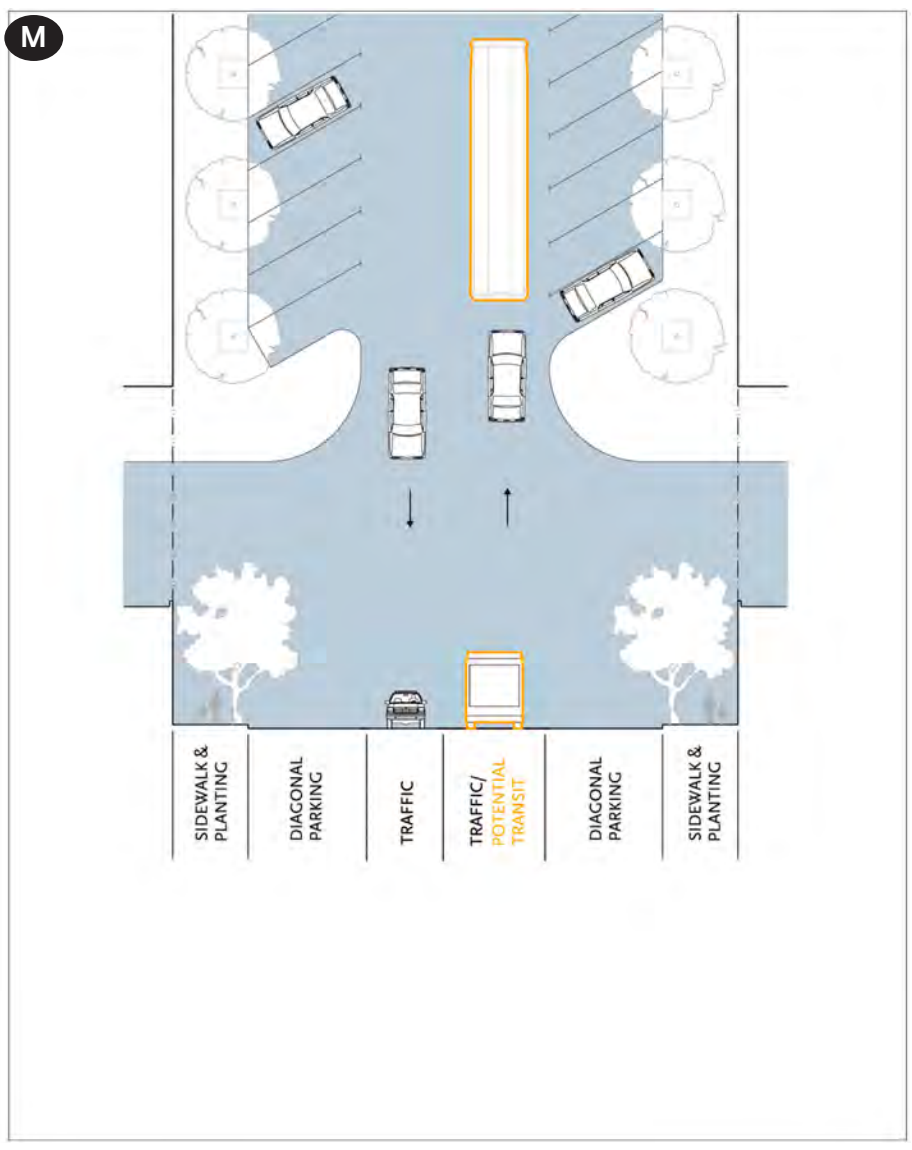


Existing condition

MOVEMENT ..... free
MEDIAN..... 10'; planted with striped turn lane
TRAFFIC LANES ..... 4; 2 each way
PARKING ..... none

Santiago Avenue from Washington to 6th would be experienced as a moderately paced, free moving arterial characterized by canopy trees in tree wells along wide sidewalks. A new landscaped median could be installed. Streetlight poles would be at pedestrian scale. Street furniture, such as streetlights, benches, waste receptacles and periodical racks would be in a style complimentary to the overall streetscape. Parking and bike lanes could be provided on one or both sides of the street, depending on future studies and MPAH compliance.

Fourth (Main) Street



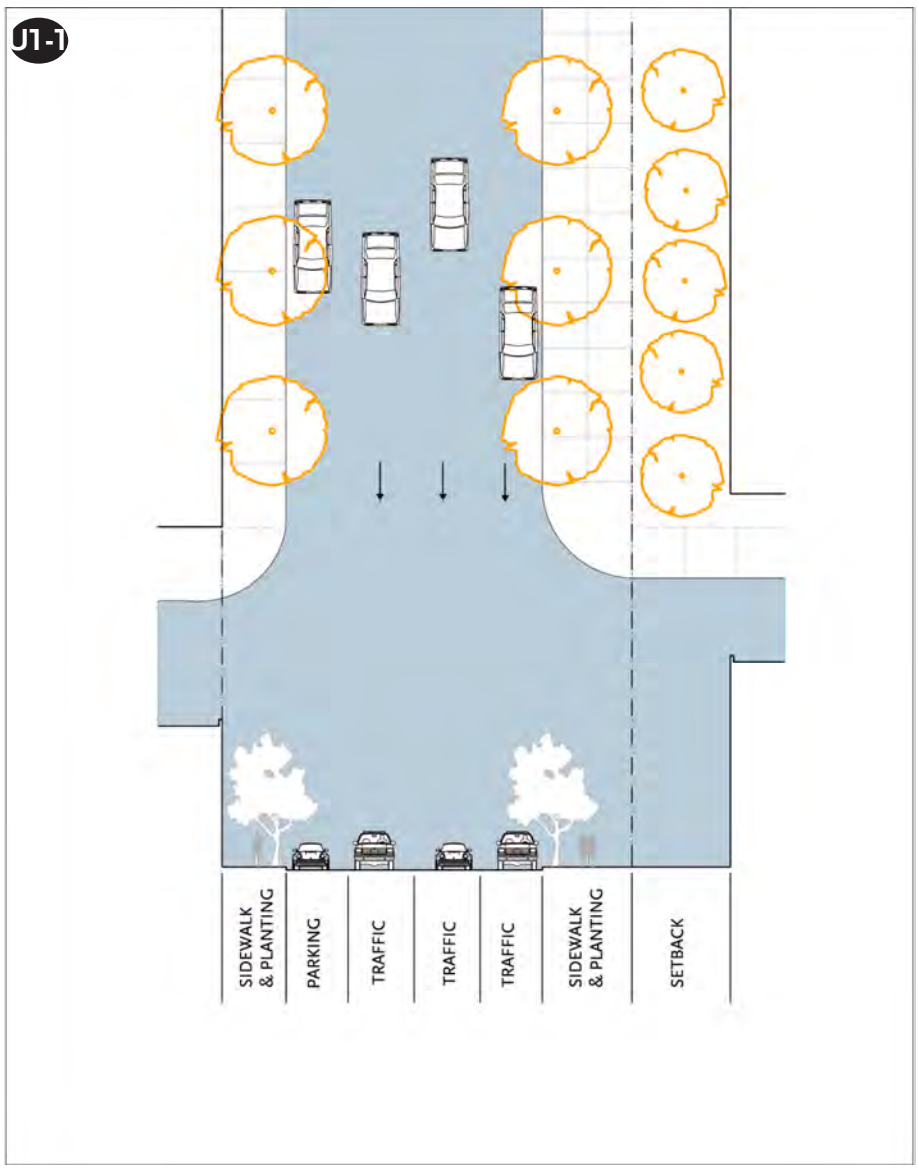
Plan / Section Diagram

Existing condition

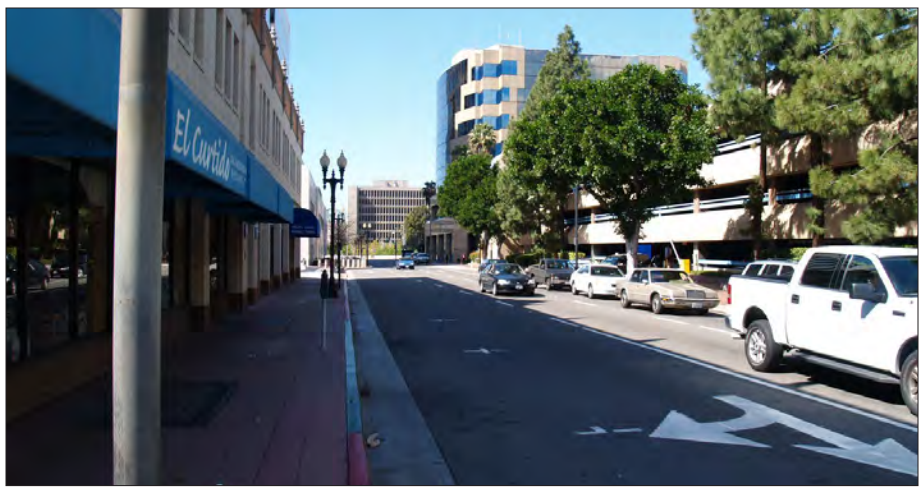
TYPE..... main street
MOVEMENT..... slow
MEDIAN ..... none
TRAFFIC LANES ..... 1 each way
PARKING ..... both sides, diagonal

Fourth Street from Ross to French would be experienced as a slow paced, slow moving street with intense and mixed-use streetscape. Tall and narrow trees in tree wells are located along wide sidewalks that could accommodate commercial outdoor activity, such as outdoor dining as well as active pedestrian circulation. Streetlights poles would be at pedestrian scale. Street furniture, such as streetlights, benches, waste receptacles, bike and periodical racks would be in a style complimentary to the overall streetscape. The street could accommodate a variety of on-street parking options in concert with a multi-modal transit design, which could include a fixed guideway, such as a streetcar, buses, automobiles and bicycles.

Fifth Street - Broadway to Main Street



Plan / Section Diagram

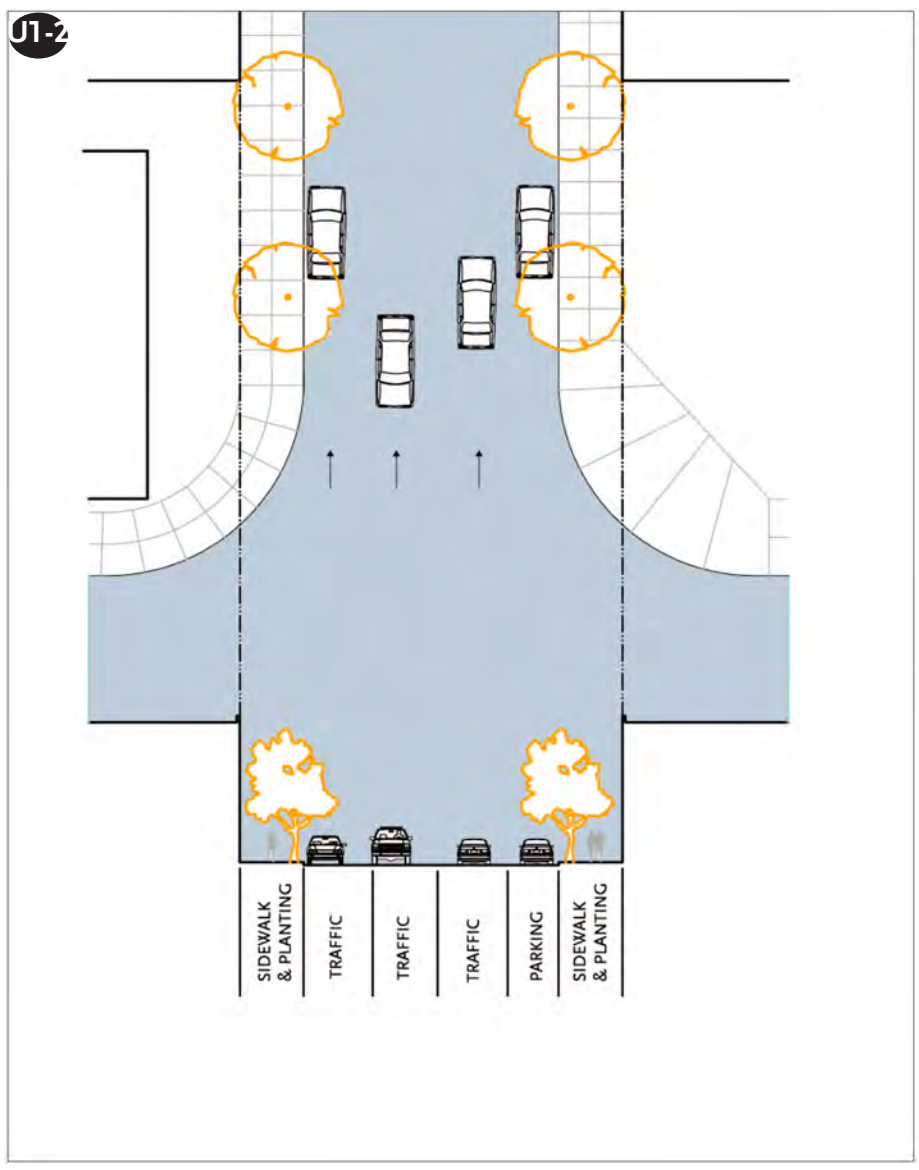


Existing condition

MOVEMENT..... free
MEDIAN ..... none
TRAFFIC LANES ..... 3; one way
PARKING ..... one side

Fifth Street from Broadway to Main Street would be experienced as a moderately slow paced, free moving urban street characterized by canopy trees in tree wells along wide sidewalks that could accommodate an intense and mixed-use streetscape. Streetlights poles would be at pedestrian scale. Street furniture, such as streetlights, benches, waste receptacles and periodical racks would be in a style complimentary to the overall streetscape. Parking would be provided on one side of the street depending on the locally preferred alternative for the fixed guideway. The street could accommodate multiple modes of transportation choices, which could include buses, automobiles and bicycles.

Fifth Street - Main Street to Minter Street



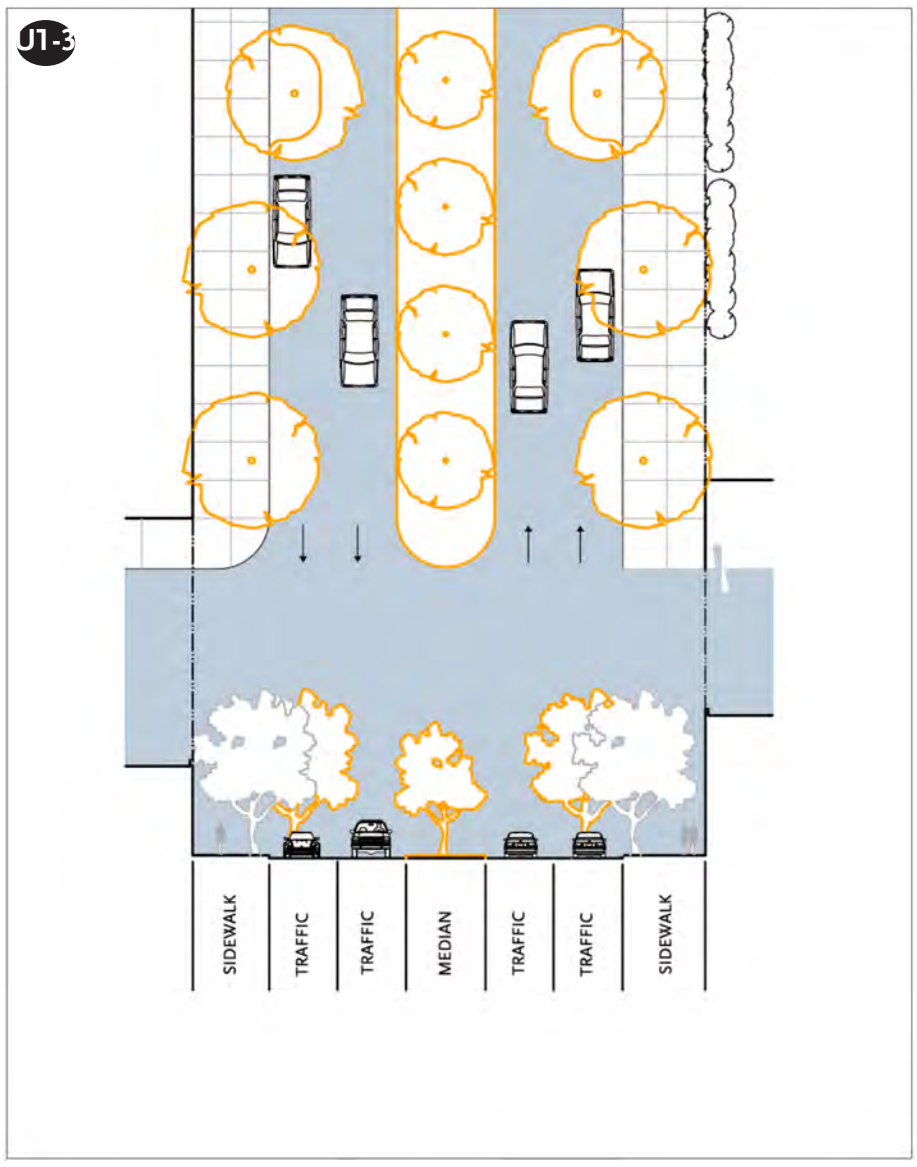
Plan / Section Diagram

Existing condition

MOVEMENT..... free
MEDIAN ..... none
TRAFFIC LANES 3, 1-way
PARKING ..... one side

Fifth Street from Main to Minter Street would be experienced as a moderately slow paced, free moving urban street characterized by canopy trees in tree wells along wide sidewalks that could accommodate an intense and mixed-use streetscape. Streetlights poles would be at pedestrian scale. Street furniture, such as streetlights, benches, waste receptacles and periodical racks would in a style complimentary to the overall streetscape. Parking would be provided on one side of the street depending on the locally preferred alternative for the fixed guideway. The street could accommodate multiple modes of transportation choices, which could include buses, automobiles and bicycles.

Fourth Street - French Street to Grand Avenue



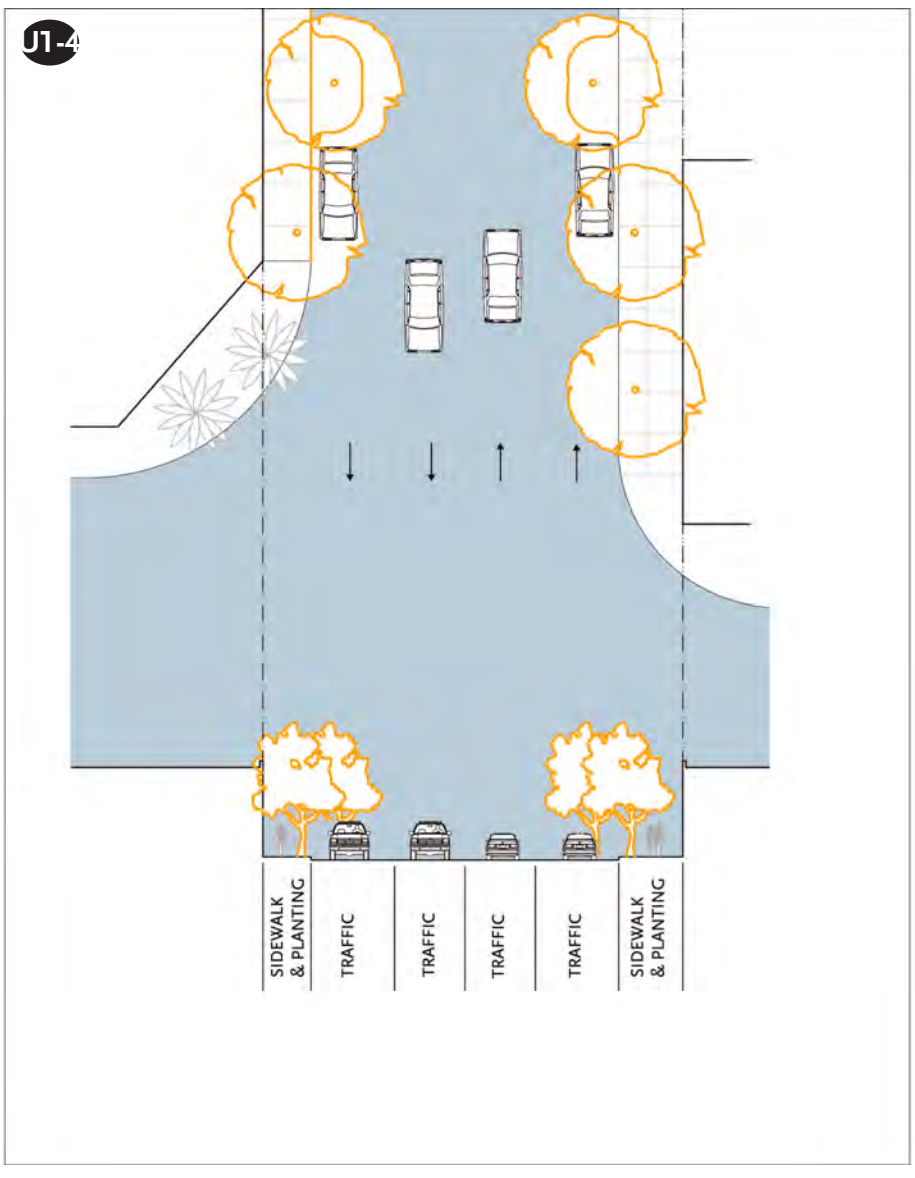
Plan / Section Diagram

Existing condition

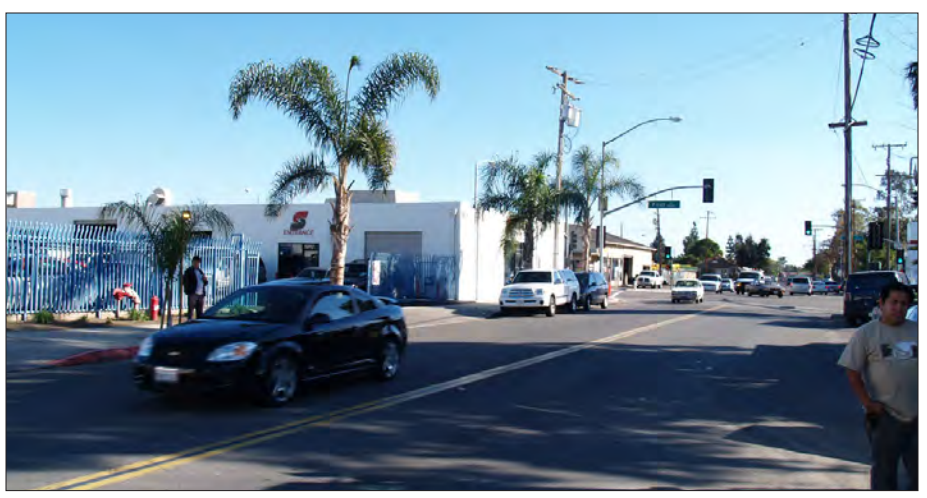
MOVEMENT ..... free
MEDIAN..... Lanscaped
TRAFFIC LANES ..... 4; 2 each way
PARKING ..... none

Fourth Street from French Street to Grand Avenue would be experienced as a moderately paced, free moving secondary arterial characterized by canopy trees in tree wells along wide sidewalks. A new landscaped median could be installed. Streetlight poles would be at pedestrian scale. Street furniture, such as streetlights, benches, waste receptacles and periodical racks would in a style complimentary to the overall streetscape. Parking would be provided on both sides of the street depending on the locally preferred alternative for the fixed guideway and compliance with MPAH.

Standard Street



Plan / Section Diagram

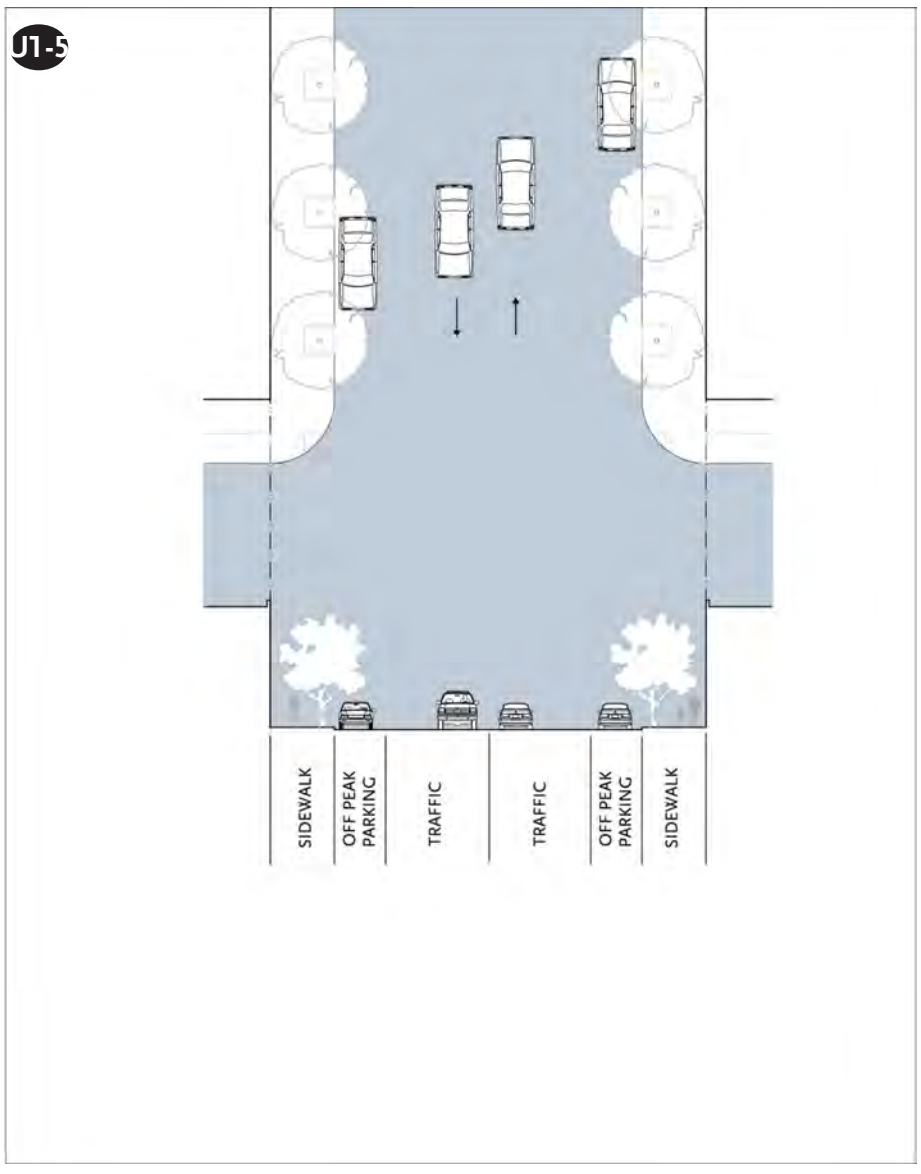


Existing condition

MOVEMENT..... free
MEDIAN ..... none
TRAFFIC LANES ..... 2; 1 each way
PARKING ..... none

Standard Street from Fourth to Sixth Street would be experienced as a moderately free moving arterial street characterized by canopy trees in tree wells along wide sidewalks that could accommodate an intense and mixed-use streetscape. Streetlights poles would be at pedestrian scale. Street furniture, such as streetlights, benches, waste receptacles and periodical racks would in a style complimentary to the overall streetscape. Parking may need to be eliminated on one or both sides of the street.

Urban Street 1



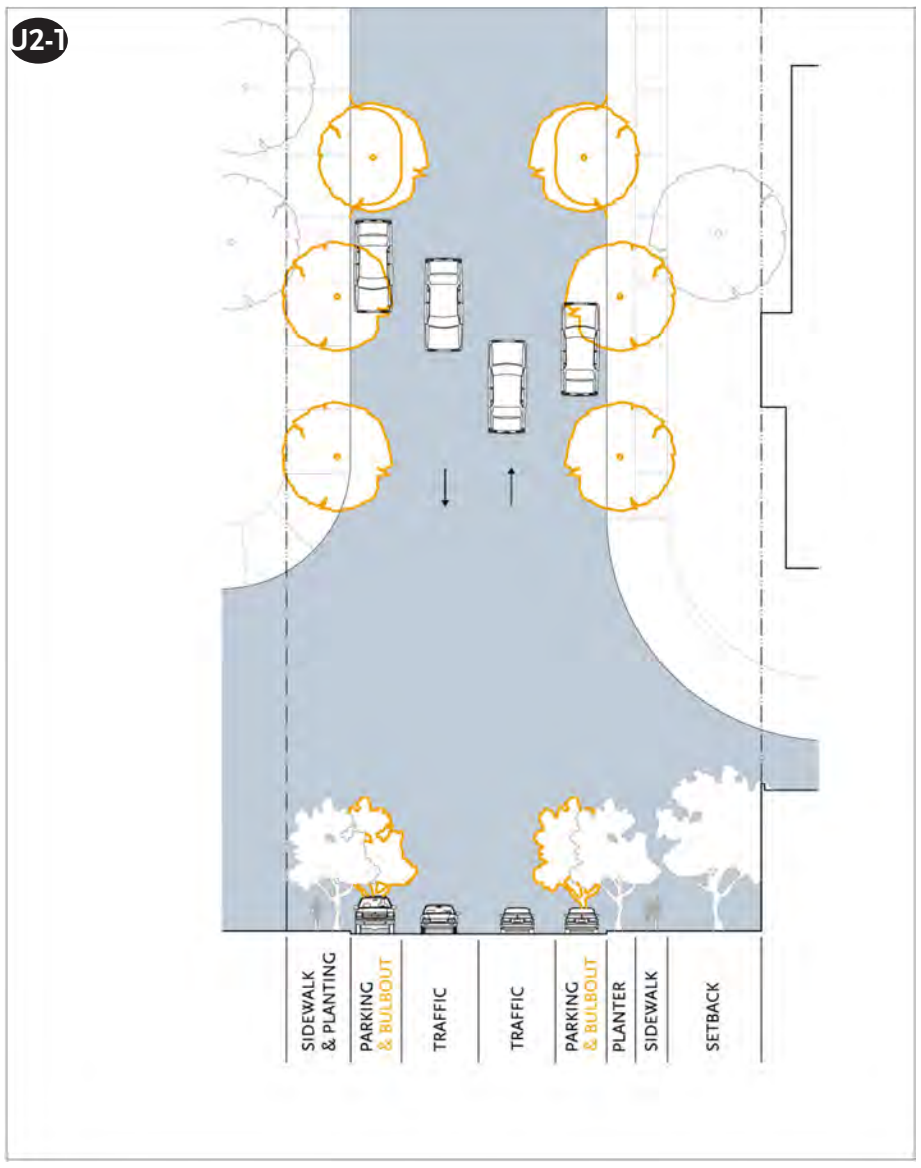
Plan / Section Diagram

Example

MOVEMENT..... free
MEDIAN ..... none
TRAFFIC LANES ..... 2; 1 each way
BIKE LANES..... 2; 1 each way
PARKING ..... both sides, parallel

The Urban Street 1 type would be experienced as a moderately slow paced, free moving urban street characterized by canopy trees in tree wells along wide sidewalks. Streetlights poles would be at pedestrian scale. Street furniture, such as streetlights, benches, waste receptacles and periodical racks would in a style complimentary to the overall streetscape. Parking would be provided on both sides of the street.

Third Street - Ross Street to Broadway



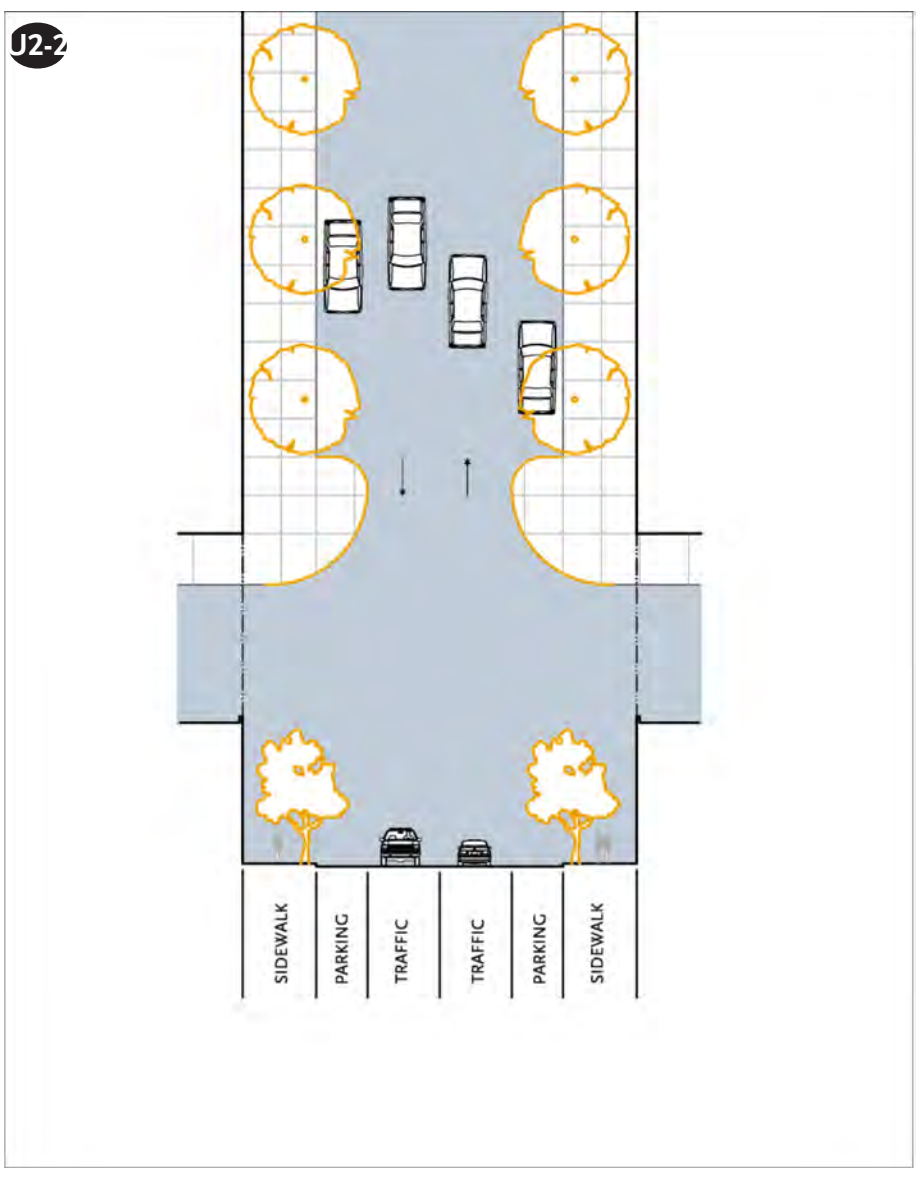
Plan / Section Diagram

Existing condition

MOVEMENT ..... free
MEDIAN ..... none
TRAFFIC LANES ..... 2, 1 each way
BULBOUTS..... mid-block - 250' spacing
MEDIAN..... none
PARKING ..... both sides

Third Street from Ross Street to Broadway would be experienced as a slow paced, slow moving urban street characterized by canopy trees in tree wells along wide sidewalks. Streetlights poles would be at pedestrian scale. Street furniture, such as streetlights, benches, waste receptacles and periodical racks would in a style complimentary to the overall streetscape. Parking lanes would be provided on both sides of the street.

Second Street- West of Broadway



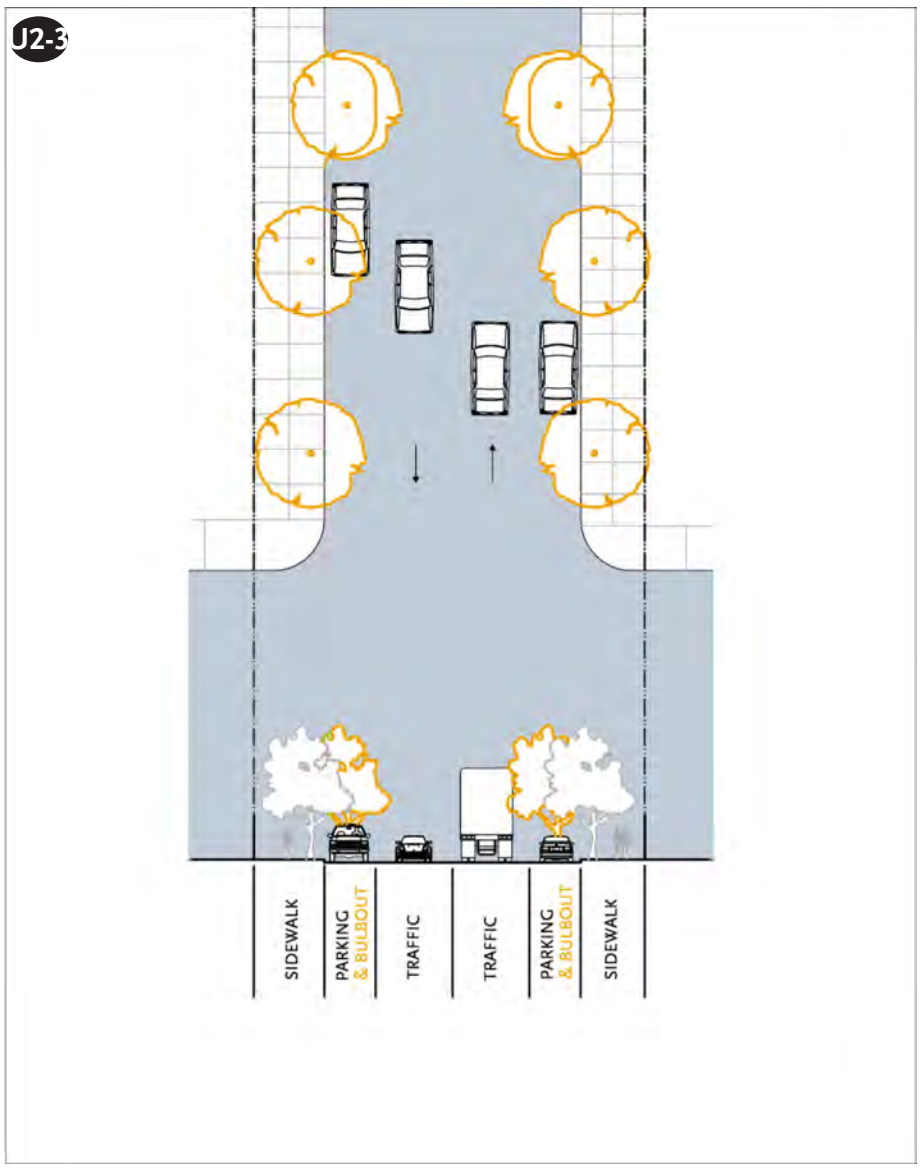
Plan / Section Diagram

Existing condition

MOVEMENT..... slow
MEDIAN ..... none
TRAFFIC LANES ..... 2; 1 each way
BULBOUTS..... end of block
PARKING ..... both sides

Second Street, west of Broadway would be experienced as a slow paced, slow moving urban street characterized by canopy trees in tree wells along wide sidewalks. Streetlights poles would be at pedestrian scale. Street furniture, such as streetlights, benches, waste receptacles and periodical racks would in a style complimentary to the overall streetscape. Parking lanes and bulbouts at the end of the block would be provided on both sides of the street.

Bush Street



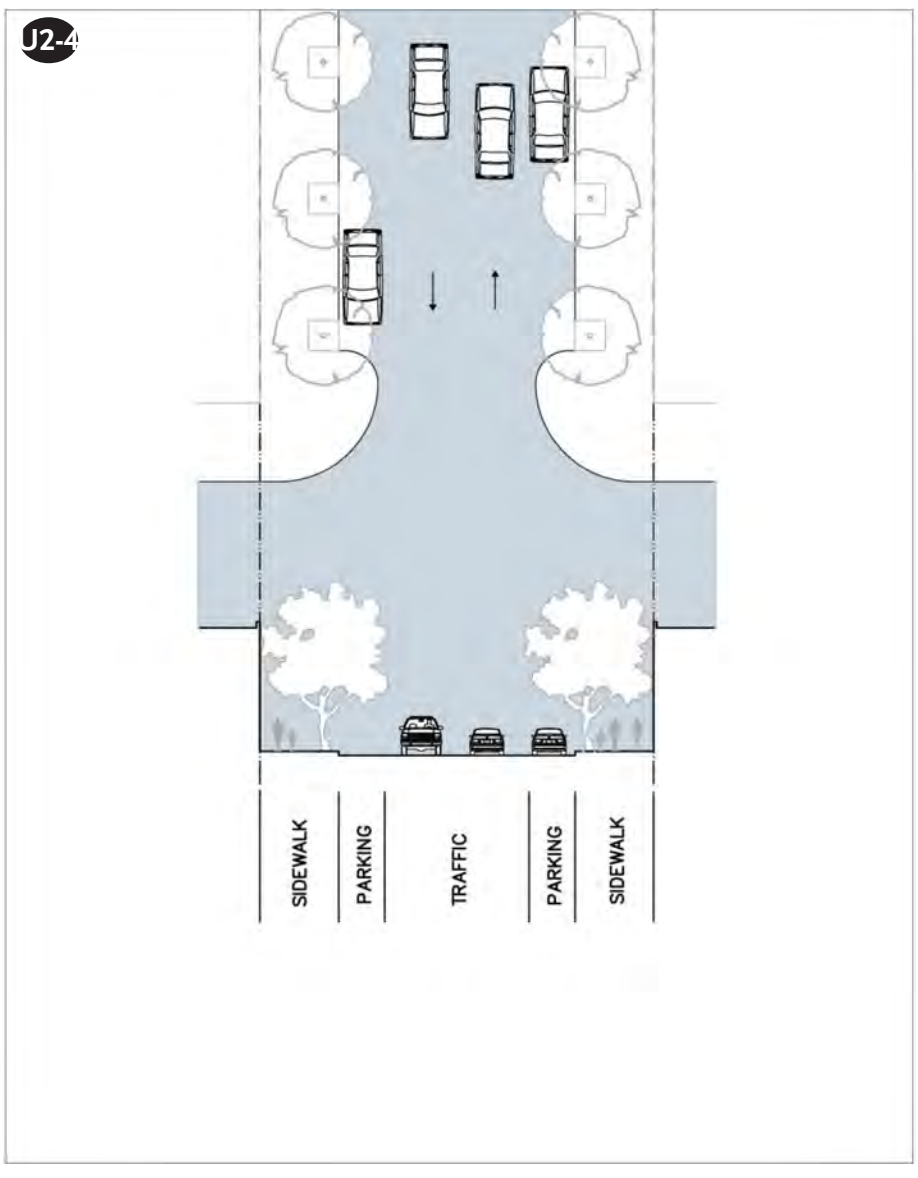
Plan / Section Diagram

Existing condition

MOVEMENT.....	slow
MEDIAN	none
TRAFFIC LANES	2; 1 each way
BULBOUTS.....	mid-block - 250' spacing
PARKING	both sides

Bush Street would be experienced as a slow paced, slow moving urban street characterized by canopy trees in tree wells along wide sidewalks. Streetlights poles would be at pedestrian scale. Street furniture, such as streetlights, benches, waste receptacles and periodical racks would in a style complimentary to the overall streetscape. Parking lanes would be provided on both sides of the street as needed.

Urban Street 2



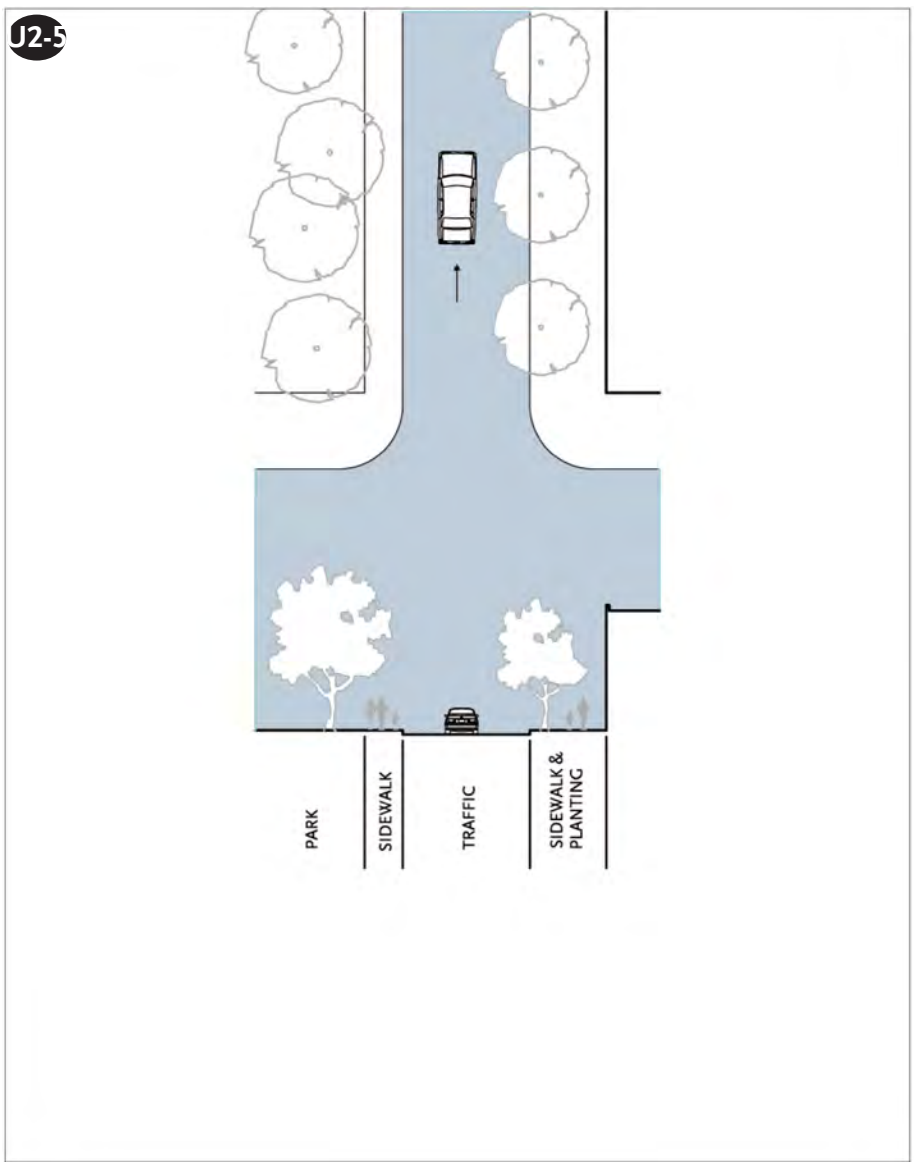
Plan / Section Diagram

Example

MOVEMENT.....	slow
MEDIAN	none
TRAFFIC LANES	2, 1 each way
PARKING	both sides, parallel

The Urban Street 2 type would be experienced as a slow paced, slow moving narrow urban street characterized by canopy trees in tree wells along wide sidewalks. Streetlights poles would be at pedestrian scale. Street furniture, such as streetlights, benches, waste receptacles and periodical racks would in a style complimentary to the overall streetscape. Parking would be provided on both sides of the street.

Urban Street 2 - One Way



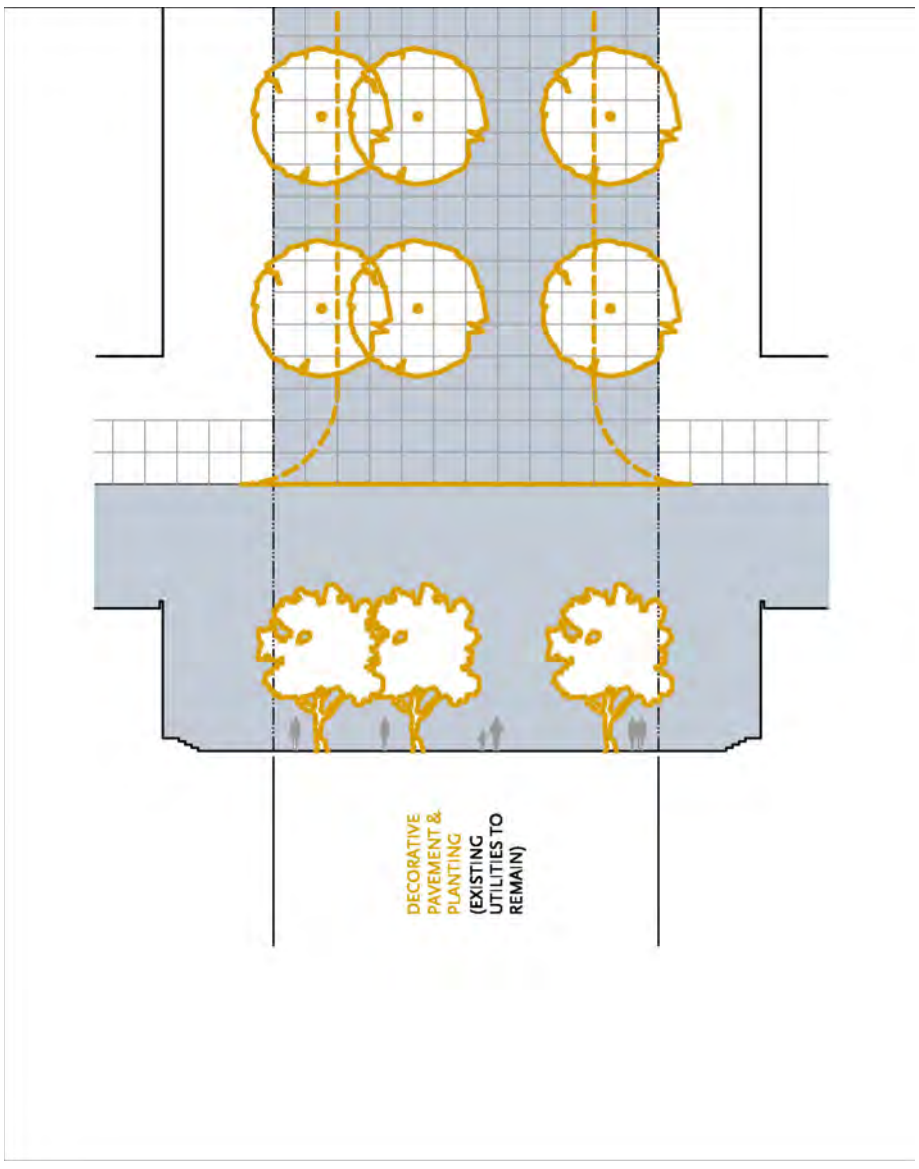
Plan / Section Diagram

Example

MOVEMENT..... slow
MEDIAN ..... none
TRAFFIC LANES ..... 1; 1 way
PARKING ..... none

The one-way Urban Street 2 would be experienced as a slow paced, slow moving narrow urban street adjacent to a linear open space. This street type is characterized by canopy trees in tree wells along a wide sidewalk on one side and a linear park on the other side of the street. Streetlights poles would be at pedestrian scale. Street furniture, such as streetlights, benches, waste receptacles and periodical and bike racks would in a style complimentary to the overall streetscape.

Paseo



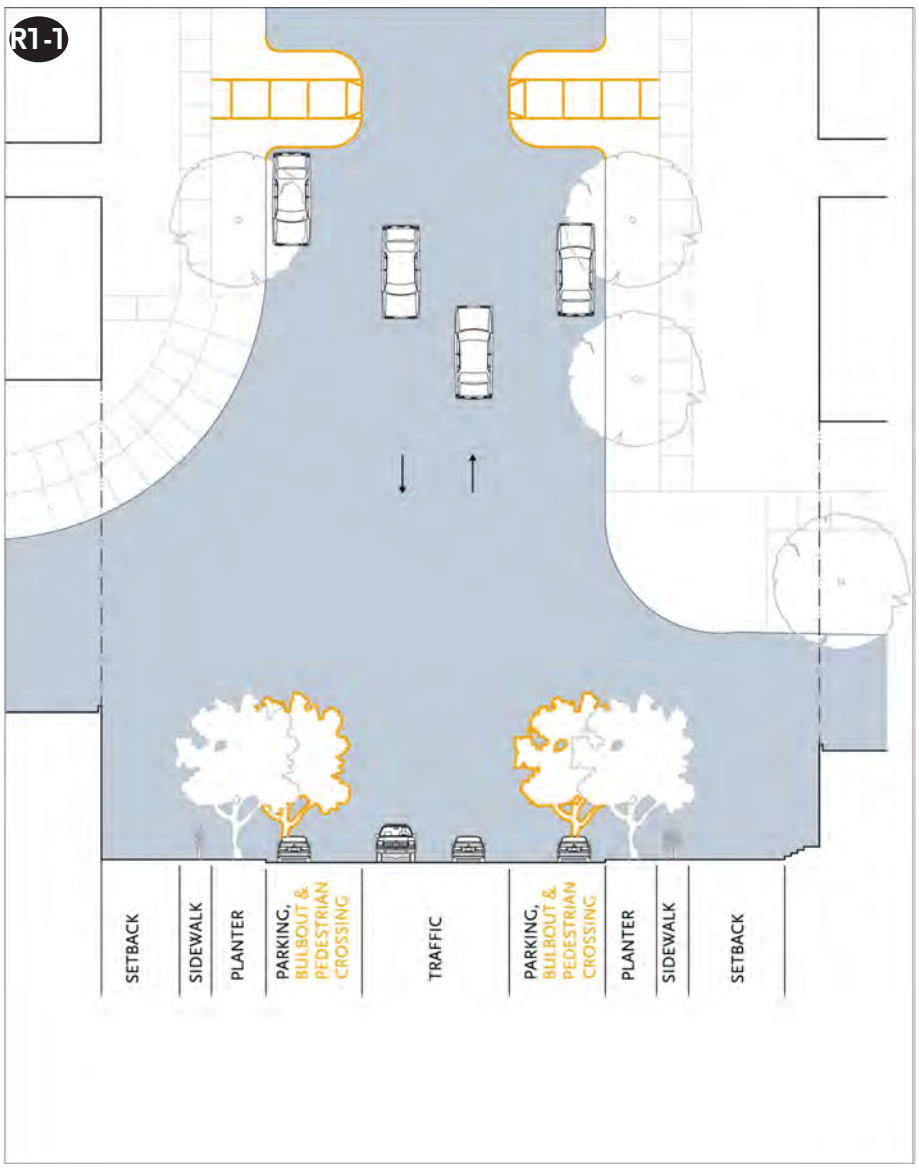
Plan / Section Diagram

Example

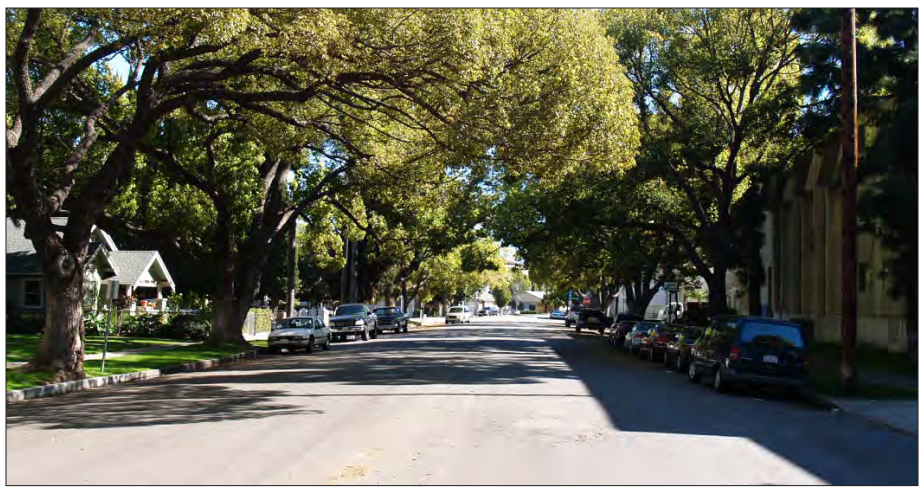
MOVEMENT..... n/a
MEDIAN ..... n/a
TRAFFIC LANES ..... n/a
PARKING ..... n/a

Any street closure is contrary to the to City's goal of providing a highly connected, multimodal circulation network, with a fine grain created by relatively small blocks. However, within the Specific Plan area, there are some streets that restrict or do not accommodate vehicular traffic. Paseos are experienced as public places designed for walking or bicycling bordered by intense urban activity, which may include outdoor dining activity.

Minter Street



Plan / Section Diagram

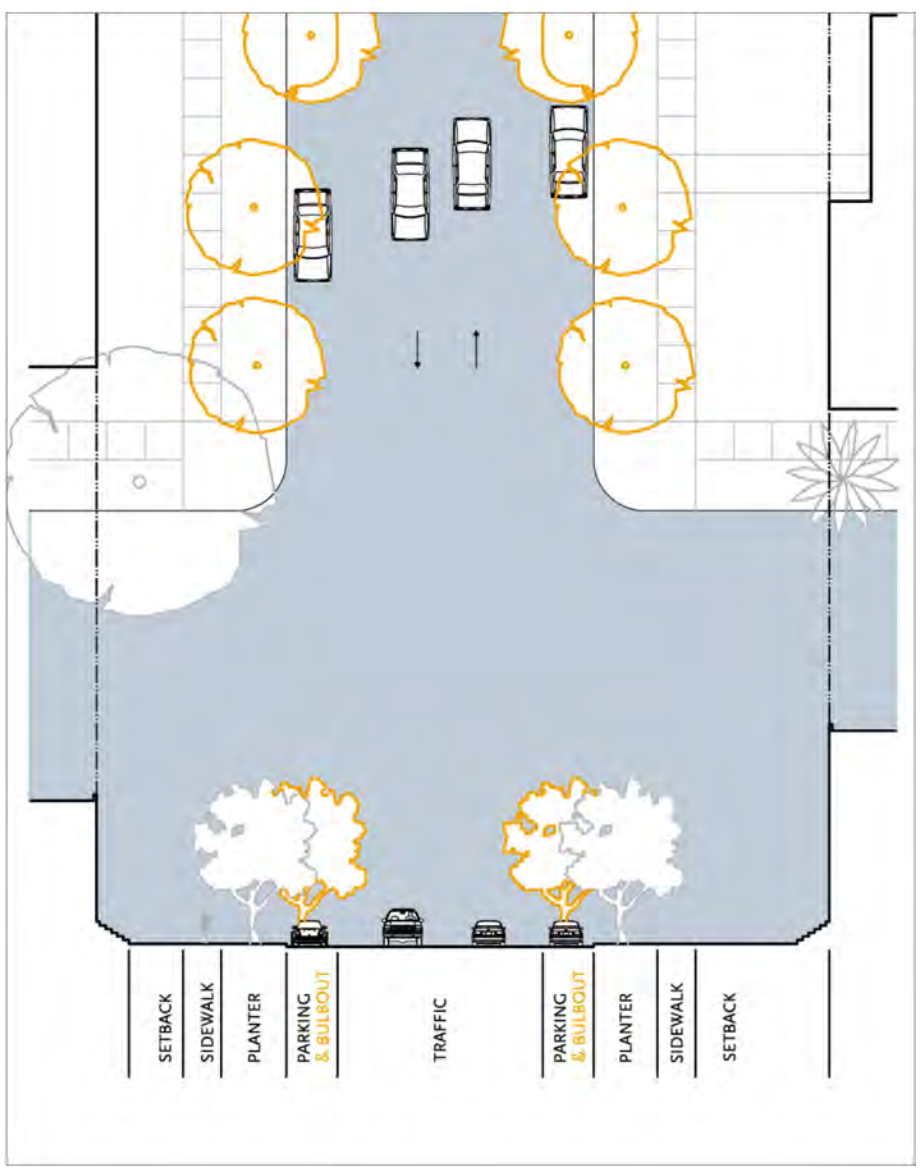


Existing condition

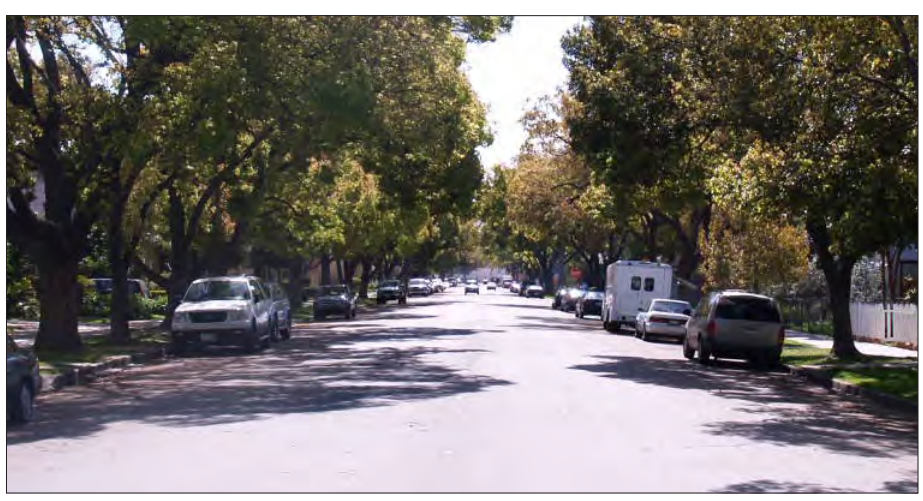
MOVEMENT.....	free
MEDIAN	none
TRAFFIC LANES	2; 1 each way
BULBOUTS.....	mid-block - 250' spacing
PARKING	both sides

Minter Street would be experienced as a moderately slow paced, free moving residential street characterized by canopy trees in continuous planters, visually separating the vehicular traffic from the pedestrian traffic on sidewalks. Streetlights poles would be at pedestrian scale and in a style complimentary to the overall streetscape. Parking would be provided on both sides of the street. Bulbouts may be installed midblock as needed.

Garfield Street



Plan / Section Diagram

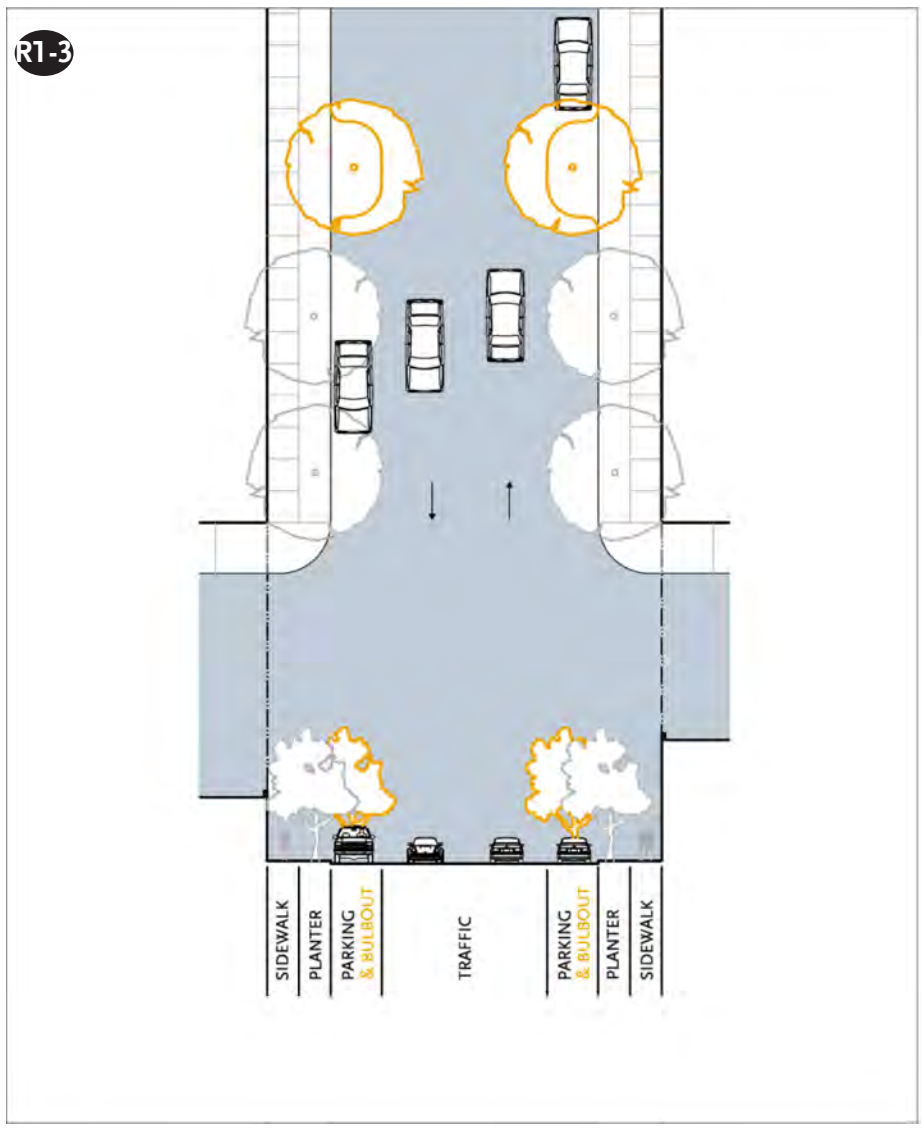


Existing condition

MOVEMENT.....	slow
MEDIAN	none
TRAFFIC LANES	2; 1 each way
BULBOUTS.....	mid-block - 250' spacing
PARKING	both sides

Garfield Street would be experienced as a slow paced, slow moving residential street characterized by canopy trees in continuous planters, visually separating the vehicular traffic from the pedestrian traffic on sidewalks. Streetlights poles would be at pedestrian scale and in a style complimentary to the overall streetscape. Parking would be provided on both sides of the street. Bulbouts may be installed midblock as needed.

Poinsettia Street



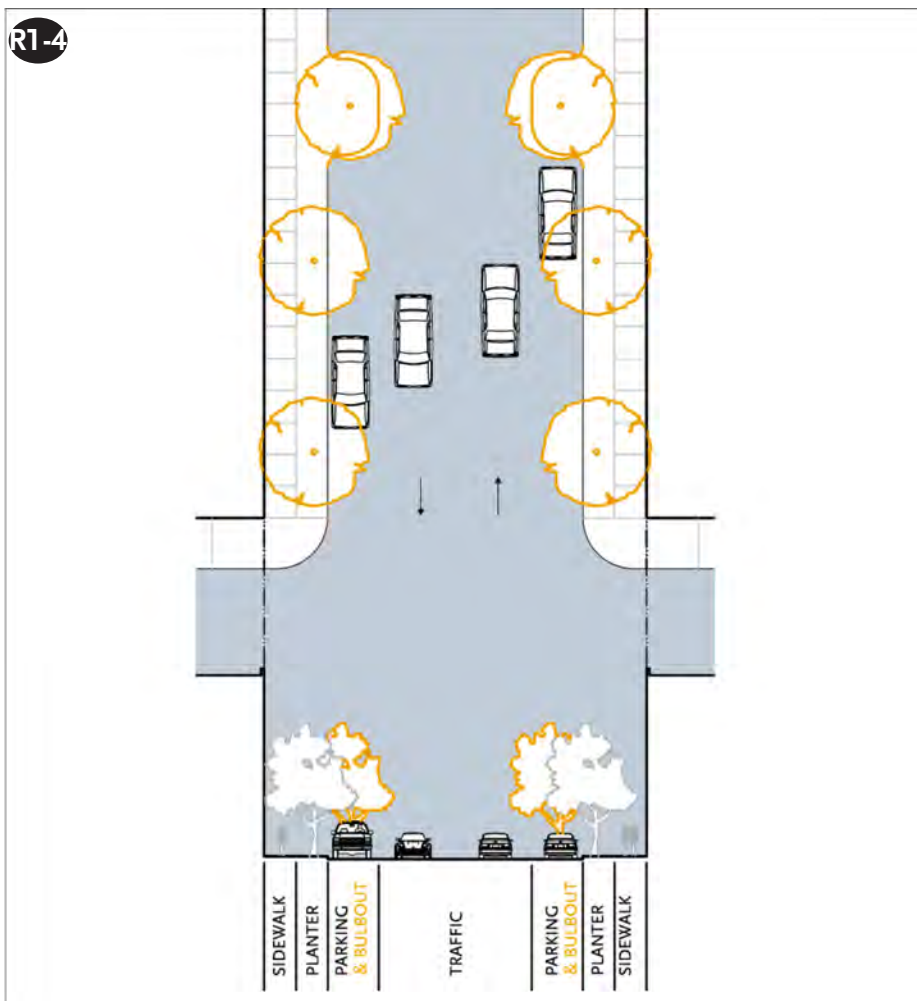
Plan / Section Diagram

Existing condition

MOVEMENT.....	free
MEDIAN	none
TRAFFIC LANES	2; 1 each way
BULBOUTS.....	mid-block - 250' spacing
PARKING	both sides

Poinsettia Street would be experienced as a moderately slow paced, free moving residential street characterized by canopy trees in continuous planters, visually separating the vehicular traffic from the pedestrian traffic on sidewalks. Streetlights poles would be at pedestrian scale and in a style complimentary to the overall streetscape. Parking would be provided on both sides of the street. Bulbouts may be installed midblock as needed.

Sixth Street



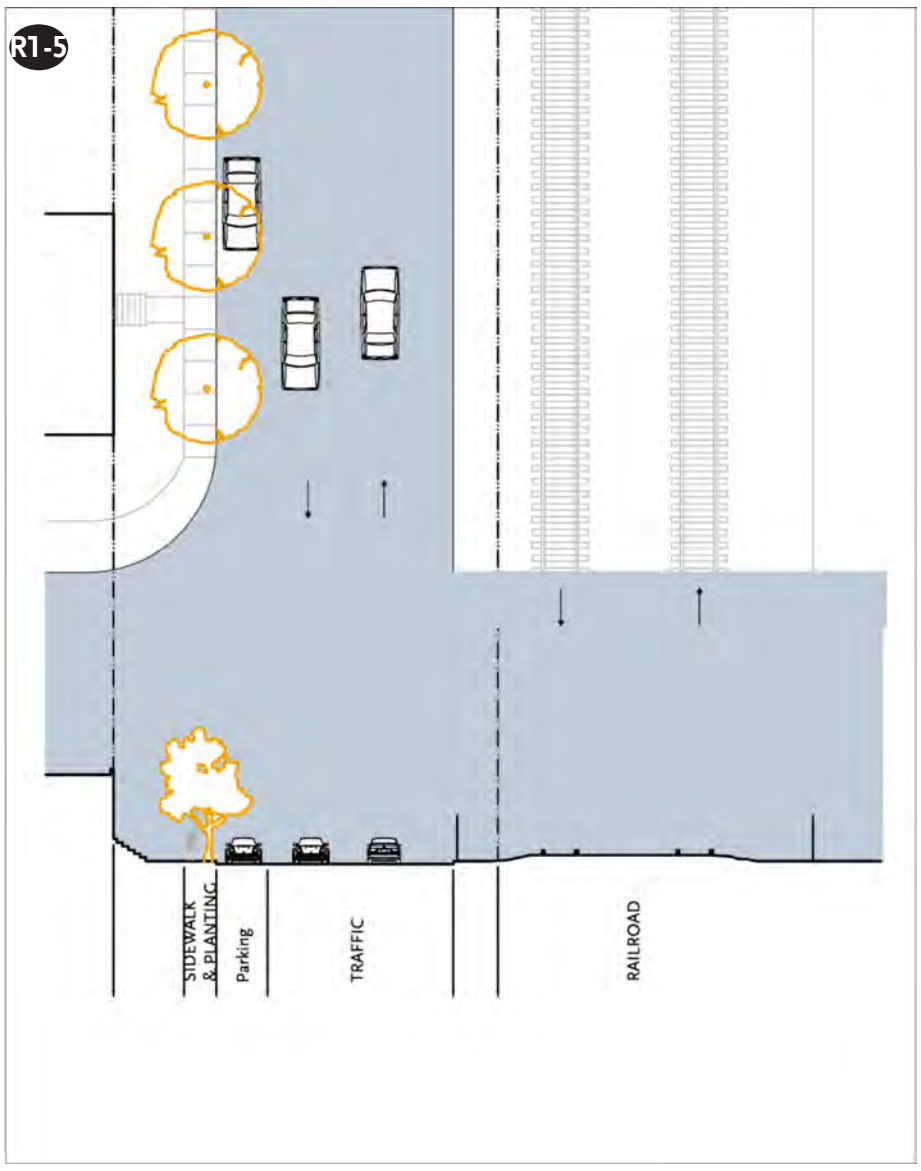
Plan / Section Diagram

Existing condition

MOVEMENT.....	free
MEDIAN	none
TRAFFIC LANES	2; 1 each way
BULBOUTS.....	mid-block - 250' spacing
PARKING	both sides

Sixth Street would be experienced as a moderately paced, free moving residential street characterized by canopy trees in continuous planters, visually separating the vehicular traffic from the pedestrian traffic on sidewalks. Streetlights poles would be at pedestrian scale and in a style complimentary to the overall streetscape. Parking would be provided on both sides of the street. Bulbouts may be installed midblock as needed.

Lincoln Street



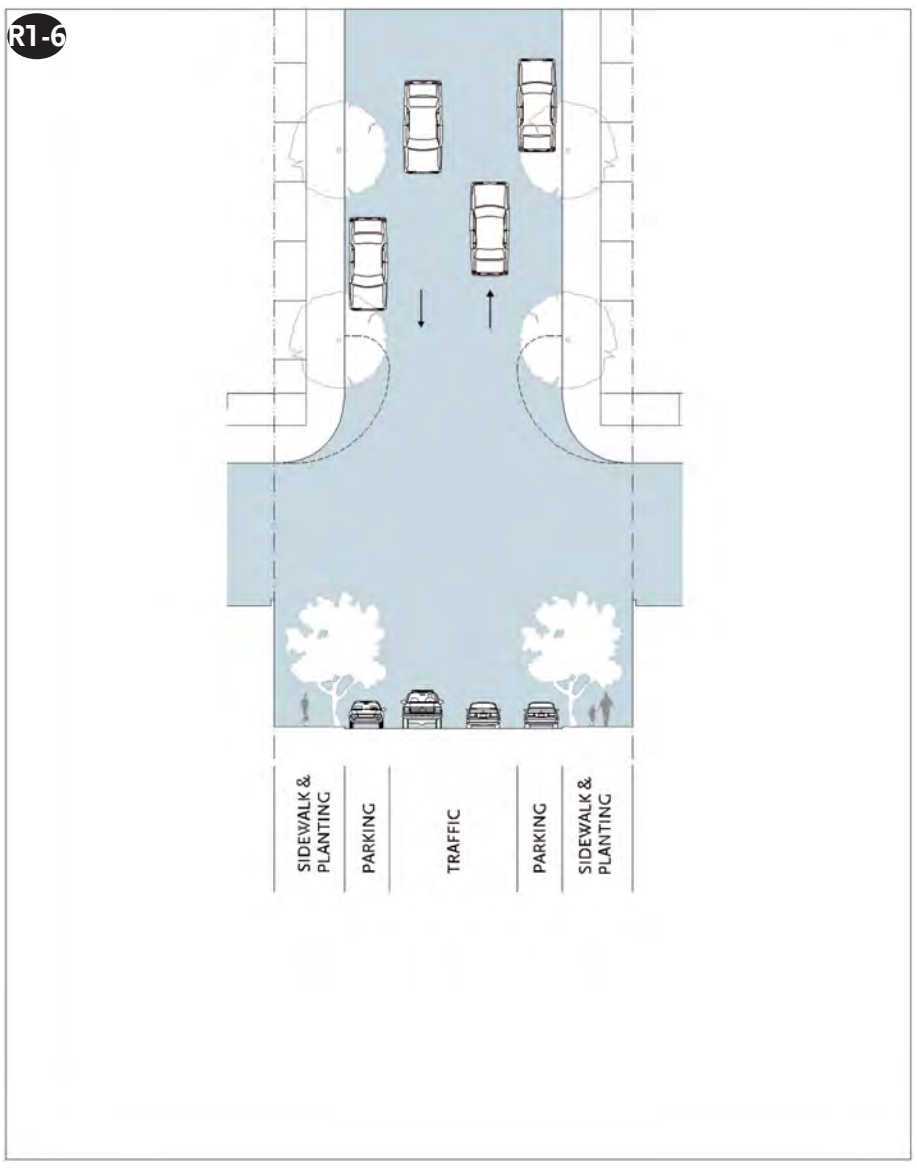
Plan / Section Diagram

Existing condition

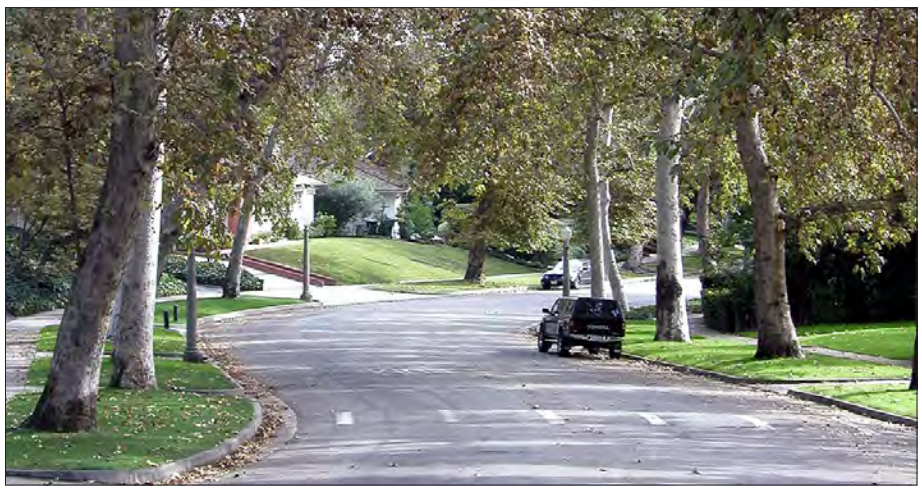
MOVEMENT..... free
MEDIAN ..... none
TRAFFIC LANES ..... 2; 1 each way
PARKING ..... one side

Lincoln Street would be experienced as a moderately slow paced, free moving residential street characterized by canopy trees in tree wells along the west sidewalk only. Streetlights poles would be at pedestrian scale and in a style complimentary to the overall streetscape. Parking would be provided on one side of the street.

Residential Street 1



Plan / Section Diagram

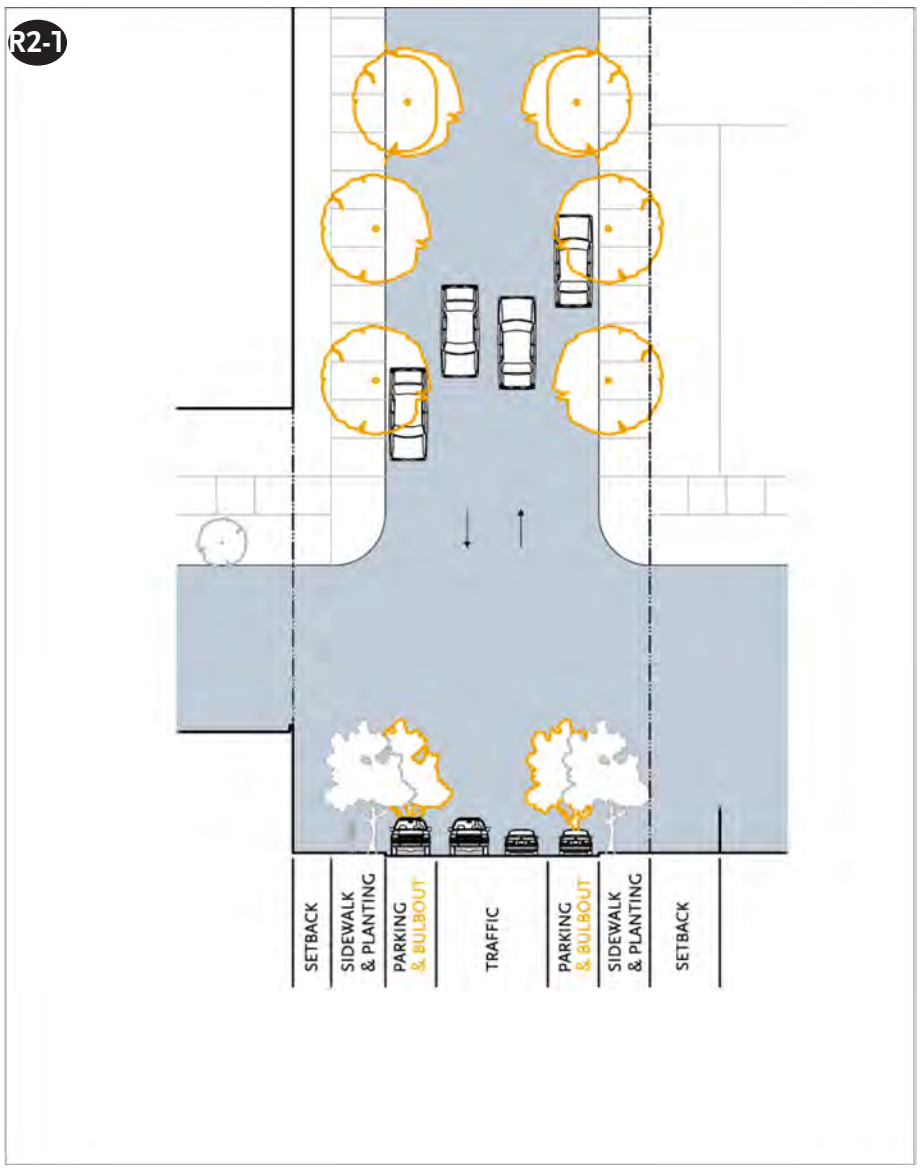


Example

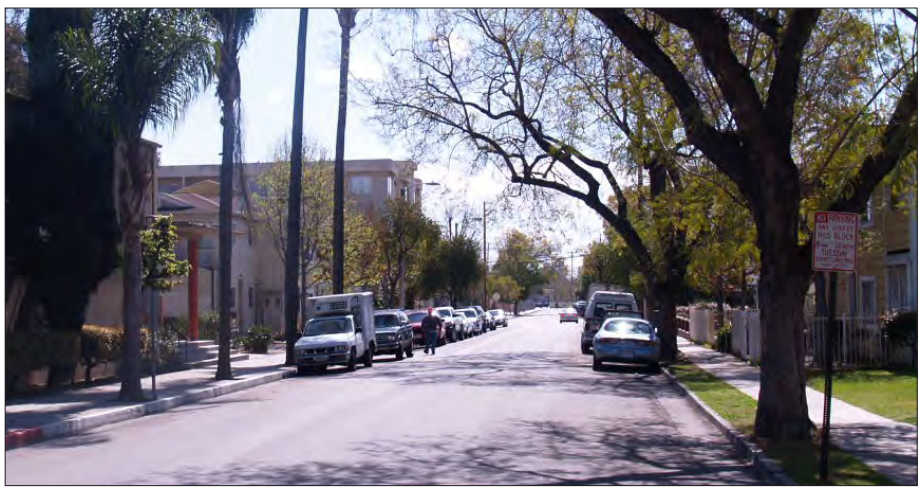
MOVEMENT..... free
MEDIAN ..... none
TRAFFIC LANES ..... 2; 1 each way
PARKING ..... both sides, parallel

The Residential Street 1 would be experienced as a moderately paced, free moving residential street characterized by canopy trees in continuous planters, visually separating the vehicular traffic from the pedestrian traffic on sidewalks. Streetlights poles would be at pedestrian scale and in a style complimentary to the overall streetscape. Parking and bulbouts at the end of the block would be provided on both sides of the street.

Lacy Street



Plan / Section Diagram

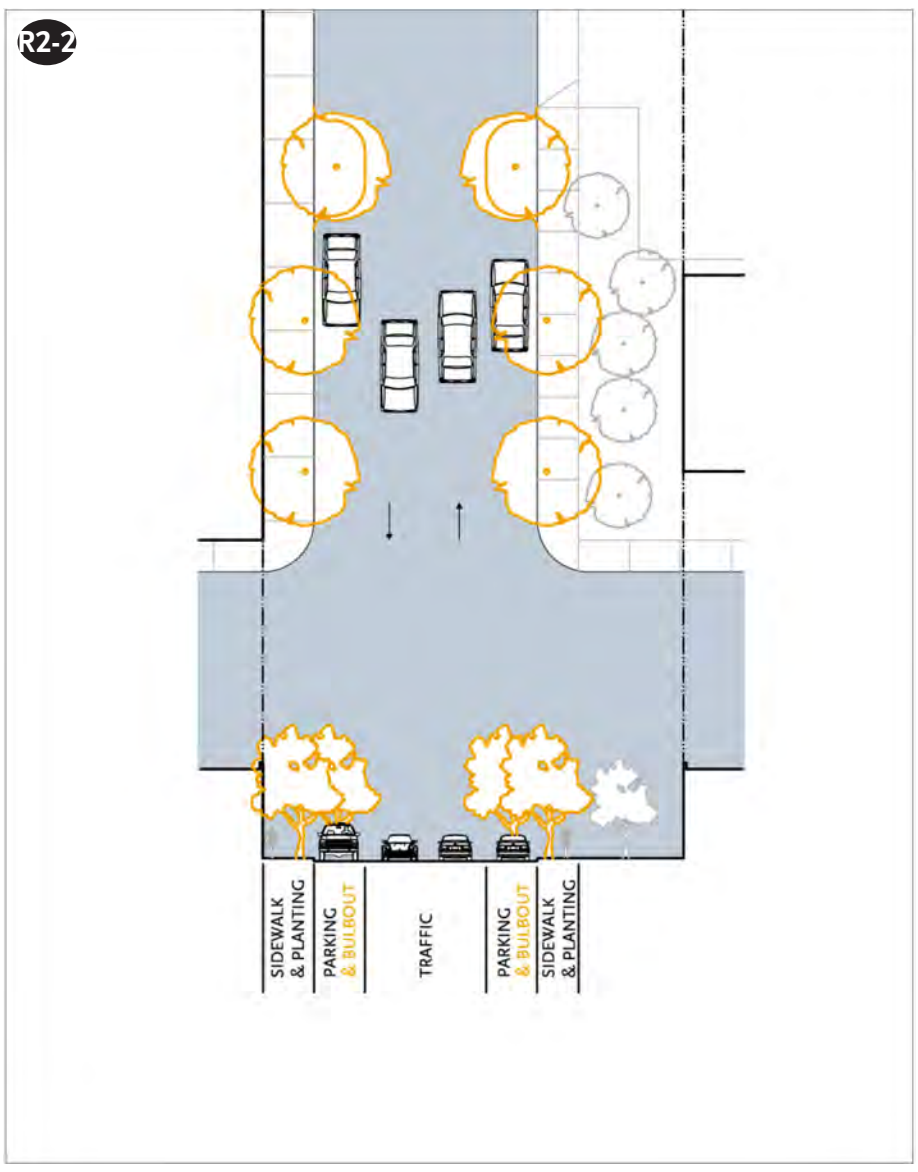


Existing condition

MOVEMENT.....	slow
MEDIAN	none
TRAFFIC LANES	2; 1 each way
BULBOUTS.....	mid-block - 250' spacing
PARKING	both sides

Lacy Street would be experienced as a slow paced, slow moving residential street characterized by canopy trees either in continuous planters, visually separating the vehicular traffic from the pedestrian traffic on sidewalk, or in wells along the sidewalk. Streetlights poles would be at pedestrian scale and in a style complimentary to the overall streetscape. Parking would be provided on both sides of the street. Bulbouts may be installed midblock as needed.

Garfield Street



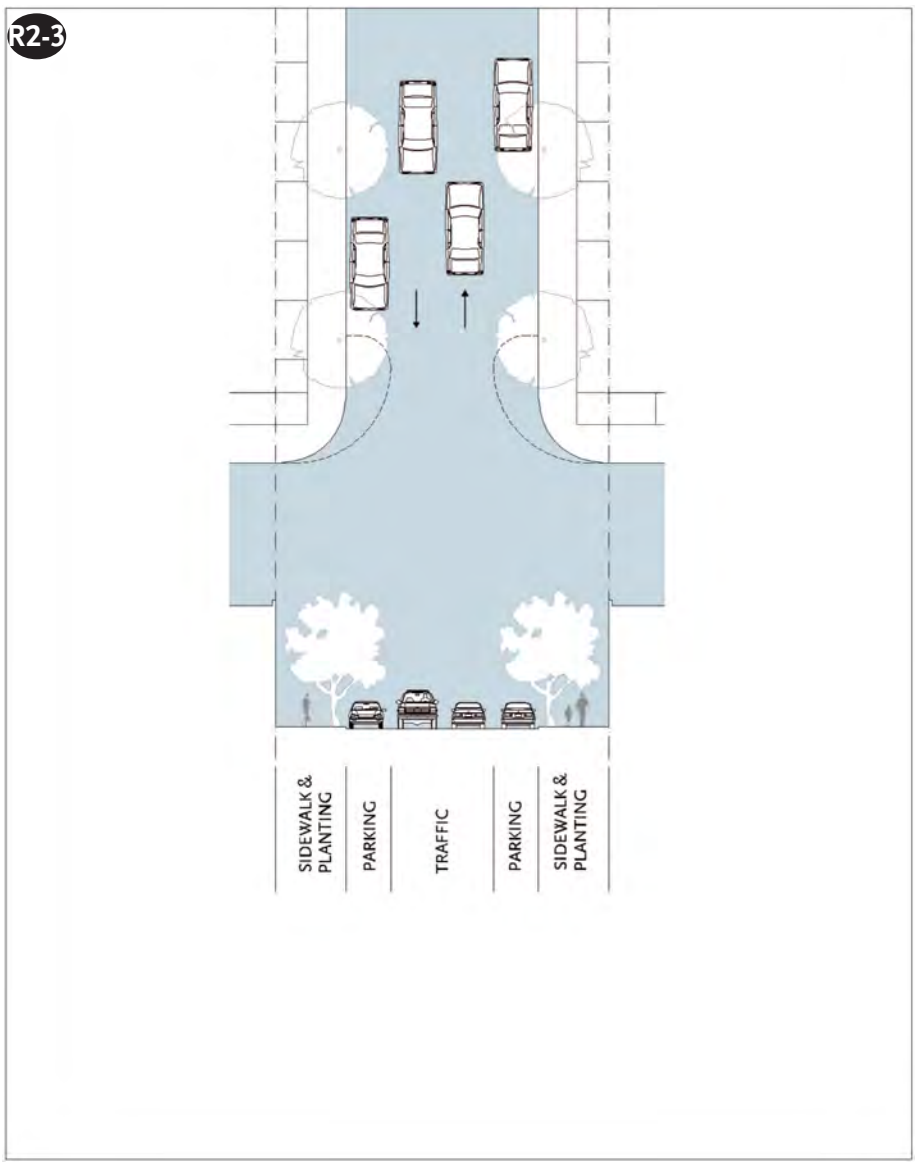
Plan / Section Diagram

Existing condition

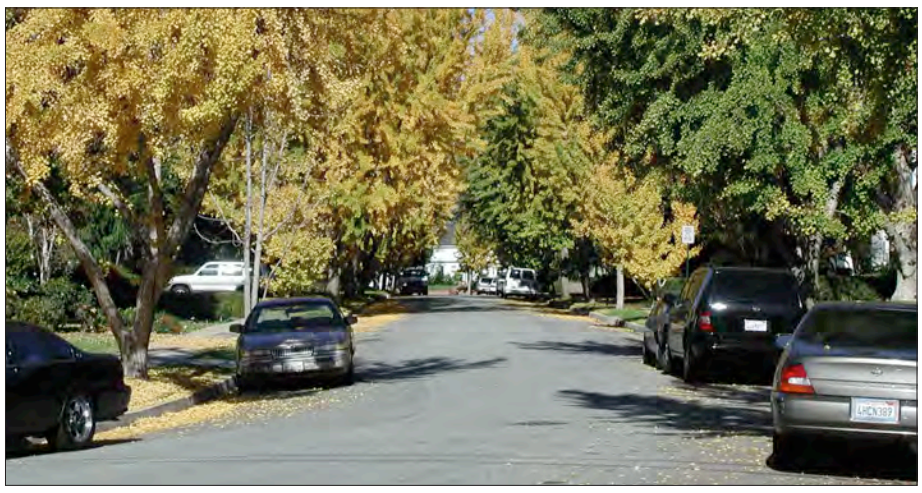
MOVEMENT.....	slow
MEDIAN	none
TRAFFIC LANES	2; 1 each way
BULBOUTS.....	mid-block - 250' spacing
PARKING	both sides

Garfield Street would be experienced as a slow paced, slow moving residential street characterized by canopy trees in tree wells along the sidewalk. Streetlights poles would be at pedestrian scale and in a style complimentary to the overall streetscape. Parking would be provided on both sides of the street. Bulbouts may be installed midblock as needed.

Residential Street 2



Plan / Section Diagram

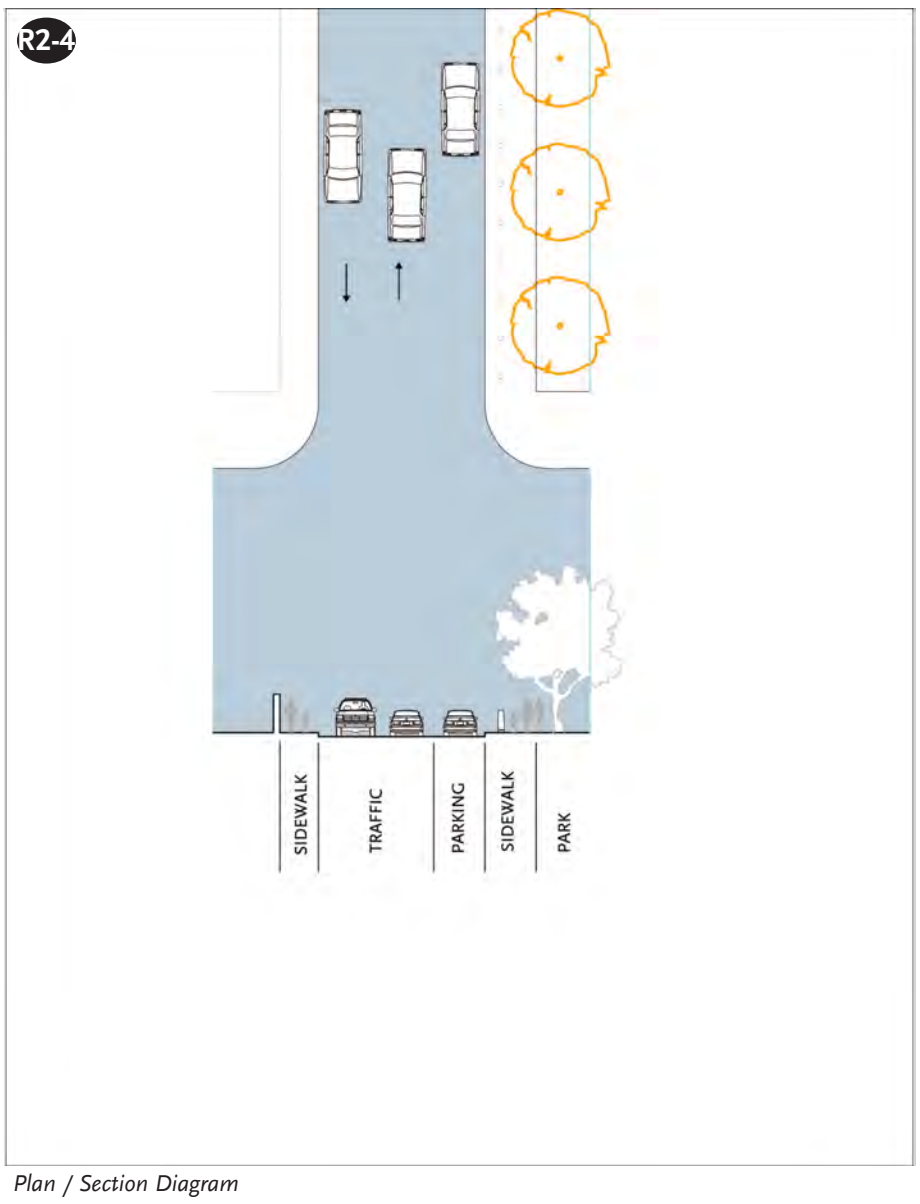


Example

MOVEMENT..... slow
MEDIAN ..... none
TRAFFIC LANES ..... 2; 1 each way
PARKING ..... both sides, parallel - intermittent / light use

The Residential Street 2 would be experienced as a slow paced, slow moving residential street characterized by canopy trees in continuous planters, visually separating the vehicular traffic from the pedestrian traffic on sidewalks. Streetlights poles would be at pedestrian scale and in a style complimentary to the overall streetscape. Parking and bulbouts at the end of the block would be provided on both sides of the street.

Residential Street 2



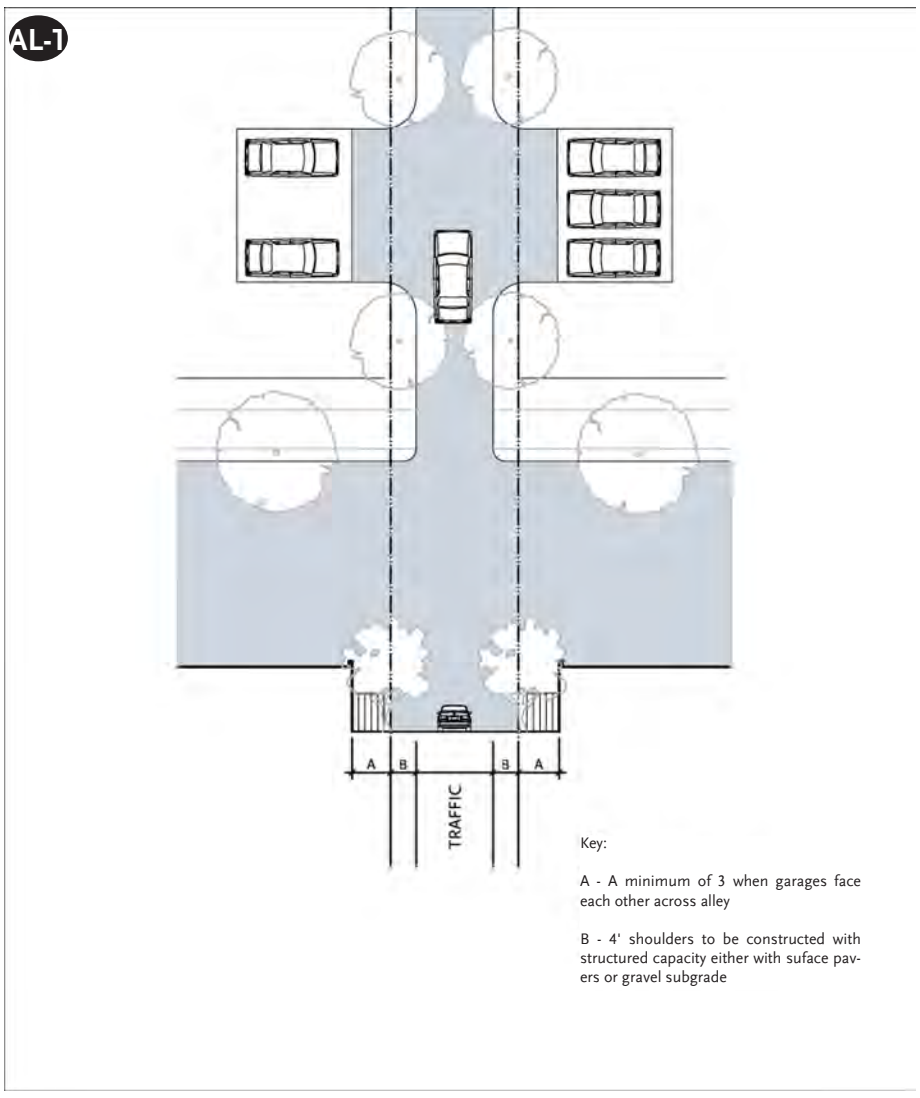
Plan / Section Diagram

Example

MOVEMENT..... slow
MEDIAN..... none
TRAFFIC LANES ..... 2; 1 each way
PARKING ..... east (park side) only

The Residential Street 2 would be experienced as a slow paced, slow moving residential street adjacent to an open space. This street type is characterized by canopy trees in continuous planters along a sidewalk on one side and a park on the other side of the street. Streetlights poles would be at pedestrian scale. Street furniture, such as streetlights, benches, waste receptacles and periodical and bike racks would in a style complimentary to the overall streetscape. Parking would be provided on the park side of the street only.

Alley / Driveway



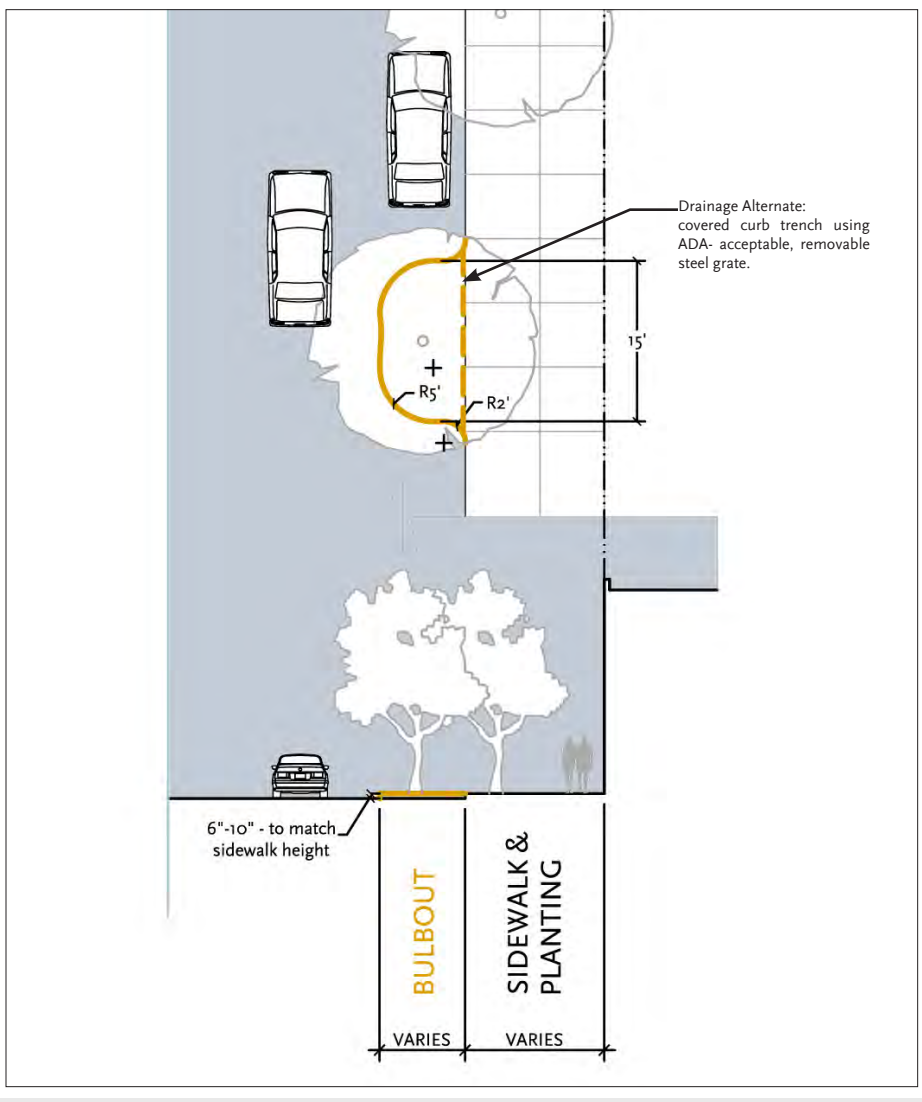
Plan / Section Diagram

Example

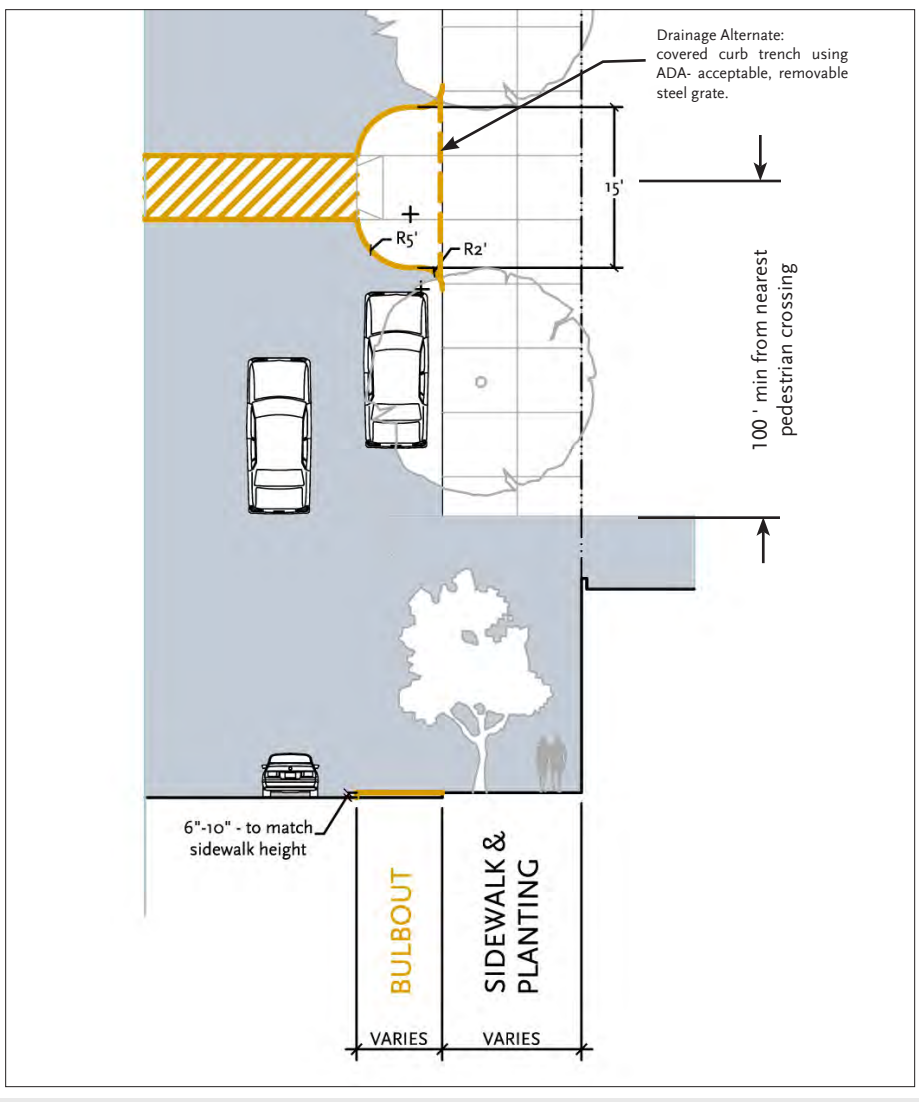
TYPE..... alley (note: if public, must traverse the block)
MOVEMENT..... yield
MEDIAN ..... none
TRAFFIC ..... one shared lane
PARKING ..... none

The alley/driveway would be experienced as a very slow moving, traffic sharing, right of way.

Typical Bulb-out



Typical Mid-Block Crossing



Minimum Criteria for Applying a Mid-block crossing includes but is not limited to the following:[1]

1. ADT of 12,000 or less (single-lane each direction)
2. ADT of 15,000 or less (multi-lanes each direction) including raised ped refuge
3. 40 mph or less
4. 25 pedestrians per hour for at least 4 hours of a typical day
5. Adequate sign-distance available for pedestrians and motorists

[1] *Context-Sensitive Solutions, A Recommended Practice*, ITE 2006

Division 8. Definitions

Sec. 41-2080 - Definitions

The words and phrases, shall be construed as defined in this Article, unless from the context a different meaning is intended or unless a different meaning is specifically defined and more particularly directed to the use of such words or phrases. The words used in the present tense include the future tense, and words in the singular number include the plural number. If any of the definitions in this section conflict with definitions in Chapter 41 of the Santa Ana Municipal Code (SAMC), these definitions shall control for the purposes of this Article

Access (Direct): The physical pedestrian entrance to a unit that is provided directly from the street or courtyard. Also described as walk-up access.

Access (Point): The physical pedestrian entrance to a unit that is provided through a common space, such as a lobby or corridor that connects directly to the street or courtyard. Also described as non-walk up access.

Accessory Structure: : An accessory structure or building is a detached building or structure, or part of a building or structure, which is incidental or subordinate to the main building, structure or use on the same lot or parcel of land, without cooking facilities (e.g., storage shed, garage, gazebo), and is used exclusively by the occupant of the main building.

Alley: An alley is any public or private thoroughfare for the use of pedestrians or vehicles, not less than ten (10) feet nor more than thirty (30) feet in width, and is intended for service and only a secondary means of access to abutting properties.

Arcade: see 'Frontage Types'

Artisan/craft product manufacturing: The manufacturing of products primarily by hand by persons trained in an artistic skill, including ceramics, pottery, glass blowing, or sculptures.

Attic: The area found directly below the roof of a building and the ceiling of the top floor. The attic shall be an uninhabitable area.

Bank, financial institution: An establishment for the custody, loan, exchange or issue of money, for the extension of credit, and for facilitating the transmission of funds. Excludes check cashers as defined by California Civil Code section 1789.31.

Basement: That portion of a building between floor and ceiling which is either totally or partly below grade and in compliance with the definition of basement established in the California Building Code (CBC).

Block: An area of land within a subdivision which area is entirely bounded by streets, highways or ways, excepts alley and the exterior boundary of the subdivision.

Building Height: The vertical extent of a building measured in stories to the eave of the highest story, not including a basemen or an attic. Height limits do not apply to masts, belfries, clock towers, steeples, equipment screening, chimney flues, and similar structures. Building height shall be measured from the average grade of the enfronting thoroughfare curb level.

Building Placement: The maximum horizontal envelope available for placing a building on a lot.

Building Type: A structure defined by the combination of configuration and placement. The building types used in this Article are listed below:

Bungalow Court: A configuration of freestanding single units arranged around a common, shared courtyard that is wholly open to the street. The individual buildings are arranged next to each other to form the bungalow court building type.

Courtyard Housing: A building type consisting of residences that can be arranged in four possible configurations: townhouses, townhouses over flats, flats, and flats over flats. The structures are arranged next to each other , on one or more courts that are partly or wholly open to the street.

Duplex, Triplex, and Quadplex: Multiple dwelling forms that are architecturally presented as large single-family houses in their typical neighborhood setting.

Flex Block: A building generally of a single massing element, designed for occupancy by retail, service, or office uses on the ground floor, with upper floors also configured for those uses or for residences.

House: A structure occupied by a single household that also accommodates commercial and office uses as allowed.

Hybrid Court: A building that combines the point-access portion of the stacked dwelling building type (double-loaded corridor element) with the walk-up portion of the courtyard housing building type.

Lined Block: A building that conceals a public garage or other faceless building that is designed for occupancy by retail, service, or office uses on the ground floor, with upper floors also configured for those uses or for residences.

Live/Work: An integrated residence and working space, occupied and utilized by a single household in an arrangement of at least 3 such structures or 1 multiple structure with a least 3 units arranged side by side along the primary frontage, that has been designed or structurally modified to accommodate joint residential occupancy and work activity.

Rowhouse: An individual structure on a parcel with a private rear yard and individual garage accessed from an alley. Such structure shall be developed in an arrangement of at least 3 such structures along the primary frontage. Or, a structure of at least 3 attached townhouse unit types arranged side by side with a private rear yard and individual garage accessed from an alley along the primary frontage.

Stacked Dwellings: A building of single-floor or multi-floor residences of similar configuration either above or below that are stacked.

Tower-on-Podium: A multi-level building organized around a central core with the first two to five floors expressed as a podium building.

Tuck-Under Housing: An individual structure on a parcel with no rear yard, where its garage is tucked under the rear of the house and accessed from an alley. Such structure shall be developed with at least four such individual structures, or, a structure of at least four attached townhouse units types arranged side by side along the primary frontage.

Bungalow Court: See 'Building Types'

Clinic, Urgent Care: A facility other than a hospital where medical, mental health, surgical or other personal health services are provided on an outpatient basis, including incidental medical laboratories. Examples of these uses include:

medical offices with five or more licensed practitioners or medical specialties
out-patient care facilities
urgent care facilities

Counseling services by other than medical doctors or psychiatrists are included under "Offices - Professional/Administrative."

Community Assembly: Group gatherings conducted indoors such as synagogues, mosques, temples, churches, community centers, bingo halls, private clubs, fraternal, philanthropic and charitable organizations and lodges.

Commercial Recreation Facility - Indoor: Establishments providing indoor amusement and entertainment services for a fee or admission charge, including:

Bowling alleys
Coin-operated amusement arcades
Electronic game arcades (video games, etc.)
Pool, billiards
Skating sports (ice, roller, board)

This use does not include adult businesses. Four or more electronic games or coin-operated amusements in any establishment, or a premises where 50 percent or more of the floor area is occupied by amusement devices, are considered an electronic game arcade as described above; three or fewer machines are not considered a land use separate from the primary use of the site.

Commercial Frontage: The non-residential frontage of a building. Non-residential activities subject to city approval are allowed within this space, which must be at least 25 feet in depth. These spaces are limited to the first floor and as such, have different building requirements than upper floors (e.g., large storefront windows, signage, etc.).

Courtyard Housing: See 'Building Types'

Doctor, dentist, chiropractor, etc office: A facility other than a hospital where medical, dental, mental health, surgical, and/or other personal health care services are provided on an outpatient basis, and that accommodates no more than four licensed primary practitioners (for example, chiropractors, medical doctors, psychiatrists, etc., other than nursing staff) within an individual office suite.

Duplex, Triplex and Quadplex: See 'Building Types'

Dwelling Unit Types:

- Apartment: A rental version of a Flat, Loft, or Townhouse.
- Condominium: An ownership version of a Flat, Loft or Townhouse
- Flat: A single-story unit.
- Loft: A double-story height unit with a mezzanine .
- Townhouse: A two to three-story unit.

Elevation (Building): The exterior walls of a building. Also referred to as 'Facade' when the elevation is along a frontage line.

Entrance (Main or Primary): The principal point of access of pedestrians to a building. In the support of pedestrian activity, the main or primary entrance should be oriented to the frontage rather than to the parking.

Extended Care: Residential facilities providing nursing and health-related care as a primary use with in-patient beds. Examples of these uses include: board and care homes; convalescent and rest homes; extended care facilities; and skilled nursing facilities. Long-term personal care facilities that do not emphasize medical treatment are included under "Care Homes."

Facade: The exterior wall of a building that is set along a frontage line. Facades support the public realm and are subject to frontage requirements additional to those required of elevations.

Flex Block: See 'Building Types'

Forecourt: See 'Frontage Types'

Frontage Line: Those lot lines that coincide with a public street line. One shall be designated as the Principal Frontage Line. Facades along Frontage Lines define the public realm and are therefore more highly regulated than the elevations that coincide with other lot lines. Frontage lines are subject to the urban standards, architectural standards, signage standards, and subdivision standards.

Frontage Type: The architectural element of a building between the public right-of-way and the private property associated with the building. Frontage Types combined with the public realm create the perceptible streetscape. The following frontage types used in this Article are listed below:

Arcade: A facade with an attached colonnade, that is covered by upper stories. This frontage type is ideal for retail use, but only when the sidewalk is fully absorbed within the arcade so that a pedestrian cannot bypass it. For Building Code considerations, this frontage type cannot cover the public right-of-way.

Forecourt: A semi-public exterior space partially within the shopfront, gallery or arcade frontage that is partially surrounded by a building and also opening to a thoroughfare forming a court. The court is suitable for gardens, outdoor dining, vehicular drop-off and utility off-loading.

Frontyard / Porch: A common frontage type associated with single family houses, where the facade is set back from the right of way with a front yard. A porch may also be appended to the facade. A fence or wall at the property line may be used to define the private space of the yard. The front yard may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the yard.

Gallery: A colonnade that is attached to storefronts and projects over the sidewalk.

Shopfront: A facade placed at or close to the right-of-way line, with the entrance at sidewalk grade. This frontage type is conventional for retail frontage and is commonly equipped with cantilevered shed roof(s) or awning(s). Recessed storefronts are also acceptable. The absence of a raised ground floor precludes residential use on the ground floor facing the street, although such use is appropriate above.

Stoop: An elevated entry porch that corresponds directly to the building entry, with stairs placed close to the frontage line on a building with the ground story elevated from the sidewalk, securing privacy for the windows and front rooms. This type is suitable for ground-floor residential uses with short setbacks. This type may be interspersed with the shopfront frontage type. A porch or shed roof may also cover the stoop.

Frontyard/Porch: See 'Frontage Types'

Furniture and Fixture Manufacturing, cabinet shop: The manufacture or assembly of high grade articles of furniture and fixtures calling for fine finish, such as decorative cabinets, desks and chairs, store fixtures and office equipment. In the production of such goods, noise above 60 dB CNEL beyond the walls of the building is prohibited.

Gallery: see 'Frontage Types'

General Retail: Stores and shops selling many lines of merchandise. Examples of these stores and lines of merchandise include:

art galleries, retail
art supplies, including framing services
bicycles
books, magazines, and newspapers
cameras and photographic supplies
clothing, shoes, and accessories
department stores
drug stores and pharmacies
dry goods
fabrics and sewing supplies
florists and houseplant stores with indoor sales only
hobby materials
jewelry
luggage and leather goods
musical instruments (small), parts and accessories, Large instruments are under "Furniture, Furnishings, and Appliance Store"
orthopedic supplies
small wares
specialty shops
sporting goods and equipment
stationery
toys and games
variety stores
videos, DVDs, records, CDs, including rental stores

General retail does not include the following:
(a) Adult business as defined in section 41-1701.6 of the SAMC, antique or collectible stores, furniture, furnishings and appliance stores, medical marijuana dispensaries or second hand stores.

(b) Sheet metal shops, body-fender works, automobile paint shops, repair garages, and any activity which includes the processing, treatment, manufacturing, assembling or compounding of any product, other than that which is clearly and traditionally incidental and essential to a particular retail activity.

(c) Any use which is more specifically identified as a permitted use or as a use which may be permitted subject to the issuance of a conditional use permit or land use certificate in one or more use districts pursuant to this code.

Ground Floor/ Footprint: The area resulting from the application of building placement and open space requirements and as further articulated by particular building design. In calculating the area, only the conditioned floor space shall be counted for purposes of calculating allowable upper floor area, the area occupied by zaguans shall be counted as "ground floor/footprint."

Ground Floor Residential: Dwellings with their primary entrance and habitable space at grade.

Health and Fitness: A commercial establishment providing facilities for aerobic exercises, running and jogging, exercise equipment, game courts, swimming facilites, and saunas, showers and lockers. Health and fitness facilities may also provide for instruction programs and classes, such as martial arts, yoga where lockers and showers are provided.

Hotel (land use): A facility offering short-term lodging accomodations to the general public and which may include additional facilities and services, such as restaurants, meeting rooms, entertainment, personal services and recreational facilities. Access to the guest rooms shall be through the main lobby of the building. A hotel shall contain more than 5 guest rooms. A hotel that contains a kitchen as defined by the California Building Code (CBC) in guest rooms shall be deemed to be a long term stay business hotel as defined by the SAMC. A hotel that meets the criteria of a transient/residental hotel as defined by the SAMC, shall be deemed to be a transient/residential hotel.

House: See 'Building Types'

House Scale: Multi-family building form that is derivative of and compatible with surrounding single-family houses and that can be applied in 1 to 4 direct-access assemblies of units to form larger buildings from duplex up to and including Courtyard Housing.

Hybrid Court: See 'Building Types'

Laboratory- medical-analytical: A place equipped for experimentation or observation in a field of study, or devoted to the application of scientific principles in testing and analysis. Quantities of biological or hazadous materials used in situ, shall be limited to those quantities established by the fire department

Light Manufacturing: The manufacture or assembly of products from previously treated material where no impact is created to the adjacent uses and no hazardous materials are used in the production of such products. The maximum number of employees shall be 10. Examples of light manufacturing include:

athletic equipment
bakeries
camera, photo equipment
clothing
electronics
musical instruments
optical goods
woodworking (limited)

Lined Block: See 'Building Types'

Live/Work: See 'Building Types'

Lot Width: The frontage of a parcel which is used to identify the parcel for street address purposes.

Media production: An establishment dedicated to the production of visual and audio mass media, including television, films, videos, video games, mobile devices, internet and digital interactive media, but excludes magazines, newspapers,and periodicals.

Mixed-Use Building: A structure lawfully containing residential and non-residential uses.

Multi-Family Building: A residential structure lawfully containing two or more dwelling units.

Net Developable Area: The private area defined by blocks which is not to remain for public uses such as Plazas, Greens, Squares, Thoroughfares or Streetscapes.

Office: These do not include medical offices (see Clinic, Urgent Care," and "Doctor, dentist, chiropractor, etc. office.")

1. Service. Establishments providing direct services to consumers. Examples of these uses include employment agencies, insurance agent offices, real estate offices, travel agencies, utility company offices, elected official satellite offices, etc. This use does not include "Bank, Financial Services," which is separately defined.

2. Administrative. Office-type facilities characterized by high employee densities, and occupied by businesses engaged in information processing, and other computer-dependent or telecommunications-based activities. Examples of these uses include:

airline, lodging chain, and rental car company reservation centers, not including retail travel agencies
computer software and hardware design and development
consumer credit reporting
data processing services
health management organization (HMO) offices where no medical services are provided
insurance claim processing
mail order and electronic commerce transaction processing
telecommunications facility design and management
telemarketing

3. Professional. Office-type facilities occupied by businesses that provide professional services, or are engaged in the production of intellectual property. Examples of these uses include:

accounting, auditing and bookkeeping services
advertising agencies
attorneys
business associations, chambers of commerce
commercial art and design services
construction contractors (office facilities only)
counseling services
court reporting services
detective agencies and similar services
design services including architecture, engineering, landscape architecture, urban planning
educational, scientific and research organizations
financial management and investment counseling
literary and talent agencies
management and public relations services
media postproduction services
news services
photographers and photography studios
political campaign headquarters
psychologists
secretarial, stenographic, word processing, and temporary clerical employee services
security and commodity brokers
writers and artists offices

Paseo: a public place or path designed for walking; promenade.

Pedestrian First: The practice of addressing the needs of people, once out of their automobiles, through a series of interdependent urban design and streetscape principles (e.g., wide sidewalks, street trees and shade, on-street parking, outdoor dining, inviting storefronts, the feeling of being in an 'outdoor room', short crosswalk distances, interconnected and short blocks).

Pedestrian Shed: An area defined by the average distance that may be traversed at an easy pace from its edge to its center in approximately 5 minutes. This distance is used to determine the size of a neighborhood. This dimension averages one quarter of a mile or approximately 1,400 feet for generally flat terrain.

Personal Services: Establishments providing non-medical services to individuals as a primary use. Examples of these uses include:

barber, nail salons and beauty shops
clothing rental
dry cleaning pick-up stores with limited equipment
home electronics and small appliance repair
locksmiths
pet grooming with no boarding
shoe repair shops
tailors

These uses may also include accessory retail sales of products related to the services provided.

Personal Services - Restricted: Personal services that may tend to have a blighting and/or deteriorating effect upon surrounding areas and which may need to be dispersed to minimize their adverse impacts. Examples of these uses include:

laundromats (self-service laundries). Laundromats shall comply with the development and performance standards set forth in Section 41-199.
massage (licensed, therapeutic) as defined on Section 41-1751.1 of the SAMC
pawnshops

Planter: The layer of the streetscape which accommodates street trees. Planters may be continuous or individual according to the Thoroughfare and location within the neighborhood.

Podium: A continuous raised platform supporting a building, or a large block of two or three stories beneath a multi-layer block of a smaller area.

Porch: see 'Frontage Types'

Private Frontage: The privately held layer between the frontage line and the principal building facade. The structures and landscaping within are held to specific standards. The variables of Private Frontage are the depth of the setback and the combination of architectural elements such as fences, stoops, porches and galleries. These elements influence social behavior in the public realm. The Frontage layer may overlap the public streetscape in the case of awnings, Galleries and Arcades.

Research and Development: A quasi-industrial facility where creative work is undertaken on a systematic basis in order to increase the stock of knowledge generally in the fields of medicine, scientific instruments, safety- critical mechanism or high technology. These facilities may include pilot plant operations as an ancillary use, which shall not exceed 25 percent of the floor area. A facility providing full scale production shall be deemed a manufacturing use.

Rowhouse: See 'Building Types'

Setback: The area of a lot measured from a lot line to a building facade or elevation that must be maintained clear of permanent structures excepting galleries, fences, garden walls, arcades, porches, stoops, balconies, bay windows, and terraces which are permitted to encroach into the setback subject to the standards established in Division 3 of this Article.

Shared Parking (Park-Once Policy): An accounting for parking spaces that are available to more than one function. The requirement is based on a range of parking-demand found in mature, mixed-use centers. The Shared Parking ratio varies according to multiple functions in close proximity unlikely to require the spaces at the same time. This approach to parking uses the following types of parking in combination to achieve a balanced and distributed supply of parking: off-street (surface lots and garages), on-street (parallel and diagonal).

Shopfront: see 'Frontage Types'

Stacked Dwellings: See 'Building Types'

Stoop: see 'Frontage Types'

Story: A habitable level within a building from finished floor to finished ceiling: Attics and basements, as defined by the California Building Code (CBC) are not considered a story for the purposes of determining building height and are subject to the applicable requirements of this code and the CBC, except for when the finished floor level directly above a basement or cellar is more than six feet above grade, such basement or cellar shall be considered a story.

Streetscape: The urban element that provides the major part of the public realm as well as paved lanes for vehicles. A streetscape is endowed with two attributes: capacity and context. Capacity is the number of vehicles that can move safely through a segment within a given time period. It is physically manifested by the number of lanes and their width, and by the curb radius.

Studio: A workplace of one or more individuals who are engaged in the production of art, such as fine and fiber arts, lithography, calligraphy, photography, music, dance and the performing arts. Galleries, not to exceed 50 percent of the floor area, are permitted as an ancillary use. Any regulated use, as defined on Sec 41-191 of the SAMC is not allowed. Uses meeting the definition of artisan/craft product manufacturing shall be deemed an artisan/craft product manufacturing use.

Tandem Parking Stall: Two or more parking spaces arranged one behind the other.

Thoroughfare: A vehicular way incorporating moving lanes and parking lanes (except alleys/lanes which have no parking lanes) within a right-of-way.

Tower-on-Podium: See 'Building Types'

Traffic-Calming: A set of techniques which serves to reduce the speed of traffic. Such strategies include lane-narrowing, on-street parking, chicanes, yield points, sidewalk bulge-outs, speed bumps, surface variations, mid-block deflections, and visual clues. Traffic calming is a retrofit technique unnecessary when thoroughfares are correctly designed for the appropriate speed at initial construction.

Transect: A system of classification deploying the conceptual range of 'rural-to-urban' to arrange in useful order, the typical context groupings of natural and urban areas. This gradient, when rationalized and subdivided into zones becomes the basis of the Regulating Plan and the 9 zones supporting this Plan.

Transit-Oriented Development: A remedial pattern within a loose urbanized area. Its structure creates nodes at an efficient spacing for commuter or light rail. These nodes are mixed-use areas limited in extent by walking distance to the transit stop. These nodes are usually surrounded by a residential hinterland, structured as neighborhood T.O.D.'s connected by a feeder bus system.

Transition Line: A horizontal line, the full width of a facade expressed by a material change or by a continuous horizontal articulation such as a cornice or a balcony.

Tuck-under Housing: See 'Building Types'

Zaguan: A covered pedestrian passage between courts of one to two rooms in depth and one story in height.