



Planning and Building Agency
Planning Division
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PROFESSIONAL (P)

Sec. 41-312 **Applicability of Division.** The Professional (P) districts are specifically subject to the regulations contained in this Division.

Sec. 41-313 **Uses Permitted in the 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 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) Daycare centers.
- (j) Non-freestanding commercial and service uses which do not exceed ten (10) per cent 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 of this Division.

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 of this Division.
- (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 of this Division, 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 of this Chapter.
- (j) Banquet facilities as an ancillary use, subject to development and operational standards set forth in section 41-199.1 of this Chapter.
- (k) Adult day care facilities.
- (l) Clubs, fraternities and lodges.
- (m) Bail bond uses, subject to development and operation standards set forth in Section 41-323 of this Division.
- (n) Churches and accessory church buildings.
- (o) Parking lots and parking structures subject to compliance with the requirements of Section 41-324 of this Division.
- (p) Medical offices operated by government, government-subsidized, not-for-profit, or philanthropic entities.

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 of this Chapter.

- (b) Notwithstanding the provisions of Section 41-602(d) of this Chapter, 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) per cent 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 (15) setback from the front property line.
- (b) Side.
 - (1) All structures shall maintain a fifteen-foot (15) setback from side property lines abutting a street.
 - (2) All structures shall also maintain a five-foot (5) 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 (50) 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 (10) 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) Vehicular parking may not be located within any required landscaped area.

- (e) Prior to the issuance of any building permit, 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.
- (f) Landscaping shall be installed and maintained in accordance with the approved landscaping plan by the owner(s) and manager of the development.
- (g) Procedures for the approval and amendment of landscaping plans shall be established by the planning division.
- (h) All planting areas must be designed with an automatic irrigation system. Modifications shall be allowed for dry climate landscapes. Pop-up sprinklers shall be used in all areas other than installations against foundations for the sake of public safety. Drip, bubbler, or other low gallonage systems may be used in buffer areas and narrow strips. Sleeving must be called out wherever irrigation pipes are installed under hardscape.
- (i) Landscaping shall be installed and maintained in compliance with Article XVI of this Chapter, pertaining to water conservation.

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 XV 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 (6) 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 Manager.

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.

Sec. 41-324

Parking lot and parking structure standards. In addition to the provisions of this Chapter, the following minimum development and operational standards apply to parking lot and parking structure uses:

- (a) Shall only be permitted on sites of no less than two (2) acres.
- (b) Shall not be permitted on sites that abut properties zoned or used for single-family residential.
- (c) Shall be designed to comply with the Citywide Design Guidelines established by resolution of the City Council.