Division 4.
Architectural Standards/Building Types.

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

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

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

A Tower-on-Podium

B Flex Block

G Live-Work

H Rowhouse

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

Y = Permitted - = Not Permitted

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

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

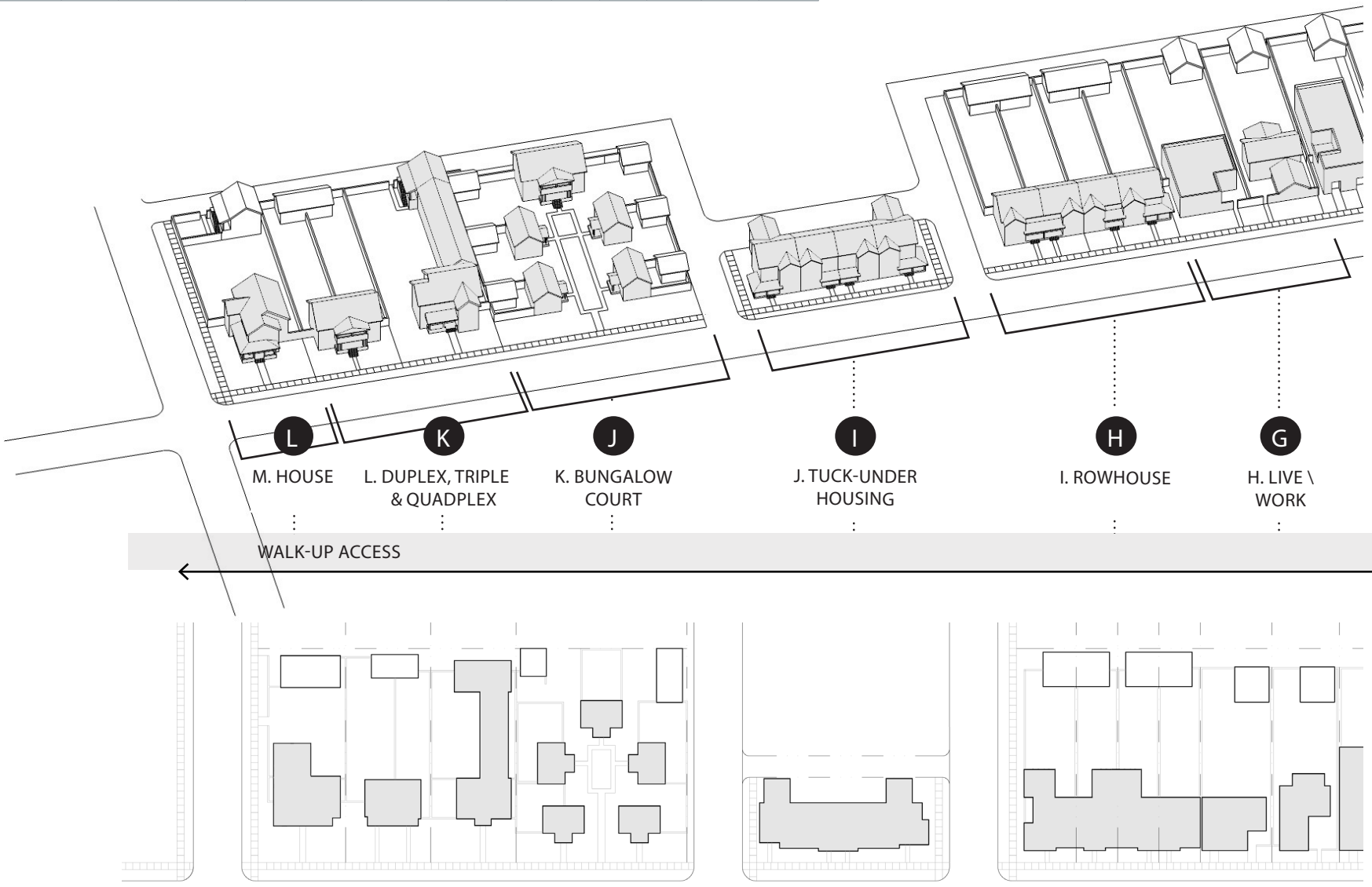
[3] Measured along the front property line of the lot

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

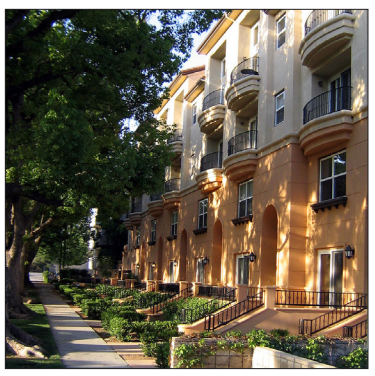
[5] Allowed on specific locations only.

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

[7] Line Block permitted to a maximum of 10-stories in the TV and DT zone.



C Lined Block



D Stacked Dwellings

E Hybrid Court

F Courtyard Housing

I Bungalow Court

J Tuck-Under Housing

K Duplex/Triplex/Quadplex

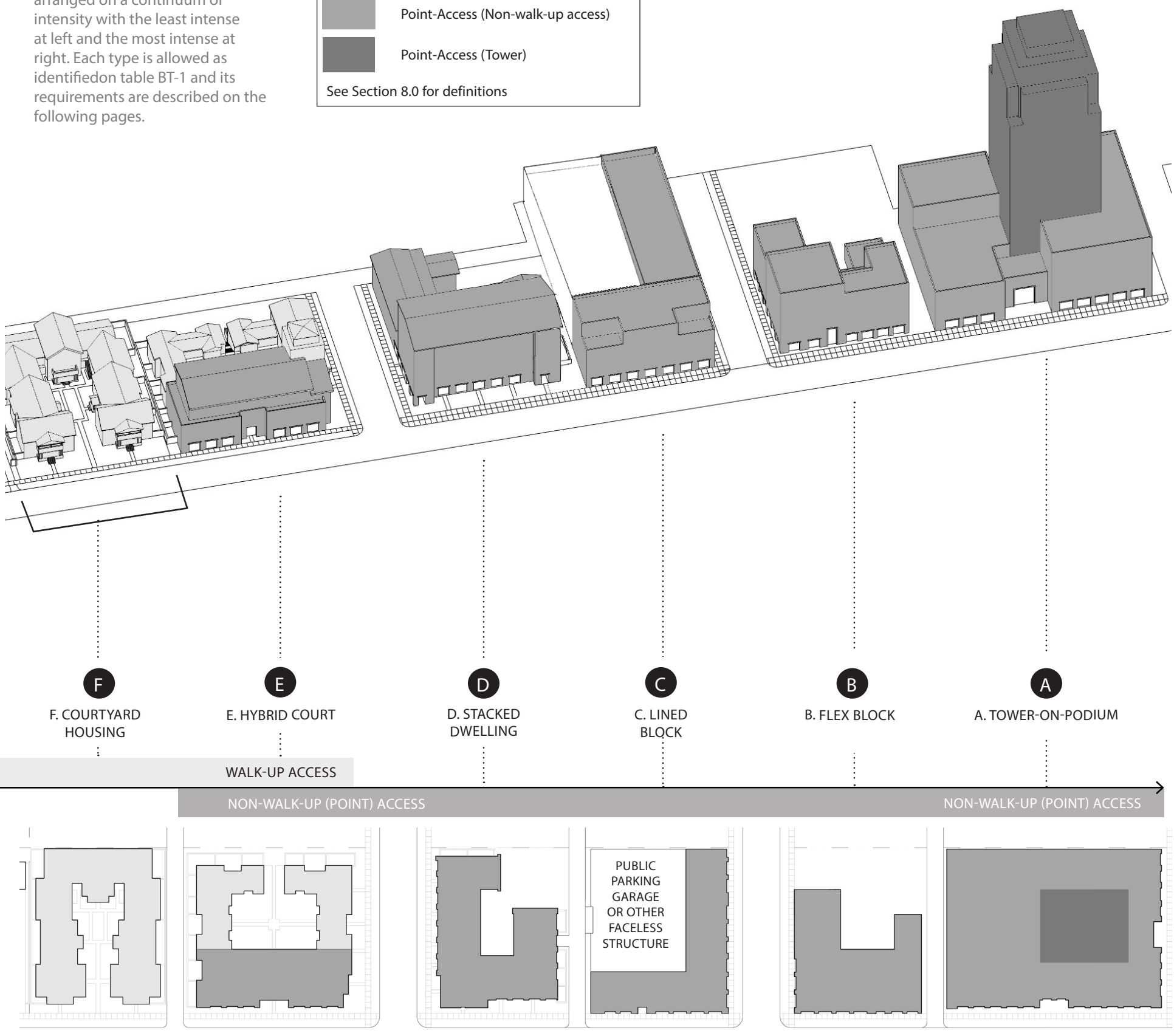
L House

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

Key for Illustrative Plan Diagram:

- Direct-Access (Walk-up access)
- Point-Access (Non-walk-up access)
- Point-Access (Tower)

See Section 8.0 for definitions

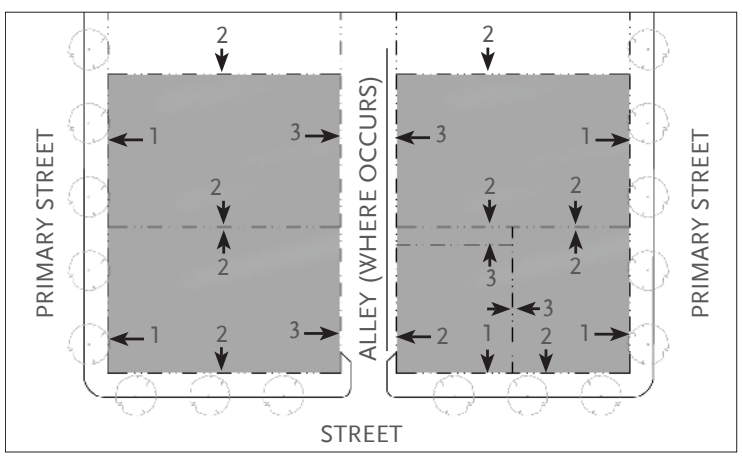


(c) All building types are subject to the following:

(1) Lot width and Depth:

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

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



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

(2) Access Standards:

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

(3) Parking Standards:

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

(4) Service Standards:

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

(5) Open Space Standards:

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

(6) Landscape Standards:

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

(7) Frontage Standards:

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

(8) Building Size and Massing Standards:

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

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

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

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

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

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

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

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

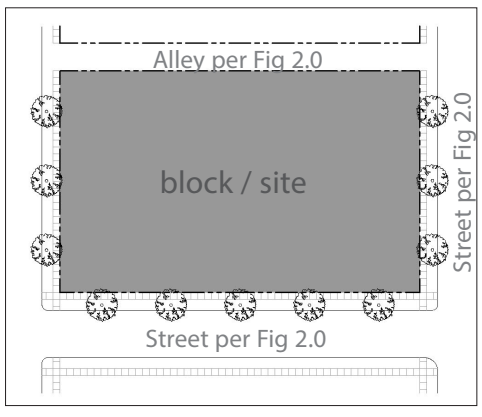
(9) Accessory Dwellings:

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

(10) Accessory Structures:

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

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



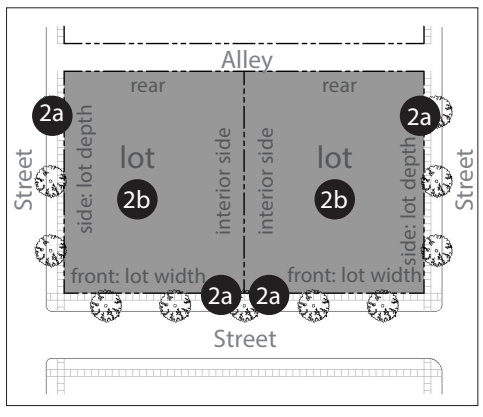
Step 1: Existing Site

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

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

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

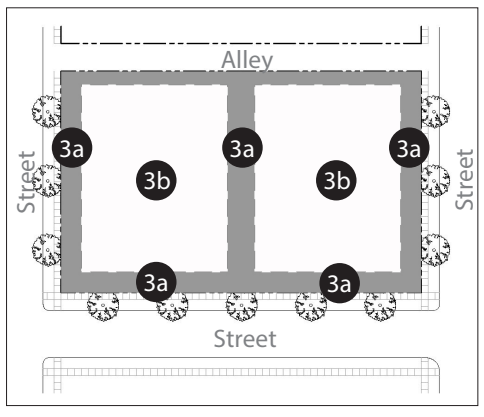
1b. If existing site already complies with the subdivision guidelines and street network concepts, proceed to step 2.



Step 2: Apply Lots

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

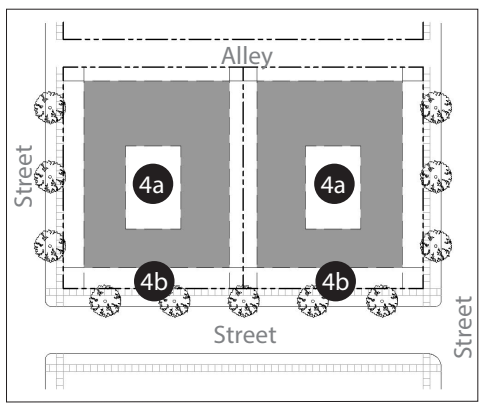
2b. Apply lot standards for each selected building type and identify lot(s) to receive a building.



Step 3: Apply Building Setbacks

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

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



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

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

Lot (to receive a building)

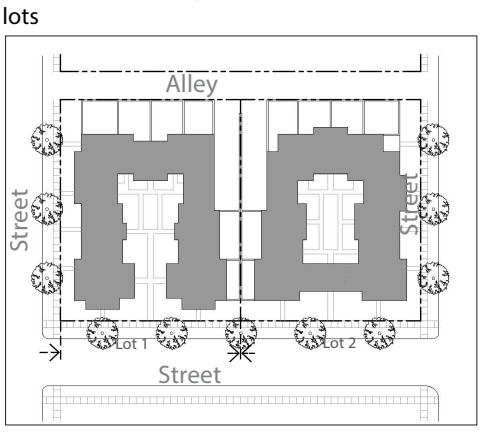
(-) minus setbacks required

(-) minus open space area required

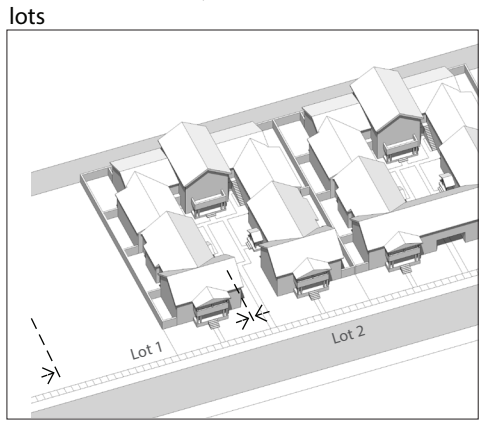
(=) equals 100% Ground Floor Footprint

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

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



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



Step 5. Apply individual design

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

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

Figure BT-C. Open Space Area

Key

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

Building Footprint

Setbacks and Open Space

Garage

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

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

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