

Sec. 41-312. Applicability of division. P (professional) districts are specifically subject to the regulations contained in this division.

Sec. 41-313. Uses permitted in P district. The following uses are permitted in the P district:

- (a) Professional, business and administrative offices where no merchandise is sold.
- (b) Banks, savings and loan offices, credit unions, and mortgage and finance companies.
- (c) Travel agencies.
- (d) Medical and dental offices.
- (e) Art galleries, art and photography studios.
- (f) Museums and science centers.
- (g) Print and copy services.
- (h) Pharmacies, limited to the dispensing of goods and merchandise related to health care only, and excluding drive-through facilities.
- (i) Child care facilities.
- (j) Non-freestanding commercial and service uses which do not exceed ten (10) percent of the floor space of the building in which they are located and which are supportive of, compatible with, and integrated into the professional and business uses on the same property, excluding drive-through facilities, and commercial uses which are open at any time between the hours of 12:00 midnight and 5:00 a.m.
- (k) Freestanding restaurants, cafes, and eating establishments, excluding drive-through facilities and excluding any eating establishment specified in section 41-313.5.

Sec. 41-313.5. Uses subject to a conditional use permit in the P district. The following may be permitted in the P district, subject to the issuance of a conditional use permit:

- (a) Convalescent hospitals, nursing homes, rest homes and extended care facilities.
- (b) Hospitals.

- (c) Trade and professional schools.
- (d) Health clubs and gymnasiums.
- (e) Recreational or entertainment uses if carried on in conjunction with any of the uses specified in clauses (e), (f) and (k) of section 41-313.
- (f) Ambulance and emergency medical response services.
- (g) Non-freestanding commercial and service uses which are open at any time between the hours of 12:00 midnight and 5:00 a.m., provided that such uses also meet the standards for commercial and service uses permitted under section 41-313, and further provided that such uses have less than twenty thousand (20,000) square feet of floor area.
- (h) Eating establishments open at any time between the hours of 12:00 midnight and 5:00 a.m. and located within one hundred fifty (150) feet of residentially zoned or used property, measured from property line to property line.
- (i) Banquet facilities, subject to development and operational standards set forth in section 41-199.1.
- (j) Banquet facilities as an ancillary use, subject to development and operational standards set forth in section 41-199.1.
- (k) Adult day care facilities.
- (l) Clubs, fraternities and lodges.
- (m) Bail bond uses, subject to development and operational standards set forth in section 41-323.

Sec. 41-314. Building height.

- (a) No structure shall exceed thirty-five (35) feet in height except as provided by section 41-602 for Height District II.
- (b) Notwithstanding the provisions of section 41-602(d), all structures shall not exceed three (3) stories or thirty-five (35) feet within one hundred forty (140) feet of property used or zoned for residential purposes.
- (c) Notwithstanding any other height provision of this chapter, all structures shall not exceed two (2) stories or twenty-five (25) feet in height within the rear fifty (50) percent of a lot abutting on the rear property line of property zoned or used for residential purposes.

Sec. 41-315. Building setbacks.

- (a) *Front.* All structures shall maintain a fifteen-foot setback from the front property line.

- (b) *Side.*
 - (1) All structures shall maintain a fifteen-foot setback from side property lines abutting a street.
 - (2) All structures shall also maintain a five-foot setback from interior side property lines.
 - (3) All stories above and exclusive of the second story or twenty-five (25) feet in height shall maintain an additional setback of not less than two (2) feet for each foot above the second story if the lot is abutting property used or zoned for residential purposes.
- (c) *Rear.* All structures shall maintain a fifty-foot rear setback if the lot abutting on the rear property line is a parcel used or zoned for residential purposes. In all other cases, all structures shall maintain a ten-foot rear setback.

Sec. 41-316. Landscaped area.

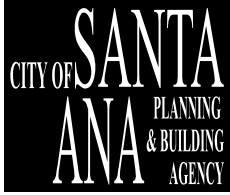
- (a) *Front.* There shall be a landscaped front yard area of not less than fifteen (15) feet.
- (b) *Side.* There shall be a landscaped side yard area of not less than five (5) feet. On corner lots, the landscaped side yard shall not be less than fifteen (15) feet.
- (c) *Rear.* There shall be a landscaped rear yard area of not less than ten (10) feet if the lot abutting on the rear property line is a parcel used or zoned for residential purposes. There shall be a landscaped rear yard of not less than five (5) feet in all other cases.
- (d) [*Maintenance.*] All required yards shall be landscaped and maintained at all times. Plant material shall be provided per the commercial landscape standards.

Sec. 41-317. Landscaping, building perimeter. A landscaped area shall be provided around and abutting each building. The area of landscaping shall be equal to or greater than three (3) times the perimeter dimensions of the building but in no case shall be less than five (5) feet in width. The side yard landscaping abutting the building may be considered as part of this landscape requirement.

Sec. 41-318. Off-street parking. Off-street parking shall be provided in the manner prescribed in Article IV of this chapter.

Sec. 41-319. Parking lot landscaping. Interior parking lot landscaping shall be provided at a rate of one (1) planter for each ten (10) parking spaces. Landscape planter areas shall be provided with plant material per the commercial area landscape standards. The minimum dimension of each landscape planter shall be eight and one half (8.5) feet in width by eighteen (18) feet in length.

- Sec. 41-320. Parking structure landscaping.** One (1) square foot of landscaping and decorative pedestrian landscape in a plaza or around the perimeter of the parking structure shall be provided for every fifty (50) square feet of parking structure footprint area.
- Sec. 41-321. Residential conversions.** Required setbacks and yards shall be reduced as necessary to allow existing one-and two-story residential buildings to be converted to a use permitted by this division. All other provisions of this division must be met by such conversions.
- Sec. 41-322. Wall requirements.** A six-foot high minimum solid decorative masonry wall designed in the same manner as the proposed building shall be provided along the side and rear property lines. Notwithstanding, said wall shall not exceed forty-two (42) inches in height within twenty (20) feet of the property line abutting a street. If the site is abutting a nonresidential use, the wall height requirement may be reduced by the planning director.
- Sec. 41-323. Standards for bail bond uses in the P district.** In addition to the provisions of this chapter, the following minimum development and operational standards apply to bail bond uses:
- (a) Bail bond uses shall only be conducted within a P zone that is located within two thousand (2,000) feet of a jail facility.
 - (b) Bail bond uses shall not be located within one hundred fifty (150) feet from a R1, R2 or R3 zoned property.
 - (c) Off-street parking shall be provided in the manner prescribed in article IV of this chapter for service uses.



R1 (SINGLE-FAMILY RESIDENCE)

Sec. 41-231. Applicability of division. R1 (single-family residence) districts are specifically subject to the regulations contained in this division, except that nonresidential uses allowed pursuant to section 41-232.5 are subject to the design and development standards set forth in Division 12 of this article for the C1 (Community Commercial) district.

Sec. 41-232. Uses permitted in the R1 district. The following uses are permitted in the R1 district:

- (a) One (1) one-family dwelling with six (6) or fewer bedrooms.
- (b) Private greenhouses and horticultural collections for domestic noncommercial use, flower and vegetable gardens, fruit trees and any agricultural crop.
- (c) One (1) temporary real estate office devoted to the sale of real estate in the tract in which it is located, which use shall be for a period of time not to exceed one (1) year.
- (d) Accessory buildings and structures, except as otherwise provided in section 41-232.5.
- (e) Child care facilities providing care to not more than fourteen (14) children, provided that if the number of children exceeds eight (8), a land use certificate must be first obtained pursuant to division 4 of article V of this chapter.
- (f) Adult day care facilities providing care to not more than six (6) adults.

Sec. 41-232.5. Uses subject to a conditional use permit in the R1 district. The following uses may be permitted in the R1 district subject to the issuance of a conditional use permit:

- (a) Churches and accessory church buildings.
- (b) Public schools, colleges and universities which may include on the campus: Dormitories, libraries, museums, university union buildings and art galleries, which are owned and operated by the university.
- (c) Private schools and colleges except said private schools and colleges shall not include trade schools or business colleges.
- (d) Public buildings and public utility buildings and structures, including electric distribution and transmission substations.
- (e) Golf courses, excluding miniature golf courses, pitch and putt courses and driving ranges.
- (f) Child care facilities caring for more than fourteen (14) children.

- (g) Neighborhood and community service centers.
- (h) Garages for more than four (4) vehicles.
- (i) Accessory buildings more than fifteen (15) feet in height or more than one (1) story.
- (j) Adult day care facilities ancillary to a church or school providing care to more than six (6) adults.
- (k) One (1) one-family dwelling with seven (7) or more bedrooms.

Sec. 41-233. Building height in the R1 district. No primary structure shall exceed twenty-seven (27) feet nor two (2) stories in height, as measured from the lowest adjacent grade of the structure to the top of the structure.

Sec. 41-234. Front yard. The front yard shall be equal to the prevailing front yard setback of the block as described in subsection 41-603(b), but not less than twenty (20) feet.

Sec. 41-235. Side yards in the R1 district.

- (a) Each side yard shall be not less than five (5) feet for each building.
- (b) On corner lots, the side yard on the street side shall be not less than ten (10) feet for each building.
- (c) The restrictions on nonconforming buildings set forth in article VI of this chapter shall not apply to buildings which are nonconforming solely for the reason that they do not have side yards satisfying the setback requirement set forth in subsection (a) and provided the side yards of such building are at least three (3) feet wide.

Sec. 41-236. Rear yards in the R1 district. There shall be a rear yard setback of not less than twenty (20) feet. This section shall not apply to legal second dwelling units.

Sec. 41-237. Minimum lot size and street frontage in the R1 district.

- (a) The minimum size of lots in the R1 district is six thousand (6,000) square feet.
- (b) The minimum street frontage of lots in the R1 district, measured from the back of the front yard setback, is fifty (50) feet.
- (c) Lots which have resulted from a legal subdivision but which do not meet the standards set in subsections (a) and (b) of this section may be developed with single-family dwellings, provided they have at least four thousand (4,000) square feet of area and at least forty (40) feet of street frontage.

Sec. 41-238. Lot coverage in the R1 district. No more than thirty-five (35) per cent of a lot in the R1 district shall be covered by structures.

Sec. 41-239. Development standards in the R1 district. Lots in the R1 district shall comply with the following standards:

- (a) Front and street oriented side yards shall be landscaped with the exception of approved driveways and sidewalks.

- (b) Side yards shall be completely landscaped, except a walkway or driveway may encroach into required side yard.
- (c) Driveways shall lead to a garage and not exceed the width of such garage or fifty (50) per cent of the lot width at the street, whichever is less. There shall be no parking of vehicles in the front yard except in such driveways.
- (d) Garages facing the street shall occupy no more than fifty (50) per cent of the lot width.
- (e) Porte-cocheres shall be architecturally integrated with the structure and may encroach up to the side property line located on a driveway that leads to the garage. A two-car garage must be provided prior to approval of a porte-cochere.
 - (1) A porte-cochere shall not exceed twenty-five (25) feet in length.
 - (2) Porte-cocheres shall comply with the setbacks established for the building it is attached to, except that the side yard setback may be reduced to three (3) feet. On corner lots the side yard setback on the street side shall be no less than ten (10) feet.
- (f) Accessory buildings shall not exceed thirty-five (35) per cent of the required rear yard area.
- (g) An accessory building shall be not less than five (5) feet from a main building.
- (h) Maximum square footage of accessory building shall not exceed fifty (50) per cent of the main structure square footage. Required detached garages may exceed fifty (50) percent of the main structure square footage, but shall not exceed four hundred forty (440) square feet for a two-car garage, six hundred forty (640) square feet for a required three-car garage and eight hundred forty (840) square feet for a required four-car garage.

Sec. 41-240.

Landscaping standards in the R1 district. In the R1 district, all yards shall be landscaped. Each residential unit shall meet the following minimum requirements:

- (a) *Front yard:*
 - (1) One (1) twenty-four-inch box canopy tree.
 - (2) All trees shall be double-staked.
 - (3) Six (6) five-gallon size shrubs and ten (10) one-gallon size herbaceous perennials/shrubs as a foundation planting.
 - (4) Turf or acceptable dry climate ground cover:
 - a. Turf shall be drought tolerant variety and planted as sod or hydroseed.
 - b. Ground cover shall be well-rooted cuttings from flats and planted at appropriate spacing for that particular plant material.

- (b) *Side yard:* Corner lots shall require one (1) fifteen-gallon size tree for every thirty (30) linear feet of property abutting a street, plus six (6) five-gallon size shrubs as a foundation planting. Root barriers shall be required on all trees planted along the street oriented yards.
- (c) *Project perimeter walls:*
 - (1) Flowering vines shall be secured to a decorative masonry wall or wood fence material.
 - (2) The vines shall be five-gallon size and be planted at twenty-foot intervals. They shall be secured to the walls with eye hooks and wire.
 - (3) Espaliered shrubs, fruit trees, or other ornamental trees may be substituted for the flowering vines.
- (d) *Irrigation system:*
 - (1) A pop-up sprinkler type irrigation system shall be provided for all yards for each residential unit.
 - (2) The use of “xeriphytic” or dry climate type plant materials is encouraged. Irrigation systems may require special fittings to properly water dry climate plantings.
- (e) *Screening:*
 - (1) All meters shall be appropriately screened from public view with trellis work and vines or a hedge type shrub or they shall be incorporated into the residential structure.
 - (2) Any enclosed structure for utilities must not encroach into any required setback.
- (f) *Maintenance:* All plant material shall be maintained per section 41-609 of this chapter.

Sec. 41-603. Area--Generally.

- (b) The following exception to yard requirements shall be applied with respect to all buildings, structures, and uses permitted in the A1, RE, R1, R2, R3, and P districts: Where forty (40) per cent or more of the lots along any block, excluding reverse corner lots and key lots, are developed with buildings, the required front yard for any new building or alteration to an existing building shall be not less than the arithmetical average of the front yards of said buildings. In computing said average front yard, main buildings situated entirely on the rear one-half (1/2) of any lot along said block shall not be included. Notwithstanding this subsection, no front yard shall be less than twenty (20) feet from a front property line.

OFF-STREET PARKING

Sec. 41-1320. Single-family dwellings.

- (a) The minimum off-street parking requirements for single-family dwellings are as follows:
 - (1) Four (4) off-street parking spaces for up to five (5) bedrooms;
 - (2) Five (5) off-street parking spaces for up to six (6) bedrooms;
 - (3) Six (6) off-street parking spaces for up to seven (7) bedrooms;
 - (4) Seven (7) off-street parking spaces for up to eight (8) bedrooms;
 - (5) Eight (8) off-street parking spaces for nine (9) or more bedrooms.
- (b) Of the spaces required by subsection (a), no less than one-half (1/2) of the off-street parking spaces shall be in an enclosed garage. The remaining spaces may be tandem spaces in a driveway.
- (c) Each parking stall in a one-car garage shall not be less than twelve (12) feet wide and twenty (20) feet long.
- (d) Each parking stall in a two-car garage or larger shall not be less than ten (10) feet wide and twenty (20) feet long.

NONCONFORMING USES

Sec. 41-681.4. Rehabilitation of single-family and two-family dwellings.

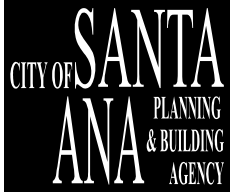
- (a) Rehabilitation of a nonconforming building whose primary use is a single-family dwelling or a two-family dwelling is permitted:
 - (1) In a residential district or a specific development where residential is permitted, or
 - (2) In a P district where the continuance of the use is not barred by section 41-683 and the building complies with the minimum yard requirements applicable to buildings located in the R2 district.
- (b) 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:
 - (1) The number of bedrooms is not increased;
 - (2) The number of dwelling units is not increased; and
 - (3) No new nonconformances with the requirements of this chapter are created.
- (c) 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; include the creation of new bedrooms; or remodeling which involves the demolition of more than fifty (50) percent of the building shall be permitted; provided:

- (1) The number of dwelling units is not increased;
 - (2) The parking is brought into conformance with code provisions;
 - (3) No new nonconformities with the requirements of this chapter are created; and
 - (4) A minimum of one thousand two hundred (1,200) 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.
- (d) Where rehabilitation of a building involves more than fifty (50) percent of a building wall which encroaches into a front or side yard setback 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.
- (e) For the purpose of this section, an existing two-car garage with a minimum dimension of eighteen (18) feet by eighteen (18) feet exterior dimension shall be considered conforming.
- (f) For the purpose of this section, 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.

DEFINITION

Sec. 41-27.

Bedroom. A bedroom is any room or segment of a dwelling unit separated from other portions of such dwelling unit by walls or other partitions, which is designed or used as sleeping quarters, provided that in determining the number of bedrooms in a dwelling unit all such rooms or segments having an area in excess of eighty (80) square feet (exclusive of one (1) living room, one (1) dining room and all rooms clearly designed as kitchens, bathrooms, closets and hallways) shall be deemed bedrooms regardless of any description or use for purposes other than sleeping quarters, such as dens, family rooms or guest rooms.



Planning and Building Agency
Planning Division
20 Civic Center Plaza
P.O. Box 1988 (M-20)
Santa Ana, CA 92702
(714) 647-5804
www.santa-ana.org

RESIDENTIAL BUILDING DESIGN AND MATERIALS

One of the most important aspects of any urban environment is the design and architecture of the buildings. The City of Santa Ana is an established community that has developed in a variety of architectural styles and building types. Since the city has no absolute design theme as may be found in some communities, these standards are not intended to specifically control any particular architectural style. Instead, the standards are presented to encourage a quality and completeness of design that will contribute to the overall improvement of the community's "built-out" environment.

GENERAL STANDARDS

1. Building Orientation
 - a. It is important that new developments are **designed to complement** existing conditions on the site as well as on neighboring properties.
 - b. Consideration should be given to the **scale and bulk** of a building in its relationship to the scale of the street and neighboring properties.
2. Elevations/Detailing
 - a. **All building elevations** shall be considered in the evaluation of any new construction, additions or alterations. The importance of the side and rear views of a building should not be minimized because of their impact on adjoining properties or public right-of-way.
 - b. The **same or compatible design features** should be continued or repeated upon all elevations of a building.
 - c. Doors, windows or other openings should be **uniform in design** and located to present a symmetrical appearance to the elevation except where the variations are an integral and necessary part of the exterior design.
3. Roof/Roof Lines
 - a. Roofs should be given design consideration and treatment equal to that of the rest of the building exteriors. **Roof and roof lines should be continuous** in design except where there is a major change in an element of a building elevation. Such elements include wing walls, fan walls and interior building corners.
 - b. Roof line elements including parapet walls should be developed along all elevations, regardless of orientation away from street or towards a neighboring structure.
4. Materials/Colors
 - a. All exterior materials, textures and colors shall be **appropriate for an architectural style or theme** of the building and should contribute towards the quality of the streetscape.
 - b. All colors and materials shall be durable and shall not readily deteriorate with exposure to the elements.
5. Equipment/Screening
 - a. No mechanical equipment, ducting, meters or other appurtenances should be left exposed at the ground level or on roofs.

(Source: Excerpt from City of Santa Ana Design and Development Standards, May, 1984.)



Planning and Building Agency
Planning Division
20 Civic Center Plaza
P.O. Box 1988 (M-20)
Santa Ana, CA 92702
(714) 647-5804

R2 (TWO-FAMILY RESIDENCE)

Sec. 41-246. Applicability of regulations. R-2 (two-family residence) districts are specifically subject to the regulations contained in this division, except that one-family dwellings are subject to the design and development standards set forth in Division 1 of this article, townhouses are subject to the design and development standards set forth in Division 6 of this article, and uses allowed under section 41-247.5 are subject to the design and development standards set forth in Division 12 of this article.

Sec. 41-247. Uses permitted to the R-2 district. The following uses are permitted in the R-2 district:

- (a) One-family dwellings.
- (b) Two-family dwellings.
- (c) Townhouses.
- (d) Private greenhouses and horticultural collections for domestic noncommercial use, flower and vegetable gardens, fruit trees and any agricultural crop.
- (e) One (1) temporary real estate office devoted to the sale of real estate in the tract in which it is located, which shall be used for a period of time not to exceed one (1) year.
- (f) Accessory structures.
- (g) Child care facilities providing care to not more than fourteen (14) children, provided that if the number of children exceeds eight (8), a land use certificate must be first obtained pursuant to Division 4 of Article V of this chapter.
- (h) Adult day care facilities providing care to not more than six (6) adults.

Sec. 41-247.5. Uses subject to a conditional use permit in the R2 district.

- (a) Any use which may be permitted in the R1 district subject to the issuance of a conditional use permit pursuant to section 41-232.5 may likewise be permitted in the R2 district subject to a conditional use permit.
- (b) Care homes, as defined by section 41-41.5 of this Code, which previously were permitted pursuant to a validly issued conditional use permit and subsequently lost the permitted use pursuant to the provisions of this Code.

Sec. 41-247.6. Minimum lot area in the R2 district.

- (a) Lots containing only one (1) dwelling unit shall have an area of at least six thousand (6,000) square feet.

- (b) Lots containing two (2) or more dwelling units shall have an area of at least six thousand (6,000) square feet plus an additional three thousand (3,000) square feet for each dwelling unit on the lot in excess of one (1).

Sec. 41-247.7. Minimum street frontage in the R2 district.

- (a) Lots containing only one (1) dwelling unit shall have street frontage of at least fifty (50) feet.
- (b) Lots containing two (2) or more dwelling units shall have street frontage of at least seventy-five (75) feet.

Sec. 41-248. Building height in the R2 district. No primary structure shall exceed twenty-seven (27) feet nor two (2) stories in height, as measured from the lowest adjacent grade of the structure to the top of the structure.

Sec. 41-248.5. Lot coverage in the R2 district. No more than fifty (50) per cent of the lot shall be covered by structures.

Sec. 41-249. Front yards in the R2 district. There shall be a front yard of not less than twenty (20) feet from the street. If there are two (2) single-family detached units on a site, the front yard of the rear unit adjacent to the rear yard of the front unit shall be not less than ten (10).

Sec. 41-250. Side yards in the R2 district. Each side yard shall be not less than five (5) feet for each building. On corner lots, the side yard on the street side shall be not less than ten (10) feet for each building. The restrictions on nonconforming buildings set forth in Article VI of this chapter shall not apply to buildings which are nonconforming solely for the reason that they do not have side yards meeting the standard set by this section, provided the side yards of such building are at least three (3) feet wide.

Sec. 41-251. Rear yards in the R2 district. There shall be a rear yard of not less than fifteen (15) feet for each dwelling unit. Such rear yard may be reduced to not less than ten (10) feet in width, provided that it has at least one thousand two hundred (1,200) square feet of open space area, exclusive of side yard areas.

Sec. 41-252. Attachment of dwelling units in the R2 district. No more than two (2) dwelling units (other than townhouses) shall be attached together.

Sec. 41-253. Development standards in the R2 district. Lots in the R2 district shall comply with the following standards:

- (a) Front and street oriented side yards shall be landscaped with the exception of approved driveways and sidewalks.
- (b) Side yards shall be completely landscaped. Any walkway, driveway, or hardscape shall be in addition to the required side yard.
- (c) Driveways shall lead to a garage and not exceed the width of such garage or fifty (50) per cent of the lot width at the street, whichever is less. There shall be no parking of vehicles in the front yard except in such driveways.
- (d) Garages facing the street shall occupy no more than fifty (50) per cent of the lot width.

- (e) Porte cocheres shall be architecturally compatible with the structure and may encroach up to the side property line. A two-car garage must be provided prior to approval of a porte cochere.
- (f) Accessory structures shall not exceed thirty-five (35) per cent of the required rear yard area.
- (g) The primary entrance of at least one (1) dwelling unit must face the street to which the unit is oriented. When a unit is oriented to face a driveway, the primary entrance shall face that driveway.
- (h) Maximum square footage of accessory structures shall not exceed sixty-six (66) per cent of the main structure square footage.
- (i) Existing detached accessory structures, on exterior corner lots only, may be connected to the main structure, provided a minimum five-foot setback is maintained from any property line and a minimum of one thousand two hundred (1,200) square feet of open area is maintained in the rear yard.

Sec. 41-254. Building separation in the R2 district.

- (a) The building separation between primary structures shall be at least fifteen (15) feet.
- (b) The building separation between primary and accessory structures shall be at least five (5) feet.

Sec. 41-255. Open space standard for the R2 district. Private open space shall be provided for each unit at a minimum of one hundred (100) square feet in the form of a private patio or deck. The minimum dimensions of such space shall be eight (8) feet in each direction.

Sec. 41-256. Landscape standards for the R-2 district. In the R2 district, all yards shall be landscaped. Each residential unit shall meet the following minimum requirements:

- (a) *Front yard:*
 - (1) One (1) twenty-four-inch box canopy tree.
 - (2) All trees shall be double-staked.
 - (3) One (1) tree species for up to five (5) dwelling units and an additional tree species for each increment of five (5) units.
 - (4) Six (6) five-gallon size shrubs and ten (10) one-gallon size herbaceous perennials/shrubs as a foundation planting.
 - (5) Turf or acceptable dry climate ground cover:
 - a. Turf shall be drought tolerant variety and planted as sod or hydroseed.
 - b. Ground cover shall be well-rooted cuttings from flats and planted at appropriate spacing for that particular plant material.
- (b) *Side yard:* Corner lots shall require one (1) fifteen-gallon size tree for every thirty (30) linear feet of property abutting a street plus six (6) five-gallon size

shrubs as a foundation planting. Root barriers shall be required on all trees planted along the street oriented yards.

(c) *Rear yard:* A buffer shall be provided for privacy from adjoining property. A hedge or vines on a fence are satisfactory screens.

(d) *Project perimeter walls:*

(1) Flowering vines shall be secured to a decorative masonry wall or wood fence material.

(2) The vines shall be five-gallon size and be planted at twenty-foot intervals. They shall be secured to the walls with eye hooks and wire.

(3) Espaliered shrubs, fruit trees, or other ornamental trees may be substituted for the flowering vines.

(e) *Irrigation system:*

(1) A pop-up sprinkler type irrigation system shall be provided for all yards for each residential unit.

(2) The use of "xeriphytic" or dry climate type plant materials is encouraged. Irrigation systems may require special fittings to properly water dry climate plantings.

(f) *Screening:*

(1) All meters shall be appropriately screened from public view with trellis work and vines or a hedge type shrub or they shall be incorporated into the residential structure.

(2) Any enclosed structure for utilities must not encroach into any required setback.

(g) *Maintenance:* All plant material shall be maintained per section 41-609 of this chapter.



Planning and Building Agency
Planning Division
20 Civic Center Plaza
P.O. Box 1988 (M-20)
Santa Ana, CA 92702
(714) 647-5804

R3 (MULTIPLE-FAMILY RESIDENCE)

Sec. 41-258. **Purpose.** The purpose of this division is to regulate the development of land for multiple-family residential purposes in the city. It is the intent of this division to set forth standards for the development of superior quality multiple-family housing development in a setting which is sensitive to the impacts on adjacent properties. It is further the intent of this division to create housing development which will be of such utility and function that it will remain liveable and usable for an extended period of years. It is also the intent of this division to provide functional and nonmonotonous orientation of buildings with a maximum of usable open space around each.

Sec. 41-258.5. **Scope.** This division applies to developments which are used solely for residential purposes and uses incidental thereto and which include one (1) or more multifamily dwellings. It does not apply to buildings which are used partly for dwelling units and partly for commercial or office uses (other than sales or management activities pertaining to dwelling units on the same site). It does apply to single-family and two-family dwellings which are part of a development which includes multiple-family dwellings. One-family dwellings that are not part of a development which includes multiple-family dwellings shall be subject to the design and development standards set forth in Division 3 of this article. Two-family dwellings that are not part of a development which includes multiple-family dwellings shall be subject to the design and development standards set forth in Division 4 of this article. Townhouses are subject to the standards set forth in Division 6 of this article instead of those set forth in this division. Nonresidential uses shall be subject to the design and development standards set forth in Division 12 of this article.

Sec. 41-259. **Uses permitted in the R3 district.** The following uses are permitted in the R3 district:

- (a) All uses permitted in the R2 district pursuant to section 41-247.
- (b) Multiple-family dwellings.

Sec. 41-259.5. **Uses subject to a conditional use permit in the R3 district.** The following uses may be permitted in the R3 district subject to the issuance of a conditional use permit:

- (a) Any use which may be permitted in the R2 district subject to the issuance of a conditional use permit pursuant to section 41-247.5.
- (b) Lodging houses, care homes, fraternity houses, and sorority houses.
- (c) Sanitariums and hospitals.

Sec. 41-260. **Classification of multiple-family dwelling developments.** For purposes of this division, multiple-family dwelling developments are classified as follows:

Class I - Developments having a density of twenty-two (22) or less dwelling units per acre.

Class II - Developments having a density of more than twenty-two (22) dwelling units per acre but not more than thirty-five (35) dwelling units per acre.

Class III - Developments having a density of more than thirty-five (35) dwelling units per acre but not more than sixty (60) dwelling units per acre.

Class IV - Developments having a density of more than sixty (60) dwelling units per acre.

The density of a multiple-family dwelling development is determined by multiplying the number of dwelling units in the development by a fraction, the numerator of which is forty-three thousand five hundred sixty (43,560) square feet and the denominator of which is the number of square feet in the development site.

Sec. 41-261. Density. The density of a multiple-family dwelling development, as determined pursuant to section 41-260, shall not exceed the density limit, if any, prescribed by the general plan of the city for the area of the city in which the development is located.

Sec. 41-262. Site size limitation.

(a) The number of dwelling units in a multiple-family dwelling development having less than standard site size, as hereinafter defined, shall not exceed its site size limitation, as hereinafter defined. The definitions hereinafter set forth are for purposes of this section only.

(b) *Standard site size* means:

- (1) For class I developments: Twelve thousand (12,000) square feet.
- (2) For class II developments: Twenty-one thousand seven hundred (21,700) square feet.
- (3) For class III developments: Forty-three thousand five hundred (43,500) square feet.
- (4) For class IV developments: Sixty-five thousand three hundred (65,300) square feet.

(c) *Conformance quotient* means the number obtained by dividing the actual size of the development site, expressed in square feet, by its standard site size.

(d) *Base density* means:

- (1) For class I developments: Fifteen (15) dwelling units per acre.
- (2) For class II developments: Twenty-two (22) dwelling units per acre.
- (3) For class III developments: Thirty-five (35) dwelling units per acre.
- (4) For class IV developments: Sixty (60) dwelling units per acre.

(e) *Potential additional density* means:

- (1) For class I developments: Seven (7) dwelling units per acre.
- (2) For class II developments: Thirteen (13) dwelling units per acre.
- (3) For class III developments: Twenty-five (25) dwelling units per acre.

(4) For class IV developments: Thirty (30) dwelling units per acre.

(f) *Actual additional density* means the number of dwelling units per acre obtained by multiplying a development's potential additional density by its conformance quotient.

(g) *Allowable site size density* means the number obtained by adding a development's actual additional density to its base density.

(h) *Site size limitation* means the number of dwelling units obtained by multiplying a development's allowable site size density by a fraction, the numerator of which is the actual size of the development site, expressed in square feet, and the denominator of which is forty-five thousand five hundred sixty (45,560) square feet.

Sec. 41-263. Density bonuses. The limitations of sections 41-261 and 41-262 may be exceeded as appropriate to allow a density bonus authorized or required by state law.

Sec. 41-264. Minimum street frontage. The primary street frontage of any multiple-family dwelling development shall have an extension equal to or greater than the following:

(1) Class I developments: Seventy-five (75) feet.

(2) Class II developments: One hundred thirty-five (135) feet.

(3) Class III developments: One hundred thirty-five (135) feet.

(4) Class IV developments: Two hundred (200) feet.

Sec. 41-265. Building setbacks generally.

(a) As used in sections 41-266 and 41-267, the term "absolute minimum setback" means the minimum required distance between any part of a building and any part of the nearest property line thereto. No part of any multiple-family dwelling shall encroach into any absolute minimum setback.

(b) As used in sections 41-266 and 41-267, the term "minimum average setback" means the minimum required average distance between a face of a building and the property line nearest thereto. Private decks and balconies may encroach into a minimum average setback.

(c) The front yard building setback requirements in sections 41-266 and 41-267 apply to all buildings within a multiple-family dwelling development, including accessory buildings such as garages, carports and recreational buildings. The rear and side yard building setback requirements in such sections apply only to buildings in which dwelling units are located; provided, however, that if an accessory building is located within a rear or side yard building setback area, the distance between such accessory building and the nearest dwelling unit building shall equal or exceed that building setback requirement.

Sec. 41-266. Building setback requirements for class I developments.

(a) The front yard building setback requirements for class I developments are as follows:

- (1) The absolute minimum setback is twenty (20) feet.
 - (2) If a building is more than ten (10) feet high but not more than twenty (20) feet high, its minimum average setback is twenty-five (25) feet.
 - (3) If a building is more than twenty (20) feet high but not more than thirty (30) feet high, its minimum average setback is twenty-five (25) feet plus six (6) inches for each foot by which the building's height exceeds twenty (20) feet.
 - (4) If a building is thirty (30) feet high or higher, its minimum average setback is thirty (30) feet.
- (b) The side yard building setback requirements for class I developments are as follows:
- (1) The absolute minimum setback is six (6) feet, except that, for any side yard facing on a street, the absolute minimum setback for the ground level story shall be ten (10) feet or the average depth of the front yards of residential buildings on such street in the vicinity of the development, whichever is greater.
 - (2) If a building is more than ten (10) feet high but not more than twenty (20) feet high, its minimum average setback is eight (8) feet.
 - (3) If a building is more than twenty (20) feet high but not more than twenty-eight (28) feet high, its minimum average setback is eight (8) feet plus six (6) inches for each foot by which the buildings height exceeds twenty (20) feet.
 - (4) If a building is twenty-eight (28) feet high or higher, its minimum average setback is twelve (12) feet.
- (c) The rear yard absolute minimum setback is fifteen (15) feet.

Sec. 41-267.

Building setback requirements for class II developments.

- (a) The front yard building setback requirements for class II developments are as follows:
- (1) The absolute minimum setback is fifteen (15) feet.
 - (2) If a building is more than ten (10) feet high but not more than twenty (20) feet high, its minimum average setback is twenty (20) feet.
 - (3) If a building is more than twenty (20) feet high but not more than forty (40) feet high, its minimum average setback is twenty (20) feet plus six (6) inches for each foot by which the building's height exceeds twenty (20) feet.
 - (4) If a building is forty (40) feet high or higher, its minimum average setback is thirty (30) feet.
- (b) The rear and side yard setback requirements for class II developments are the same as those specified in section 41-266 for class I developments.

Sec. 41-268.

Building setback requirements for class III and class IV developments.

- (a) The absolute minimum setbacks for buildings in class III or class IV developments and the minimum average setbacks for all such buildings which are not more than forty-five (45) feet high are the same as those specified in section 41-267 for class II developments.
- (b) The front yard minimum average setback for a building more than forty-five (45) feet high in a class III or class IV development is as follows:
 - (1) If the building is less than sixty (60) feet high, the minimum average setback is thirty (30) feet plus six (6) inches for each foot by which the building's height exceeds fifty (50) feet.
 - (2) If the building is sixty (60) feet high or higher, the minimum average setback is thirty-five (35) feet.
- (c) The side yard minimum average setback for a building more than forty-five (45) feet high in a class III or class IV development is as follows:
 - (1) If the building is less than fifty (50) feet high, the minimum average setback is twenty-two and one-half (22½) feet plus six (6) inches for each foot by which the building's height exceeds forty-five (45) feet.
 - (2) If the building is fifty (50) feet high or higher, the minimum average setback is twenty-five (25) feet.
- (d) The rear yard minimum average setback for a building more than forty-five (45) feet high in a class III or class IV development is as follows:
 - (1) If the building is less than fifty (50) feet high, the minimum average setback is twenty-seven and one-half (27½) feet plus six (6) inches for each foot by which the building's height exceeds forty-five (45) feet.
 - (2) If the building is fifty (50) feet high or higher, the minimum average setback is thirty (30) feet.

Sec. 41-269.

Building height.

- (a) Buildings in class I, class II or class III developments shall not exceed the following height limitations:
 - (1) In class I developments: Thirty-five (35) feet.
 - (2) In class II developments: Forty-five (45) feet.
 - (3) In class III developments: Sixty (60) feet.
- (b) There is no height limitation on buildings in a class IV development.
- (c) Mechanical and other appurtenances to buildings may extend above the height limitations imposed by this section, subject to screening standards and height and size limitations adopted pursuant to section 41-272.06.

- (d) The filing with the city of development plans for any development including one (1) or more buildings more than three (3) stories high shall be accompanied by the filing of a shade and shadow analysis and diagram showing such building's impact on surrounding properties.

Sec. 41-270.

Open spaces.

- (a) Usable open space shall be provided at the rate of two hundred fifty (250) square feet of area for each residential unit. Such usable space shall be divided between (1) passive common open space and (2) active open space and (3) private open space, as follows:

- (1) *Passive common open space:*

- a. Passive common open space shall be provided at the rate of at least one hundred (100) square feet per residential unit, and there shall be at least one (1) area of passive common open space in each project that is at least seven hundred fifty (750) square feet in size and has minimum dimensions of twenty (20) feet in each direction.
- b. Passive common open space shall be undisturbed soil at natural grade and shall be a minimum of forty (40) per cent of the total open space required within the project.
- c. Passive common open space shall consist of ground level open space which is primarily sod-covered or landscaped and which may provide such amenities as barbecue grills and picnic furniture.

- (2) *Active open space:*

- a. There shall be at least one (1) area of active open space that is at least five hundred (500) square feet in size and has a minimum dimension of at least twenty (20) feet in each direction.
- b. Active open space shall be a minimum of forty (40) per cent of the total open space required within the project.
- c. Active open space shall consist of such amenities as swimming pools, jacuzzis and tennis courts. These facilities may only be used to satisfy the active open space requirement.
- d. An enclosed room for recreational purposes may be provided to satisfy the active open space requirements, subject to the following standards:
 - 1. A maximum of twenty (20) per cent of the total open space required within the project may be counted for recreational building space.

2. Recreational building space shall consist of such amenities as recreation rooms, exercise facilities and saunas. Recreational building space may be constructed within a structure or at some point other than ground level.
3. Recreational building space must be maintained in perpetuity within the project and shall not be converted to alternative uses other than a different recreational use.

(3) *Private open space:*

- a. Private open space provided within an individual unit shall be no less than ninety (90) square feet and shall have a minimum dimension of six (6) feet in each direction.
 - b. Only interior courtyards and interior balconies may be counted in satisfying this open space requirement.
 - c. Exterior balconies that face a public street, alley or arterial street shall not be considered in satisfying this open space requirement.
- (b)** The requirements of subsection (a) of this section are in addition to the building setback requirements of sections 41-265 through 41-268. That portion of the site which lies between a property line and the minimum building setback distance measured from such property line shall not be included in the determination of open space for purposes of such subsection.
- (c)** For calculation purposes, the yard setback area which is contiguous to the passive common open space may be included in the total requirement of passive common open space for the project. Either the total side yard or the rear yard or the front yard (up to the footage equal to the rear yard) may be involved in those calculations. This area must be easily accessible to all units through public areas.
- (d)** Class III and class IV developments are subject to the following additional requirements: Not more than sixty (60) per cent of the development site area shall be devoted to main or accessory buildings, covered or open parking areas, driveways and other nonopen space uses. The remaining parcel area shall be devoted to passive or active open space, including landscaped activity areas, game courts, swimming pools, putting greens, walkways and passive recreational uses, amenities or other features for the exclusive use of project residents and their guests.

Sec. 41-271. Balconies and decks.

- (a)** Any balcony or deck which is constructed as an appurtenance to a dwelling unit shall be not less than ninety (90) square feet in size and have dimensions of at least six (6) feet in each direction, and shall be screened from view from outside the building to up to the minimum height for a guardrail for such balcony or deck as established by the Uniform Building Code.

- (b) Courtyards and interior balconies may be counted in satisfying the private open space requirement. Exterior balconies that face a public street or arterial street shall not be considered in satisfying the private open space requirement.

Sec. 41-272. Storage space. For each dwelling unit, there shall be a separate, enclosed, lockable storage space area reserved for the occupants of such dwelling unit. Such storage space may be located in the garage space allocated to such unit or elsewhere within the development, but may not be directly accessible from the dwelling unit. Such storage space shall be at least two hundred fifty (250) cubic feet in size and shall have minimum dimensions of four (4) feet by eight (8) feet.

Sec. 41-272.01. Size of dwelling units.

- (a) The gross floor area of each dwelling unit shall equal or exceed the following standards:
 - (1) Bachelor units: Four hundred fifty (450) square feet.
 - (2) One-bedroom units: Five hundred fifty (550) square feet.
 - (3) Two-bedroom units: Seven hundred fifty (750) square feet.
 - (4) Three-bedroom units: Nine hundred fifty (950) square feet.
- (b) The gross floor area of a dwelling unit shall be calculated exclusive of garages, carports, private balconies and/or private open space.

Sec. 41-272.02. Off-street parking. Off-street parking shall be provided in accordance with Article XV of this chapter. All such parking spaces, except spaces for visitor parking, must be covered and screened from neighboring properties.

Sec. 41-272.03. Landscaping.

- (a) An area equal or greater in depth to the required building setback along every portion of the property line of a multiple-family dwelling development that abuts a street shall be completely landscaped, except for vehicular and pedestrian accessways.
- (b) Prior to the issuance of any building permit for the construction of a multiple-family dwelling development, the developer shall submit to the city, and the planning division shall approve, a landscape plan that conforms to the requirements of this section and to standards for landscaping approved by the city council.
- (c) Landscaping shall be installed and maintained in accordance with the approved landscaping plan by the owner(s) and manager of the development.
- (d) Procedures for the approval and amendment of landscaping plans shall be established by the planning division.

Sec. 41-272.04. Determination of number of bedrooms in dwelling unit. For purposes of determining the minimum dwelling unit size pursuant to section 41-272.01 and the number of required off-street parking spaces required for a development pursuant to Article XV of this chapter, the planning division may determine that any area shown

on the floor plan of a dwelling unit shall be deemed a bedroom even though not designated as such on such plan, provided such area exceeds eighty (80) square feet and is reasonably usable as a bedroom or is readily convertible to use as a bedroom by the construction of a single partition wall and/or an additional doorway.

Sec. 41-272.05. Restriction on division of developments. No site which has been developed as a multiple-family dwelling development shall thereafter be divided into two (2) or more parcels under separate ownership unless each parcel which would result from such division complies on its own with all the requirements of this division.

Sec. 41-272.06. Supplementary regulations and specific development objectives.

- (a) The planning commission is authorized to adopt regulations supplementary to and consistent with the provisions of this division in order to clarify the general application of such provisions.
- (b) The planning commission is further authorized to set development objectives for individual proposed multiple-family dwelling developments. Such objectives shall be consistent with the provisions of this division and shall be for the purpose of clarifying the application of such provisions specifically to the proposed development and promoting the purposes of this division.
- (c) Development project plans approved pursuant to sections 41-668 through 41-674 for multiple-family dwelling developments shall be consistent with any and all regulations or development objectives established pursuant to this section which are applicable to such development, subject to the appeal process set forth in such sections.



Planning and Building Agency
Planning Division
20 Civic Center Plaza
P.O. Box 1988 (M-20)
Santa Ana, CA 92702
(714) 647-5804

R4 (SUBURBAN APARTMENT)

- Sec. 41-290. Applicability of division.** R4 (suburban apartment) districts are specifically subject to the regulations contained in this division.
- Sec. 41-291. Purpose.** The R4 suburban apartment district is authorized to provide for garden apartment development, regulated so as to cover a minimum of ground area and provide a maximum of open space. This zone will provide most of the desirable residential characteristics found in single-family residence areas.
- Sec. 41-292. Uses permitted in the R4 district.** The following uses are permitted in the R4 district:
- (a) Bungalow courts.
 - (b) Apartment houses.
 - (c) One permanent resident manager's office devoted solely to the rental of the dwelling units on the same parcel provided said office and surrounding grounds retain a residential character.
 - (d) Accessory buildings.
- Sec. 41-292.5. Uses subject to a conditional use permit in the R4 district.** The following uses may be permitted in the R4 district subject to the issuance of a conditional use permit:
- (a) Any use that may be permitted in the R1 district subject to the issuance of a conditional use permit pursuant to section 41-232.5.
 - (b) Care homes.
- Sec. 41-294. Development standards.**
- (a) Any development in this district shall be surrounded by a solid redwood or cedar fence or solid masonry wall or combination thereof, the height of which shall be in accordance with the provisions set forth in section 41-610 of this chapter. However, nothing herein shall require the construction of the aforementioned fence along any property line abutting a street, alley, or at driveway entrances and exits.
 - (b) All required yards shall be landscaped and maintained in accordance with the approved landscape plan.

- (c) Compliance with section 34-48 of the subdivision regulations, requiring alleys to the rear of all lots used or intended to be used for the construction of multiple-family residential structures of four (4) or more units, shall not be required in the event of the subdivision of properties zoned R4 provided said subdivision is developed within the terms and intent of the R4 district.
- (d) Prior to the submission of development plans with the planning department, the owner or owner's engineer shall confer with the department of public works concerning the necessity for a runoff study based on a storm of a ten (10) year frequency, if said study is considered necessary by the director of the department of public works; it shall be filed with said department and shall show existing and proposed facilities and methods of draining the site and tributary areas without exceeding the capacity of any street, onsite or off-site. The plans shall be approved or conditionally approved and the minimum required improvements installed by the owner to assure adequate and reasonable drainage of the area to the satisfaction of the department of public works, prior to the issuance of a utility release by the building department for the development.
- (e) If any parcel zoned R4 is to be developed in accordance with the provisions set forth for this district and, said parcel abuts a street not improved to city standard, the owner shall dedicate the necessary street easement to the city and improve said street so as to be in accordance with the design standards and specifications of this Code of Ordinances prior to the issuance of a utility release by the building department.
- (f) All trash collection and garbage collection areas shall be surrounded on at least three (3) sides by a five (5) foot block wall with adequate access to and from these areas for trash and garbage collection vehicles.
- (g) Due to the complexity of garden apartment development it is illogical and impractical to define herein an exact pattern for the arrangement of group dwellings for a parcel involving two (2) or more main dwellings; however it is the intent of this district to provide a functional and non-monotonous orientation of buildings with a maximum of open space around each main building consisting of courts, parkways and patio areas all oriented so as to provide separation of vehicular traffic from play areas and recreational areas for children and adults. Further, in order to more clearly define the intent of this district there shall be on file in the office of the planning department illustrations entitled "Guides to Suburban Apartment Development." Said illustrations shall be approved by resolution by the planning commission and city council and shall show the desirable arrangement of buildings and open space, but are not designs which must be copied in order to secure approval of development plans as required by the provisions of the R4 district.

- (h) All off-street parking areas not under cover shall be screened from the view of surrounding residents or tenants of the project by shrubs and bushes the normal growth of which is not less than four (4) feet in height.
- (i) All points of vehicular access to and from off-street parking areas and driveways onto public rights-of-way shall be approved by the director of public works of the city. Wherever a private driveway enters onto said public right-of-way, a stop sign shall be erected and maintained at such exit point to insure reasonable traffic safety all in compliance with the standard sign sheet on file in the office of the department of public works of the city.
- (j) All driveways and off-street parking areas shall consist of two (2) inches of asphaltic concrete on four (4) inches of rock base or of materials and of a thickness approved by the director of public works which shall be of equivalent strength and life of said asphaltic concrete and rock base.
- (k) All interior streets and private drives shall be constructed to the standard set forth in this Code of Ordinances prior to the dedication of any such streets to the city. Streets not so constructed need not be accepted by the city.

Sec. 41-296. Height limit. The height limit is:

- (a) None except as limited in subsection (b) hereinbelow.
- (b) When a lot in the R4 district is within one hundred and fifty (150) feet from property zoned A1, RE, or R1, on said R4 lot no main buildings shall exceed one (1) story and said one (1) story shall not exceed twenty (20) feet in height. Furthermore, when a lot in the R4 district is within three hundred (300) feet of property zoned A1, RE, or R1 on said R4 lot no main buildings shall exceed three (3) stories and said three (3) stories shall not exceed fifty (50) feet in height.

Sec. 41-297. Side yard.

- (a) When any interior side property line of a lot in the R4 district abuts property in the A1, RE or R1 district, each dwelling shall have a required side yard along said side property line of not less than one (1) foot for each one (1) foot of building height of that particular dwelling.
- (b) When any interior side property line of a lot in the R4 district abuts property in the R4 district or any other district not set forth in subsection (a) of this section, there shall be a required side yard along that side property line of not less than four (4) feet regardless of the height of the dwelling on the lot.

- (c) When any interior side property line of a lot in the R4 district abuts a lot or lots having zone classifications of A1, RE, or R1 and any other district, subsection (a) of this section shall apply in the determination of the required side yard along that entire interior side property line.
- (d) On corner lots, the side yard on the street side shall be not less than ten (10) feet.

Sec. 41-298. Rear yard.

- (a) When any lot zoned R4 has a rear property line abutting property in the A1, RE or R1 district, each dwelling shall have a required rear yard of not less than one (1) foot for each foot of building height of that particular dwelling.
- (b) When any lot zoned R4 has a rear property line abutting a lot in any other district not set forth in subsection (a) of this section, there shall be a required rear yard of not less than ten (10) feet.
- (c) When any lot in the R4 district has a rear property line common to a property line of a lot or lots having zone classifications of A1, RE or R1 and any other district, subsection (a) of this section shall apply in the determination of the required rear yard along that entire rear property line.

Sec. 41-299. Minimum gross floor area. The following uses shall be subject to the following minimum square feet of gross floor area per unit exclusive of garages, carports and unenclosed porches and patios:

- (a) Bachelor apartment: Four hundred fifty (450) square feet.
- (b) One-bedroom apartment: Six hundred fifty (650) square feet.
- (c) Two-bedroom apartment: Eight hundred (800) square feet.

Further, for each additional bedroom in excess of two (2) bedrooms in an apartment unit, there shall be an additional one hundred (100) square feet of gross floor area.

Sec. 41-300. Minimum lot area per dwelling unit.

- (a) For any one (1) story, two (2) story, or three (3) story single-family dwelling, two-family dwelling, or multiple-family dwelling: Not less than one thousand five hundred (1,500) square feet of lot area per dwelling unit constructed therein.
- (b) For any four (4) or more story single-family, two-family, or multiple-family dwelling: Not less than five hundred (500) square feet of lot area per dwelling unit constructed therein.

- (c) Where an apartment development consists of more than one main building and said buildings vary in height, then subsections (a) and (b) set forth hereinabove shall be applied respectively for each main building depending on the height of each main building.
- (d) For the purpose of this section only, if the topmost story of any dwelling unit proposed to be constructed in the R4 district is used for the housing of any mechanical equipment, such as air-conditioning facilities and elevator mechanisms, but is void of any dwelling unit, then said topmost story shall not be declared a story as defined in section 41-153.

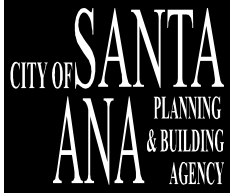
Sec. 41-301. Maximum lot coverage. Not more than fifty (50) per cent of the total lot area shall be devoted to main and accessory building area, driveways, open or enclosed parking areas and covered patios. The remaining fifty (50) per cent of the total lot area shall be devoted to landscaping; lawn area: Noncommercial outdoor recreational facilities incidental to the residential development such as private swimming pools, putting greens and tennis courts; walkways; uncovered patio areas; fences and necessary fire-fighting equipment and installations as required in section 41-294, subsection (d) of this chapter; further, the open space required by this section shall be arranged and provided in such a manner that it is accessible and usable for the purpose intended herein. Said open space shall not be devoted to commercial agricultural pursuits or any other activity in conflict with the stated purpose of this section and district.

Sec. 41-302. Off-street parking. Off-street parking shall be provided in the manner prescribed in Article IV of this chapter. However, of the off-street parking required by Article IV, at least one parking space per unit shall be within a garage or carport. All additional parking stalls may be uncovered.

Sec. 41-303. Subdivision of property developed under the R4 district.

- (a) Upon completion of a development of property in the R-4 district no portion of the property involved in said development shall be severed or sold unless said severed parcel and the development thereon comply with all provisions set forth for the R4 district. Further, the remaining parcel and development thereon shall also comply with said R4 district provisions. Nothing herein shall prohibit the sale of any one-family dwelling, two-family dwelling, multiple-family dwelling or any dwelling unit within a two-family or multiple-family dwelling provided all common open areas, required yard areas, recreational areas and similar areas constituting the required fifty (50) per cent open areas as set forth in section 41-301 are retained in trust or otherwise for the benefit of all tenants and owners of any interest of any of the structures on the original area developed as a unit. Further, prior to the issuance of a building permit or approval of the development plans as set forth in section 41-295, deed restriction prohibiting the alienation of all land areas not devoted to buildings

shall be recorded in the office of the county recorder of the County of Orange, California. Said restriction shall include a statement that said deed restrictions shall be irrevocable for a period of not less than thirty (30) years. A copy of said deed restrictions shall be filed with the planning department prior to the issuance of a building permit to the owner of the original project.



Planning and Building Agency
Planning Division
20 Civic Center Plaza
P.O. Box 1988 (M-20)
Santa Ana, CA 92702
(714) 647-5804

RE (RESIDENTIAL-ESTATE)

- Sec. 41-216. Applicability of division.** RE (residential-estate) districts are specifically subject to the regulations contained in this division.
- Sec. 41-217. Uses permitted in the RE district.** The following uses are permitted in the RE district:
- (a) One (1) one-family dwelling.
 - (b) Private greenhouses and horticulture collections for domestic, noncommercial use, flower and vegetable gardens, fruit trees or any agricultural crops.
 - (c) Accessory buildings.
- Sec. 41-217.5. Uses subject to a conditional use permit in the RE district.** The following uses may be permitted in the RE district subject to the issuance of a conditional use permit:
- (a) Churches and accessory church buildings.
 - (b) Public grade schools, colleges and universities which may include: Dormitories, libraries, museums, university union buildings and art galleries when owned and operated by governmental agencies or the university.
 - (c) Private schools and colleges except said private schools and colleges shall not include trade schools operated by governmental agencies or the university.
 - (d) Parks and playgrounds not operated for commercial purposes.
 - (e) Public utility buildings and structures including electric distribution and transmission substations.
 - (f) Golf courses specifically excluding miniature and pitch and putt golf courses and driving ranges.
- Sec. 41-218. Building height.** No structure shall exceed thirty-five (35) feet in height.
- Sec. 41-219. Front yard.** There shall be a front yard of not less than twenty-five (25) feet.
- Sec. 41-220. Side yard.** Each side yard shall be ten (10) per cent of the average lot width, provided, however, that the maximum side yard required under this provision need not exceed twenty (20) feet. On corner lots the side yard on the street side shall be not less than ten (10) feet.
- Sec. 41-221. Rear yard.** There shall be a rear yard of not less than twenty-five (25) feet.
- Sec. 41-222. Off-street parking.** Off-street parking shall be provided in the manner prescribed in Article IV of this chapter.

SPECIFIC DEVELOPMENT PLAN NO. 87
Town and Country Manor

SECTION 1 – APPLICABILITY OF ORDINANCE

The Specific Development zoning district No. 87 for the Town and Country Manor project site is authorized by Chapter 41, Division 26 Section 41-593 et seq. of the Santa Ana Municipal Code. SD No. 87 contains the specific standards and regulations contained in the residential and commercial districts, as herein amended, for the purpose of establishing land use regulations and standards. All other applicable chapters, articles, and sections of the Santa Ana Municipal Code are in effect unless superseded by regulations contained in this ordinance.

SECTION 2 – PURPOSE

The Specific Development Plan No. 87 for the Town and Country Manor campus consists of standards and regulations established for the purpose of protecting the health, safety, and general welfare of the people of the City of Santa Ana by promoting and enhancing the value of property and encouraging the orderly development of the property.

SECTION 3 – Uses permitted in Specific Development No. 87

The following uses are permitted in the SD-87 district:

- (a) Continuing care residential facilities for seniors including:
 - (1) Independent living facilities
 - (2) Congregate care facilities
 - (3) Assisted living quarters
 - (4) Skilled nursing facilities
- (b) Churches and chapels
- (c) Child care facilities

SECTION 4 – Uses subject to a conditional use permit in Specific Development No. 87

- (a) Continuing care residential facilities for persons other than senior citizen
- (b) Wireless communication facilities

SECTION 5 – Minimum lot area in Specific Development No. 87

Lots shall have a minimum lot area of 8 acres.

SECTION 6 – Minimum street frontage in Specific Development No. 87

Lots shall have a minimum street frontage of at least 250 feet.

SECTION 7 – Building height in Specific Development No. 87

No structure shall exceed 125 feet in height, as measured from the lowest adjacent grade of the structure to the top of the structure.

SECTION 8 – Lot coverage in Specific Development No. 87

No more than 60 percent of the lot shall be covered by structures.

SECTION 9 – Front yards (Lawson Way) in Specific Development No. 87

There shall be a front yard of not less than 17 feet from the street.

SECTION 10 – Side yards (Memory Lane) in Specific Development No. 87

There are no side yard requirements, except that on corner lots the side yard adjacent to the street shall have a side yard of not less than 20 feet.

SECTION 11 – Rear yards in Specific Development No. 87

There are no rear yard requirements, except that rear yards adjacent to a residential use shall have a landscaped setback of at least 5 feet.

SECTION 12 – Development standards in Specific Development No. 87

Lots in the SD No. 87 zoning district shall comply with the following standards:

- (a) Front and street oriented side yards shall be landscaped with the exception of approved driveways and sidewalks.
- (b) A landscaped planter not less than 10 feet in width is required along any property line that abuts any property which is neither zoned or has a general plan land use designation.
- (c) All storage shall be conducted within a completely enclosed building.

SECTION 13 – Parking standards in Specific Development No. 87

Off-street parking in the SD-87 zoning district shall comply with the standards set forth in Article XV (Off-Street Parking) of the Santa Ana Municipal Code except for the following:

- (a) The minimum off-street parking requirement for senior citizen establishments, pertaining to spaces reserved for residents who are 55 years of age or older, are as follows:
 - (1) One space for each one bedroom unit and one and a half (1.5) spaces for each two bedroom unit.
 - (2) Of the spaces required by subsection (a), at least one space shall be in a garage or under a carport.
 - (3) In addition to subsection (a), guest parking spaces shall be provided in an amount not less than 15 percent of the required parking under subsection (a).

SECTION 14 – Signage standards in Specific Development No. 87

Lots in the SD No. 87 zoning district shall comply with the following standards:

- (a) Signage shall comply with the standards set forth in sections 41-850 through 41-1000 of the SAMC, with the exception of the standards identified below.
- (b) One freestanding sign identifying the facility can be located on Lawson Way and may be a maximum of 18 linear feet (height plus length of sign).

SECTION 15 – Landscape standards for Specific Development No. 87

In the SD No. 87 zoning district, all yards shall be landscaped. The site shall comply with the following minimum requirements:

- (a) Front/side yard facing a street:
 - (1) Two 24-inch box canopy trees.
 - (2) All trees shall be double-staked.
 - (3) Six five-gallon size shrubs and 10 one-gallon size herbaceous perennials/shrubs as a foundation planting.

- (4) Turf or acceptable dry climate ground cover:
 - i. Turf shall be drought tolerant variety and planted as sod or hydroseed.
 - ii. Ground cover shall be well-rooted cuttings from flats and planted at appropriate spacing for that particular plant material.
- (b) Irrigation systems:
 - (1) A pop-up sprinkler type irrigation system shall be provided for all yards
 - (2) The use of “xeriphytic” or dry climate type plant materials is encouraged. Irrigation systems may require special fittings to properly water dry climate plantings.
- (c) Screening:
 - (1) All meters shall be appropriately screened from public view with trellis work and vines or a hedge type shrub or they shall be incorporated into the structure.
 - (2) Any enclosed structure for utilities must not encroach into any required setback.
- (d) Maintenance:
 - (1) All plant material shall be maintained per section 41-609 of the Santa Ana Municipal Code.