

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 All other applicable chapters, articles, and sections of the Santa Ana Municipal Code are in effect unless superseded by regulations contained in this ordinance.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.