

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 3 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 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:

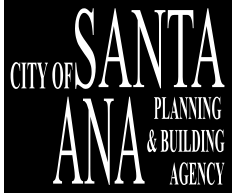
- (a) *Front yard:*
 - (1) One (1) twenty-four-inch box canopy tree.
 - (2) All trees shall be double-staked.
 - (3) One (1) tree species for up to five (5) dwelling units and an additional tree species for each increment of five (5) units.
 - (4) Six (6) five-gallon size shrubs and ten (10) one-gallon 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.



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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.)