

# Chapter 6

## Single Family and Two-Family Residential Guidelines

### 6.1 INTRODUCTION

The Single-Family and Two-Family Residential Design Guidelines are intended to assist designers and property owners in understanding and implementing the City's goals for attaining high quality residential development.

The guidelines in this Chapter provide residential development guidance for additions, remodels and new projects on infill sites and second dwelling units.

For ease of use, the term single family shall mean single structure and may include two-family structures.



*Figure 6-1: Residential development should feature quality design*

All single-family detached and two-family attached residential development are subject to compliance with the City of Santa Ana Municipal Code and other applicable codes, policies and ordinances while also incorporating the Design Guidelines contained herein.

### 6.2 GENERAL DESIGN OBJECTIVES

The objectives of these guidelines are to encourage well designed development that:

- preserves the defining visual characteristics of the neighborhoods,
- encourages efficient floor plan design that discourages illegal dwelling units,
- attains the best possible design that embodies the quality and character desired for Santa Ana,
- fosters sensitivity towards existing structures on the site,
- encourages a variety of design types,
- acknowledges the relationship to adjacent uses,
- promotes pedestrian safety and activity,
- provides adequate open space, and
- identifies and preserves the authentic historic fabric of building(s).

### 6.3 SITE PLANNING, COMPATIBILITY & LOT DESIGN



Photo Courtesy of Guy Ball

Figure 6-2: Physical proportion of the project should be appropriate in relation to the lot size

Site planning guidelines address compatibility, siting of buildings or additions, orientation and the relationship with adjacent development. The city’s zoning code must always be consulted as the first step of any site design.

- a. The arrangement of buildings, additions and open space should incorporate existing physical site features. Avoid extensive modifications to existing features through grading, removal of mature trees or natural features, such as rock outcroppings, streams, etc.
- b. The physical proportion of the project should be appropriate in relation to the lot size.
- c. The scale and mass of new infill buildings and additions should be compatible with adjacent surrounding properties and/or neighborhood (Refer to Figures 6-3a and 6-3b).



Figure 6-3a: Infill development should appropriately transition with existing buildings

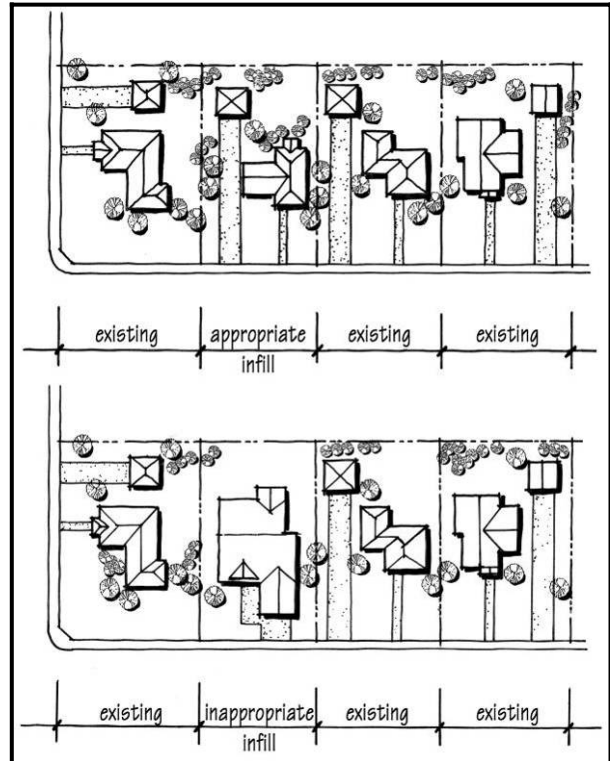
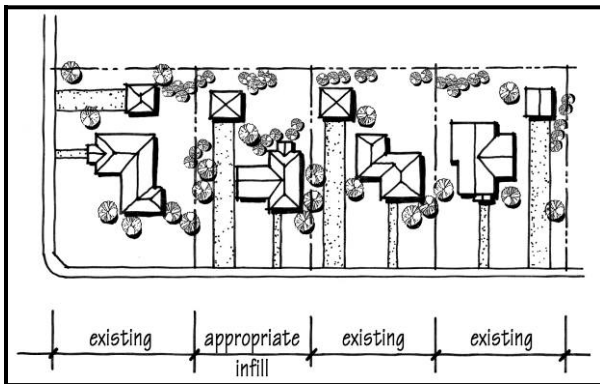


Figure 6-3b: Infill development should consider the scale and mass of adjacent development

- d. Residential uses should be buffered from adjacent uses that may be incompatible. Intensified landscaping, increased setbacks and appropriate building orientation should be utilized as a means of providing adequate separation and buffering between incompatible land uses.

- e. Building design should utilize design features such as exterior materials (siding, stone, brick) porches, windows, detached garages, orientation or other elements that are compatible with surrounding development.
- f. The orientation of structures and the positioning of site elements such as entries and driveways should complement the existing development pattern.
- g. Whenever possible, single-story additions should be placed to the side or rear of the property and carefully placed to minimize changes in the existing appearance of the house from the street.
- h. Infill residential development and additions should respect existing onsite relationships of adjacent development, including prevailing setbacks, garage placement, and the existence of porches and entry covers (Refer to Figure 6-4).



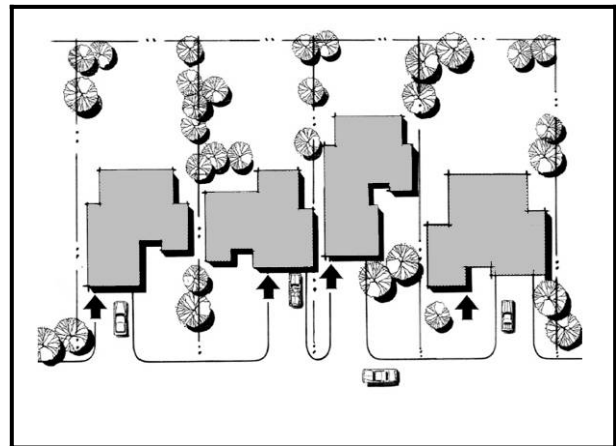
**Figure 6-4: Infill development should respect onsite relationships of adjacent development**

- i. The style of residential projects should be compatible with the surrounding neighborhood in terms of building mass, form, color, materials, fenestration, roofline and should reflect the

predominant architectural style of the neighborhood (Refer to Figure 6-8).

### **6.3.1 New Residential Communities**

- a. Staggering of setbacks and building massing is encouraged. Variable setbacks and building massing establish a visually interesting streetscape and avoids monotony (Refer to Figures 6-5).
- b. Vary the distance between adjacent homes to create a variety of types/sizes of yards.
- c. Location of garages and driveways should maximize the street parking opportunities.



**Figure 6-5: Example of staggering of setbacks**

- d. Vary driveway and garage locations to add variety to the street scene and diminish the visual impact of garage doors along street frontages (Refer to Figure 6-6).

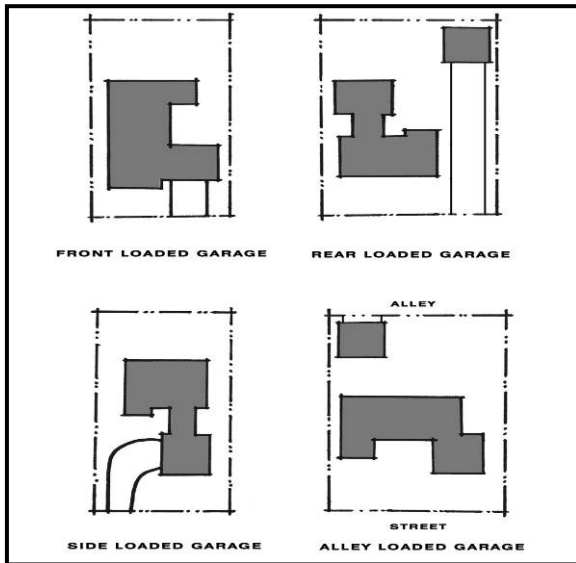


Figure 6-6: Illustration of various garage locations.

- e. Locating the garage back behind the front facade of the house or locating the garage to the rear of the residence is encouraged. If the garage door faces the street, it should be setback from the face of the house. Avoid garages being the dominant architectural feature facing the street (Refer to Figure 6-7).
- f. Detached rear-loaded garages, side loaded-garages, and alley-loaded garages (where alleys exist) should be considered as a means of diminishing the visual impact of garage doors along street frontages.
- g. Garage design should maximize the use of alleyways when they exist to reduce facade curb cuts at the residential frontages.
- h. Alley loaded garages should be designed in a manner that ensures security. Avoid locating of windows directly adjacent on the alleyway frontage.

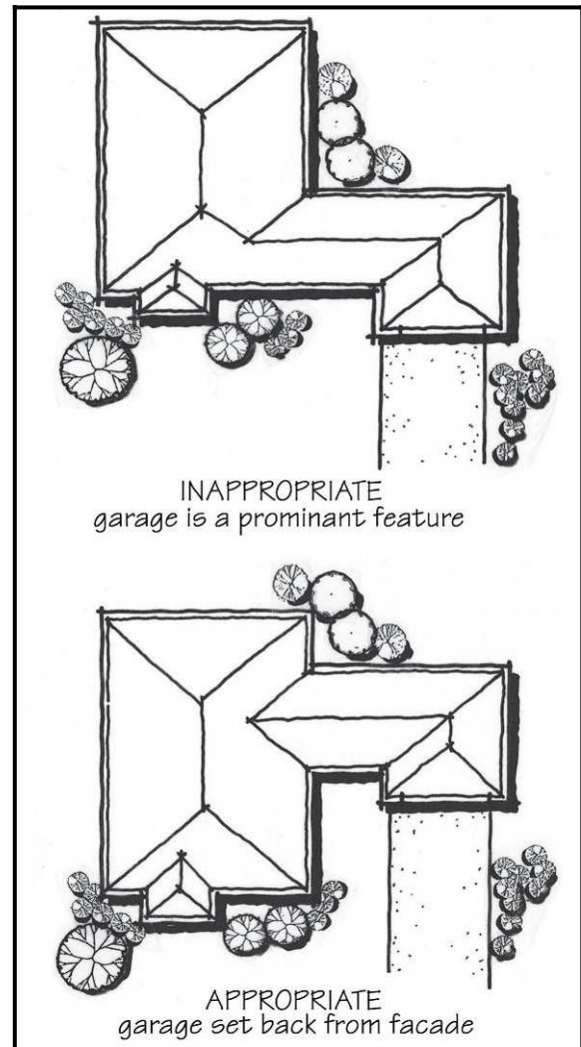


Figure 6-7: When garages face the street, set back the garage face from the primary facade

## 6.4 ARCHITECTURAL GUIDELINES

This section provides general architectural design guidance associated with the design and development of new single-family dwellings, additions and second dwelling units. Please refer to Appendix A for additional information on the defining architectural characteristics of Santa Ana architectural styles.



6.4.1 Scale and Mass

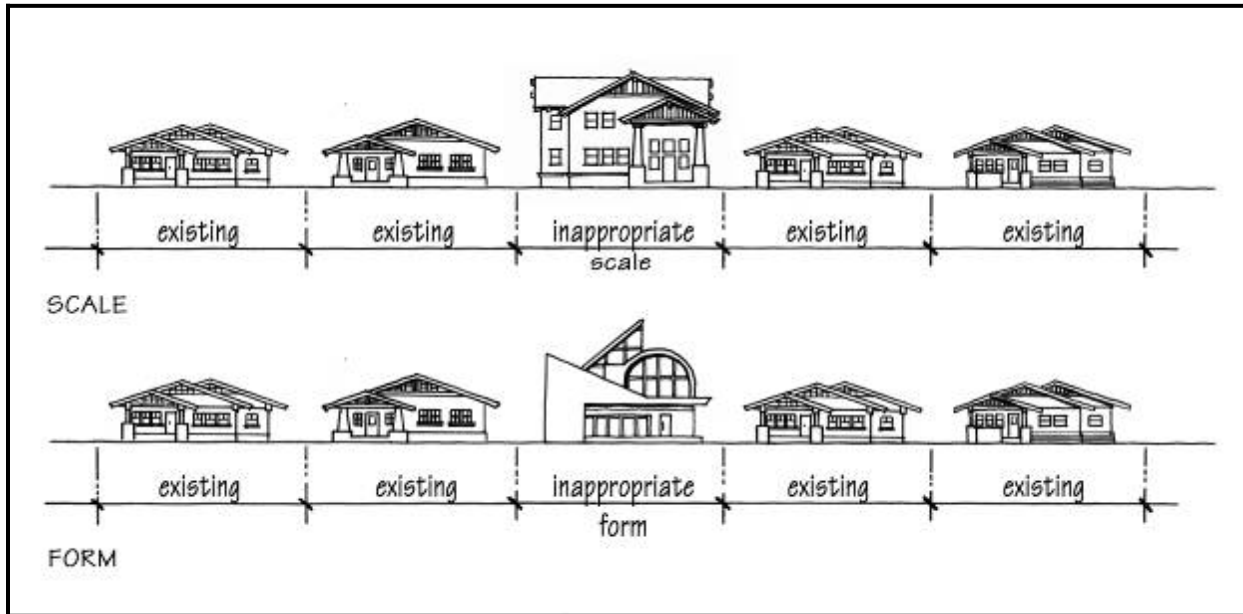


Figure 6-8a: Examples of inappropriate scale and form

a. The overall design of buildings and additions should be compatible with the scale and mass of surrounding properties and complement the existing streetscape character (Refer to Figure 6-8a and 6-8b).



Figure 6-8b: Second story addition is not in scale with existing streetscape

c. The scale and mass of two story buildings and additions should be reduced by stepping down the building height toward the street and adjacent smaller structures. A single story element can encourage the transition (Refer to Figure 6-10a).



Figure 6-9: Inappropriate scale and mass of the second story

b. Architectural elements should be designed to eliminate the appearance of box-like buildings. (Refer to Figure 6-9)



Figure 6-10a: Architectural design should facilitate the transition between stories

- d. Architectural design that facilitates a transition from single- to two-story through varied roof articulation is encouraged (Refer to Figure 6-10a and 6-10b).



Figure 6-10-b: Varied roof articulation

- e. A stepback to the upper story of a building should always be provided. A minimum 10-foot front elevation stepback is appropriate when proposing a two-story building in a primarily single-story neighborhood, while a minimum 5-foot front elevation stepback should be provided under all other conditions. A

minimum 5-foot side elevation stepback should also be provided in order to preserve privacy and reduce the massing of two-story buildings. (Refer to Figure 6-11).

- f. All stepback areas must be open to the sky, and not roofed to provide an effective transition and reduce the mass of two-story buildings.
- g. When the front facade has an offset of more than 20 feet, it may be appropriate to reduce the second floor stepback on the portion of the building farthest from the front lot line to 5 feet. When a side facade has an offset of more than 20 feet, it may be appropriate to eliminate the second floor stepback on the portion of the building farthest from the side lot line.



Figure 6-11: Example of second-story stepback

h. The design of a proposed addition should follow the general scale, proportion, massing, and detailing of the original structure and should not eliminate or distract from significant architectural features, materials, or finishes (Refer to Figure 6-12).



*Figure 6-12: Second story addition should match scale and mass of existing building*

j. When designing a second story to an existing single story building, special consideration should be given to the location and proportion of the addition to ensure that the addition is architecturally integrated to the existing building (Refer to Figure 6-14a and 6-14b).



*Figure 6-14a: Addition is not in proportion to the scale of the original building*

i. Two story buildings and second story additions need to be architecturally integrated into the first story building massing. Avoid second stories that are architecturally independent of the first story (Refer to Figure 6-13).



*Figure 6-13: Addition is architecturally independent of existing building*

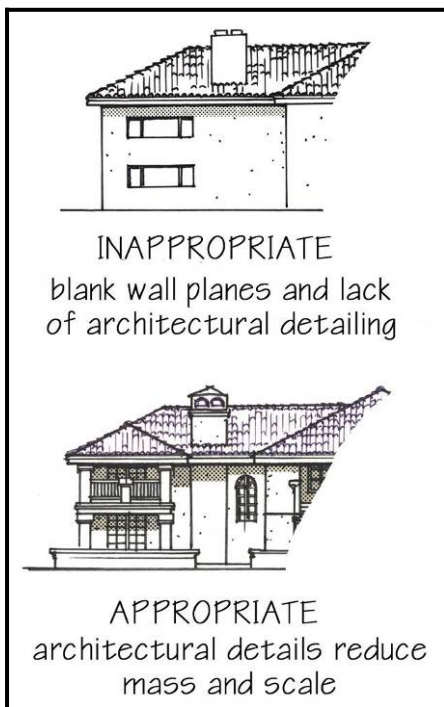


*Figure 6-14b: Addition is not in proportion to the scale of the original building*

k. To maintain a sense of balance and proportion, second stories should not exceed two-thirds of the size of the first floor.



- l. Avoid creating a two-story structure that may directly overlook into neighboring properties. Offset the location of windows to avoid direct view.
- m. Privacy of adjacent uses should be considered in the scale and massing of structures. A minimum 5-foot side yard setback or increasing the side or rear yard beyond the minimum requirement can help preserve privacy.
- n. Utilize architectural details and materials to reduce the scale and mass of structures (*Refer to Figure 6-15*).



*Figure 6-15: Use architectural details to reduce scale and mass*



### 6.4.2 Roof Articulation

- a. Roofs should be given design consideration and treatment equal to the rest of the building's exterior. Roof designs are encouraged to be compatible with the existing neighborhood character (Refer to Figure 6-16).

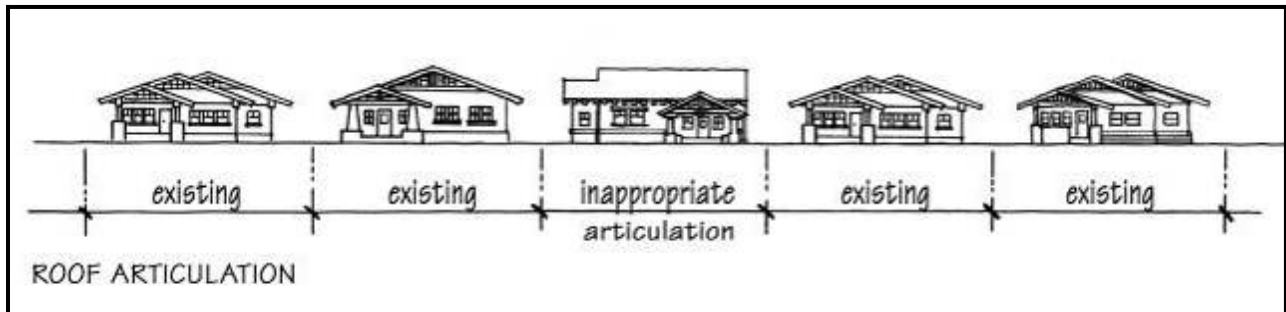


Figure 6-16: Roof design should be compatible with the existing neighborhood character

- b. The use of traditional roof forms such as gables, hips and dormers are encouraged. The use of foreign residential roof forms, such as geodesic domes, A-frames and flat roofs are inappropriate (Refer to Figure 6-17).
- c. Articulate roof to reduce horizontal and vertical mass and scale. Avoid long ridges, except when it is a defining feature of the style.
- d. Roof elements and design features including, but not limited to pitch, slope, materials, roof type, eaves, dormers, fascia boards should be consistent on all elevations of the building, including those that are not visible from the public right-of-way.

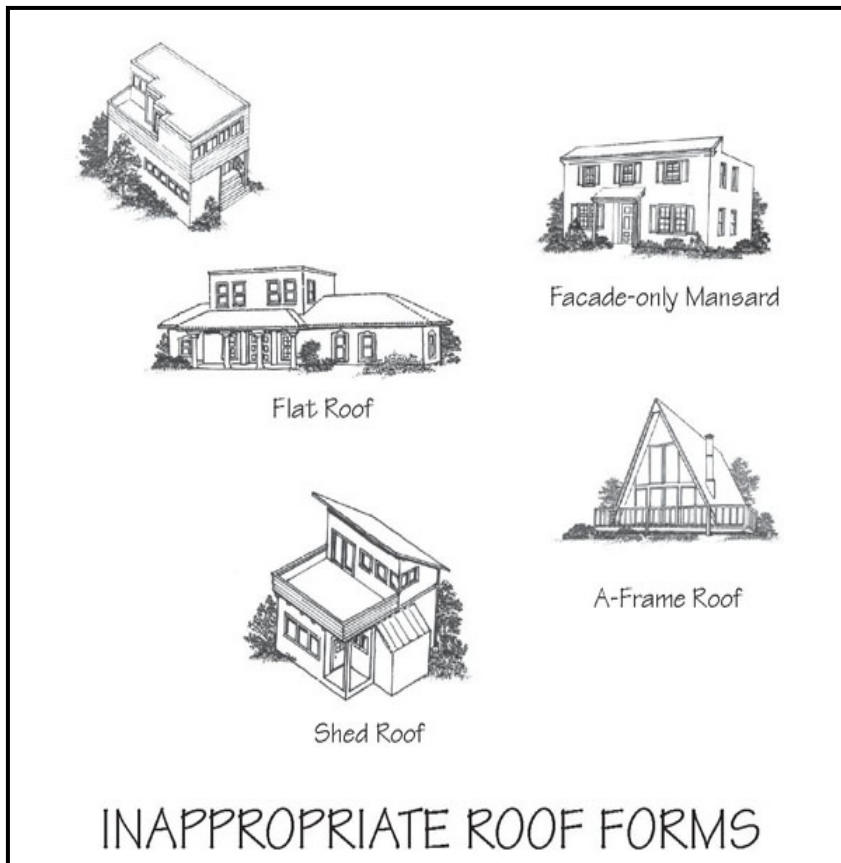
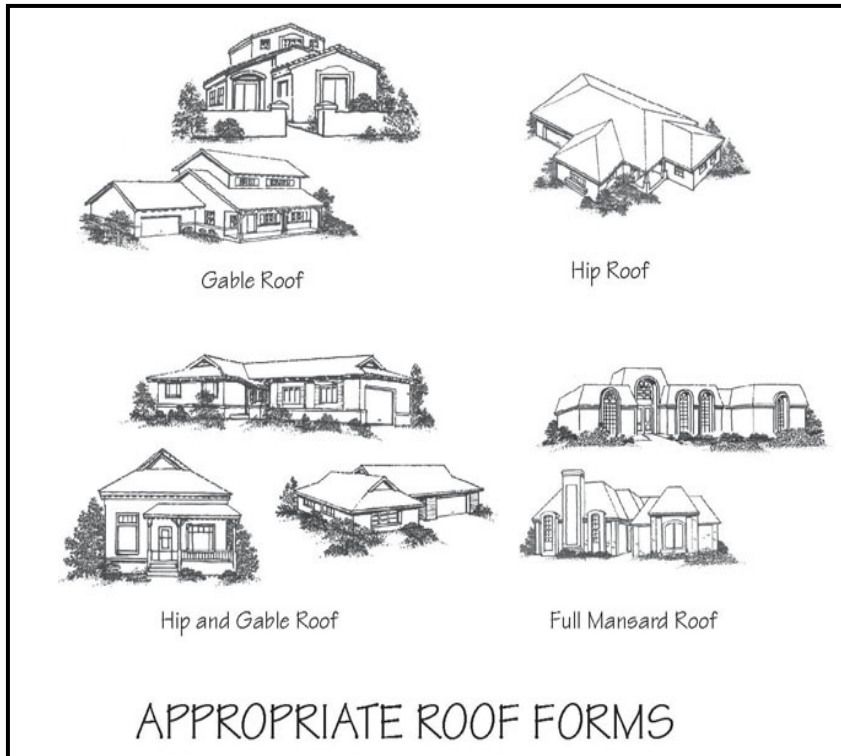


Figure 6-17: Examples of appropriate and inappropriate roof forms

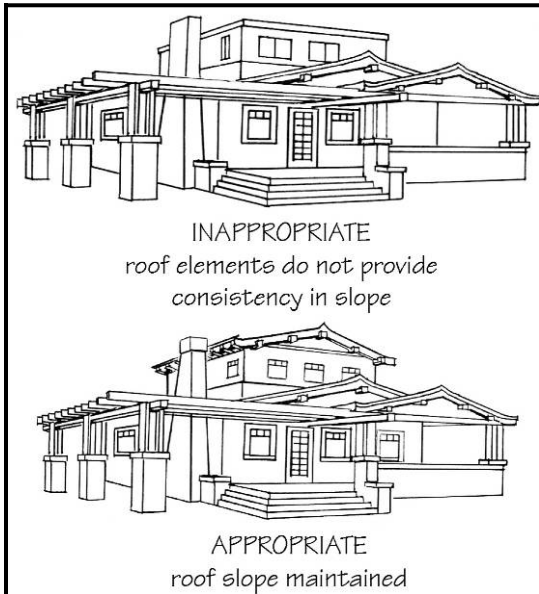


Figure 6-18: Roof elements should be consistent on all elevations.



Figure 6-19a: Flat wood shingles are typical of the Victorian and Craftsman styles



Figure 6-19b: Tile roofs and coping are typical of Spanish styles

- e. The roof style, pitch, materials and other roof design features on an addition should match that of the existing structure (Refer to Figure 6-18).
- f. Roof materials, colors and patterns should be consistent with the architectural style of the building. This is especially important when the material, color and pattern are a defining architectural characteristic of the style. For example, a red, barrel tile roof is consistent with Spanish and other Mediterranean revival styles, while slate and wood shingles are traditional materials for Craftsman, Prairie, Tudor, and Victorian styles homes (Refer to Figures 6-19a and 6-19b).

- g. When flat roof are appropriate, such as Spanish style, decorative tile coping or cornices are required.

### **6.4.3 Architectural Imagery**

- a. The transition of public and private spaces between the street and the building is an important residential neighborhood characteristic. Main entries and elevations should provide a visual connection to the public sidewalk. Primary entrances should face the street with a connecting walkway to the public sidewalk (Refer to Figure 6-20).

- b. The home's main entry should be its focal point. Include the use of properly-scaled special roof elements, columns, porticos, recesses, pop-outs, or other architectural features.



*Figure 6-20: Residential entrances and primary elevations should be oriented toward the street*

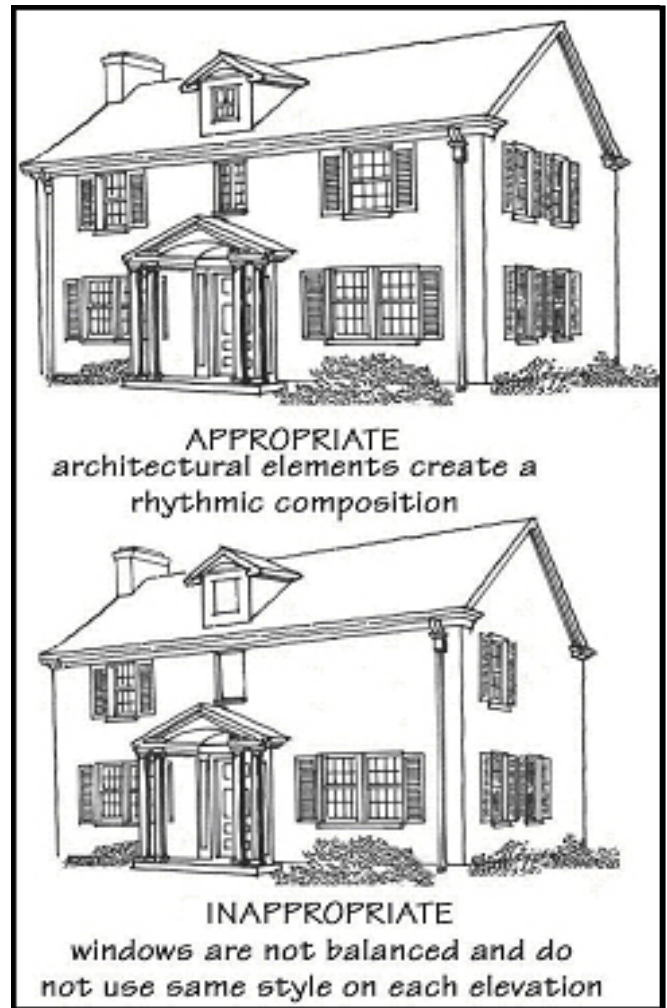
- c. Front porches are encouraged to create a positive interface with the semi-public front yard areas (Refer to Figure 6-21).



*Figure 6-21: Front porches are encouraged*

- d. Architectural elements such as windows, doors, cornices, etc. should create a rhythmic composition, taking into consideration scale, style, and proportion of architectural elements.
- e. Doors, windows and other openings should be located to present a balanced appearance to the elevation. Oversized elements should be avoided.

- f. Each elevation should be consistent in form, materials and type of ornamentation.
- g. All elevations should have the same level of detail and ornamentation.
- h. The ratio of solids to voids should be balanced on all exterior walls. Voids can be doors and windows, but also niches, recesses and vents. To visually enlarge voids, window trim, shutters and wall recesses can be added (Refer to Figure 6-22).



*Figure 6-22: Architectural elements should create a rhythmic and balanced composition*



- i. Plain, blank exterior walls should be avoided. Offsets of wall planes, varied textures, openings, recesses, and design accents are strongly encouraged to add visual interest. The use of niches, wall trim, and ornamental accents is strongly encouraged (Refer to Figures 6-23a and 6-23b).

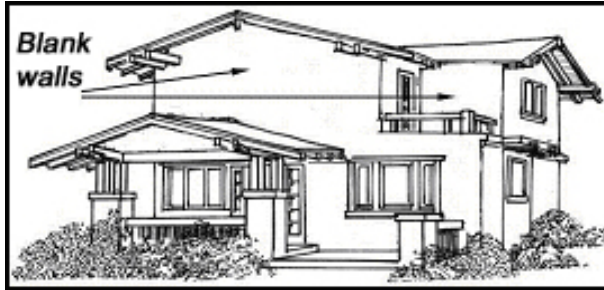


Figure 6-23a: Avoid blank exterior walls



Figure 6-23b: Exterior architectural details are strongly encouraged

- j. Additions should incorporate the distinctive design features of the original house such as:

- Window size, shape, rhythm, type, material and method of operation;
- Exterior materials;
- Roof style, pitch, material and roof elements;
- Finished floor height;
- Color; and
- Trim and decoration (Refer to Figure 6-24).

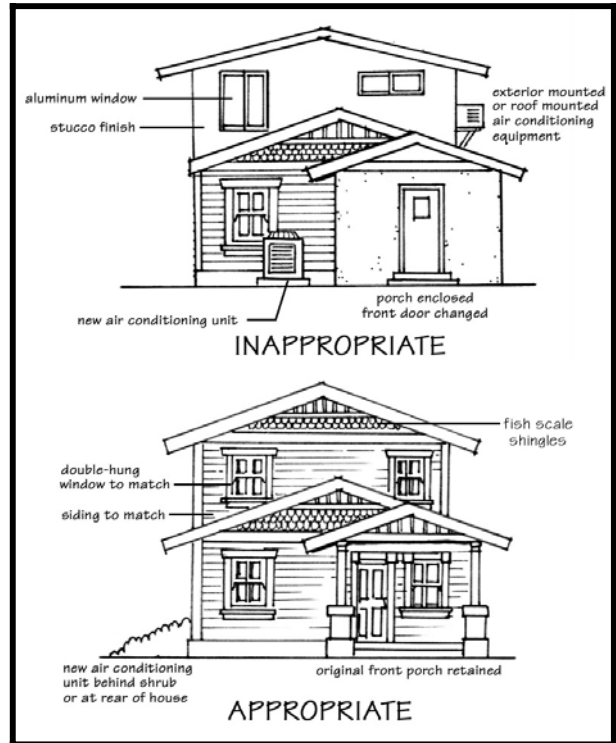


Figure 6-24: Addition should incorporate the distinctive design features of the original building

- k. Additions should preserve significant architectural features, details, and materials of the existing building.

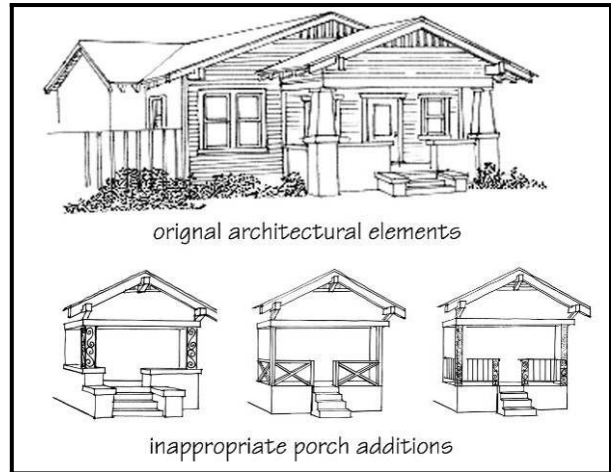
**6.4.4 Porches**

- a. Porch design should establish a strong connection between the building facade and the streetscape.
- b. Porches should be architecturally integrated into the existing design of the structure. Avoid incompatible materials or design elements.



*Figure 6-25: Porches should be architecturally integrated into the building*

- c. Porch elements such as columns should provide enough mass and scale to appear they are supporting roof elements of a porch. Avoid columns that appear thin or weak (Refer to Figure 6-26).
- d. Porches should have a minimum depth of five feet.



*Figure 6-26: Architectural details should be consistent with building style*

- e. Do not enclose existing porches if it is a defining feature of the building (Refer to Figures 6-27a and 6-27b).



*Figure 6-27a: Inappropriate porch enclosure*



*Figure 6-27b: Inappropriate porch enclosure*

#### **6.4.5 Exterior Materials and Colors**

The choice and mix of materials on residential structures is important. Materials should be high quality, consistently applied and should be chosen to complement other materials. Piecemeal additions and frequent changes in materials should be avoided (*Refer to Figure 6-28*).

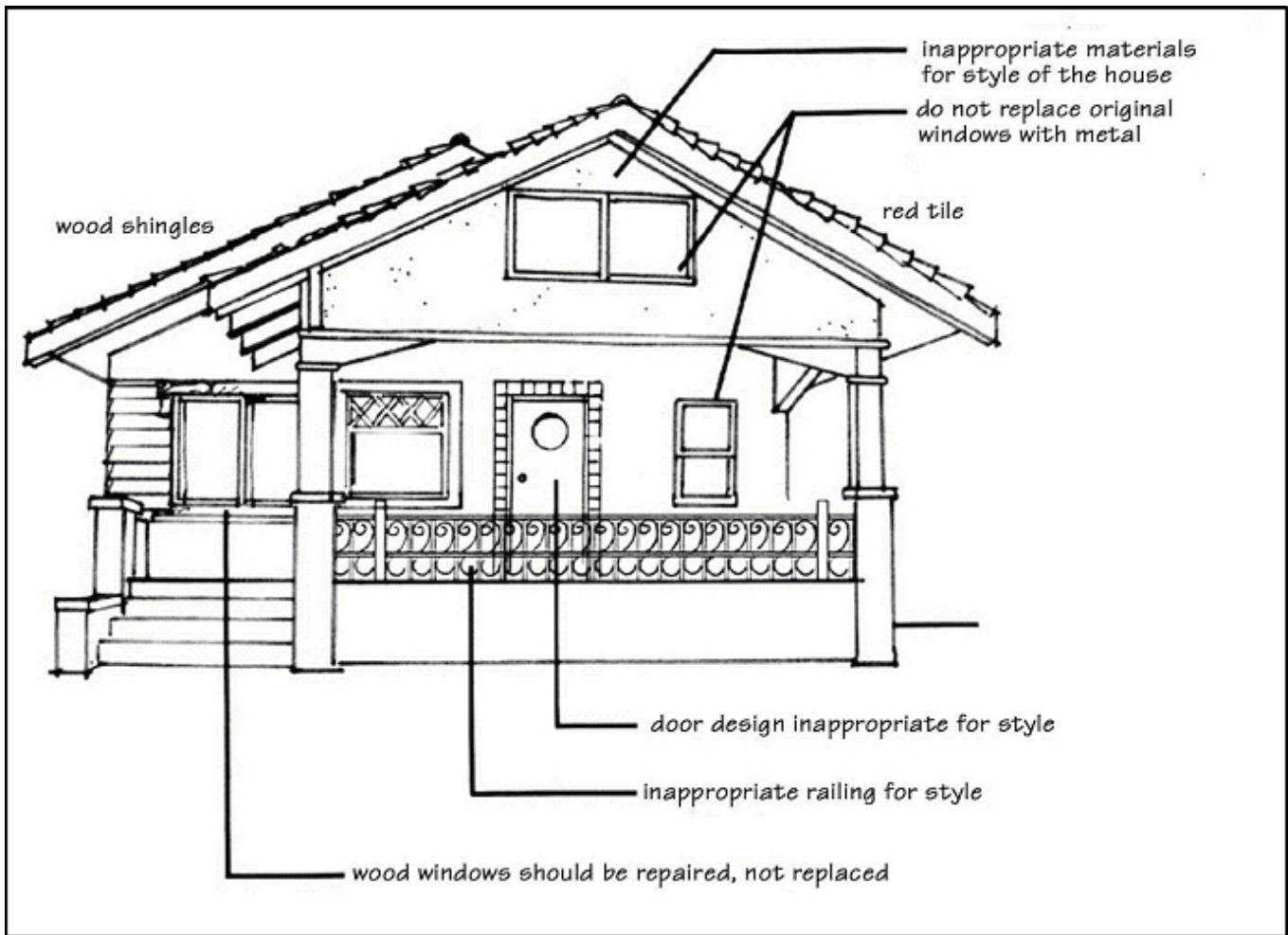


Figure 6-28: Avoid piecemeal additions and architectural features that do not complement the original style of the building



a. Inappropriate materials for exterior applications include:

- Plastics/Plastic Laminates
- Rolled roofing/rock
- Corrugated fiberglass, metal or plastic
- Rock Veneers using low-quality manufactured or imitation rock
- Plywood or similar
- Highly reflective materials
- Unfinished concrete
- Unfinished metal, aluminum or similar material

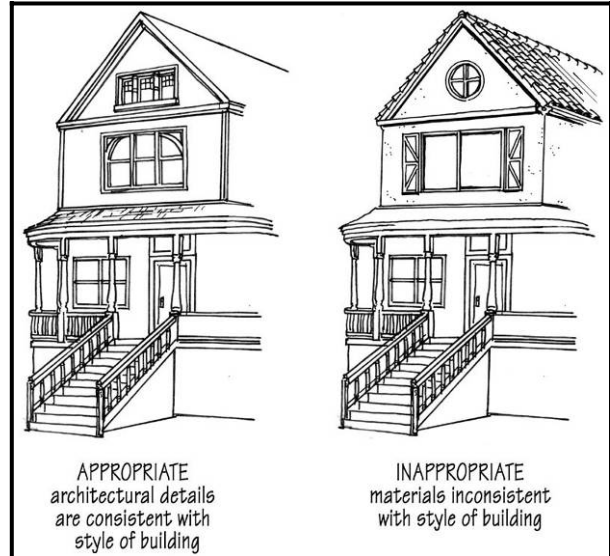
b. Exterior materials and architectural details should complement each other. Avoid introducing elements that are not complementary (Refer to Figure 6-29).



*Figure 6-29: Avoid introducing materials that are not complementary to the building style. Red roof tiles are not complementary with cottage style.*

c. The architectural features of a single building should be stylistically consistent. For example, “Spanish” detail is consistent with smooth, hand-troweled plaster (stucco) with mission tile roofs. Colonial style should have Colonial trims, while a Craftsman Style home should have Craftsman style trims. See

Appendix A for typical features of common architectural styles in Santa Ana (Refer to Figure 6-30).



*Figure 6-30: Architectural details should be consistent with building style*

- d. Exposed gutters and downspouts, unless designed as a significant architectural feature of the overall theme, should be colored to match fascia or wall material.
- e. Siding material should be of high quality, durable construction. Wood is the preferred material for siding.
- f. Avoid replacement of existing siding material with stucco or other materials that are inconsistent with the existing style and design of the structure.
- g. When rehabilitation or replacement of wood siding may be cost prohibitive, appropriate replacement materials may be considered, such as high quality vinyl or metal. However note that the cost of material and installation of these alternatives are only approximately 13% less expensive than authentic wood siding. Accordingly, the City strongly

encourages the use of authentic wood siding for replacement/repair purposes (Refer to Figure 6-31).



Figure 6-31: Example of Vinyl Siding

- h. When replacing wood siding with alternative materials, the new material should have the same dimension, profiles, textures and colors that mimic the original wood siding.
- i. Colors and materials should be durable and not readily deteriorate with exposure to the elements.
- j. Colors should be harmonious and compatible with the neighborhood. Avoid highly contrasting materials.
- k. Colors should be non-reflective. The use of bright, primary colors is discouraged.

**6.4.6 Windows**

- a. In addition to ventilation, illumination and egress, windows provide interest and character to a building (Refer to Figure 6-32). The window arrangement on an elevation, its configuration, size and detailing, such as muntins, mullions, molding and exterior trim, needs to

complement the architectural style and other architectural elements of the house. Avoid window details that are not consistent with the architecture of the entire building.

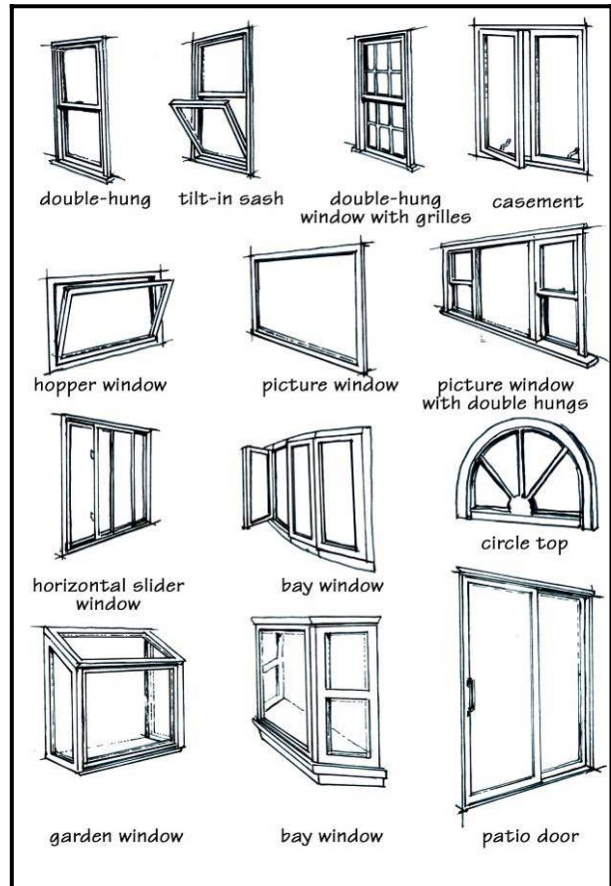


Figure 6-32: Examples of window types

- b. Window sizes need to be proportional to the wall size and to the architectural style.

- c. Windows are to be treated with the same level of design and detailing as other elements (Refer to Figure 6-33).
- d. When proposing an addition or replacing windows, the existing window pane pattern, rhythm, style, proportion of solid to void, method of operation, sash frame width, etc. should be maintained. Materials for new windows may be different but must resemble the original design.



Figure 6-33: Examples of window rhythm and operation consistent with the window shape

- e. Windows that are simple in form are encouraged. Avoid window shapes that are not complementary along any wall plane (Refer to Figure 6-34).



Figure 6-34: Avoid windows that are not complementary to the style

- f. A window's method of operation should complement the window shape and architectural style of the house. For example, long and narrow windows should operate as single or double hung (Refer to Figure 6-35).

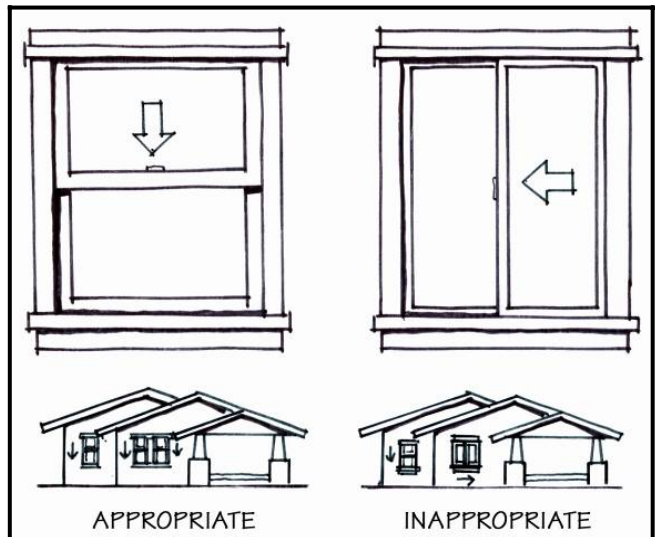


Figure 6-35: A windows method of operation should be consistent on each elevation



g. When window repairs, additions or change-outs are made, the entire elevation should be reviewed for consistency. The elevation should match either by replacement with windows that match others existing on the elevation or by changing out all windows on that elevation to match (Refer to Figure 6-36).

- When two or more elevations are viewable from the public right-of-way, then those elevations need to be consistent in terms of window style, material and exterior trim (Refer to Figure 6-37).
- Special exceptions can be made for specialty windows, such as bay windows, or to preserve the architectural fabric of a structure.



*Figure 6-36: Inappropriate window change out*

h. The use of exterior window trim, shutters, or any other architectural element that aids with the transition between a wall and a window is highly desirable and encouraged. When repairing or replacing windows the exterior window trim needs to be preserved (Refer to Figure 6-37).



*Figure 6-37: Appropriate window replacement includes preservation of architectural features*

- i. Window treatments, such as muntins, mullions, molding or other elements should complement the architecture of the building. Exterior window treatments should possess the same level of design character as other elements.
- j. A balanced and consistent placement of windows on the elevations is required. The existing rhythm of the window placement (such as windows always placed in 2's or 3's) should be maintained on additions or when replacing windows (Refer to Figure 6-37).

#### **6.4.7 Doors**

a. Doors should complement the architecture of the entire structure. Avoid the use of inappropriate styles.



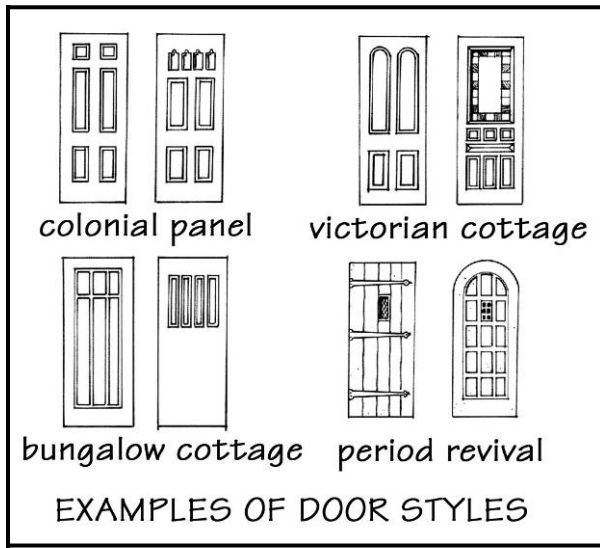


Figure 6-38: Chose door styles that complement the style of the entire structure

- b. Entry doors should be solid core. Avoid the use of hollow core doors on a building's exterior.

### 6.5 INTERNAL CIRCULATION

- a. The overall internal circulation of a home should eliminate access conflicts. During the design stage, project proponents should carefully consider the internal circulation of a house, especially when proposing additions. Ease of access to all rooms within the house and alternative routes during an emergency should be considered.
- b. Second floors should be accessed from centrally located interior stairs linking circulation paths on each level.

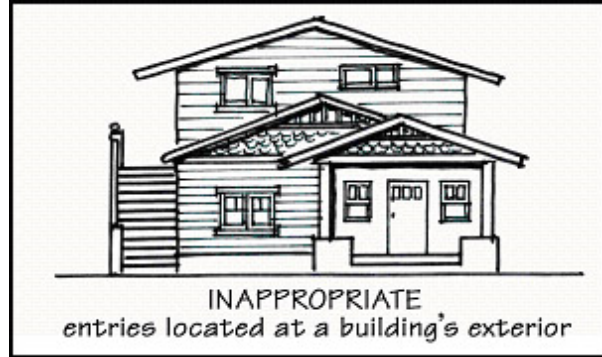


Figure 6-39: Avoid locating second floor access from the exterior of a structure

- c. Exterior stairs are inappropriate as they are detrimental to the neighborhood by creating a multi-family image. Exterior stairs may be conducive to the creation of illegal dwelling units and are thus prohibited.
- d. When designing additions, proposed bedrooms should be adjacent (vertically and/or horizontally) to existing bedrooms and clearly connected to them via common corridors; while proposed common living areas, such as family, living, dining, etc. should be located adjacent (vertically and/or horizontally) to existing common living areas in the existing house.
- e. The size of the common living areas of a home, such as living rooms, dining areas, kitchen, family room, etc, needs to be in proportion to the number of bedrooms provided in a home to properly accommodate the occupants. The area occupied by the common living areas needs to be roughly equal or larger to the area occupied by the bedrooms.

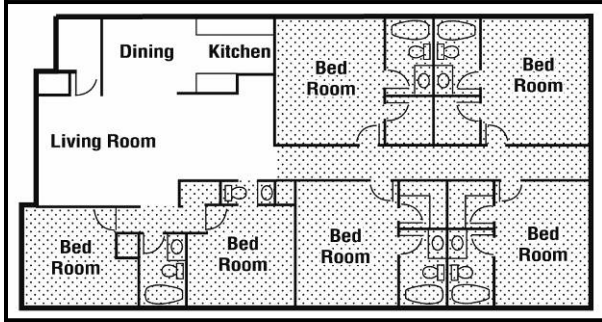


Figure 6-40: Inappropriate ratio of bedroom(s) to common living area

- f. Designs that are conducive to the transitioning into uses beyond single family homes are not allowed. The presence of more than two master suites, or homes with more than five bedrooms are features that may facilitate this transition.
- g. Designs that are conducive to creating additional units on a single lot are not allowed. The presence of any of the following features may be considered conducive to the creation of additional units:
- Lack of overall functional integrity between the proposed room addition and the existing structure. For example, separate bedroom wings in a home, or proposed bedrooms separated from the existing by room for other uses like laundry, kitchens, family rooms, halls, foyers, entrances, etc.

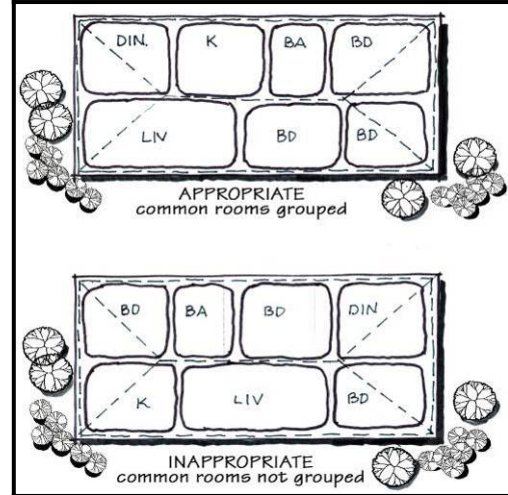


Figure 6-41: Room additions should be functionally integrated into the overall floorplan

- Awkward circulation patterns between the addition and the existing unit that enable the separation of the existing structure and the room addition.
- Corridors or openings less than four feet wide connecting the existing structure to the new addition that may be closed by a simple door and jamb.
- Pocket areas or room with no specific use, which may function as a break between the existing and the addition that interrupt the relationship of the spaces in a structure.
- Direct access to the new room addition, independent from the existing structure, connected to a corridor serving only the addition.
- Excessive number of exterior doors. Especially 3-ft. width doors in addition to the front entrance and a backyard door.
- Plumbing in a family room or elsewhere other than bathrooms, kitchens or laundry rooms.

- Multiple living rooms and/or plumbing and laundry facilities not integrated into the functional layout of the structure, frequently located so as to function as a shared facility in a fashion often found in multi-family setups.
- Additional parking or garages exceeding the requirements for the permitted use.
- Staircases that have landings near or at an exterior wall, adjacent to an exterior door or window, or at a hall or foyer that are easily enclosable.
- Plumbing facilities on the upper floors other than bathrooms directly adjacent to bedrooms.
- Two-story additions that include an independent entrance, and family, den or living rooms in the lower level and bedrooms and bathrooms on the upper floors.
- Plumbing in accessory structures.
- Designs that facilitate independent access from the exterior, such as corridors adjacent to an exterior wall that lead directly to bedrooms, especially when multiple 3-foot wide doors are provided to the exterior.

h. All homes should provide washer and dryer facilities which should be within the footprint of the main house and accessed through the interior of the house. Laundry facilities should be in an enclosed room and may not be located on the exterior of buildings.

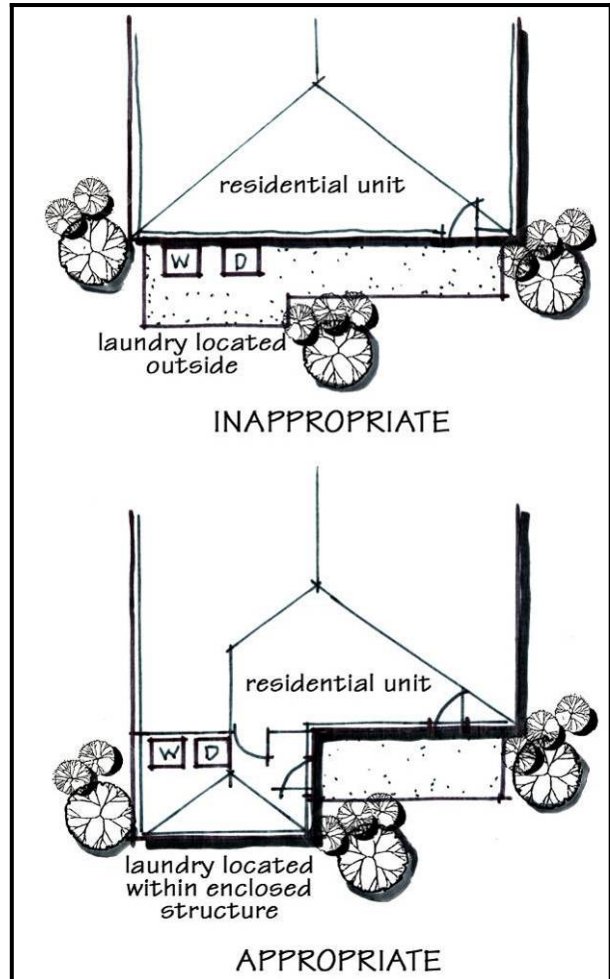


Figure 6-42: Laundry facilities should be fully enclosed and provide direct access from the interior of a structure

- i. Laundry rooms in detached garages are not allowed, as they are conducive to creation of illegal dwelling units.

## 6.6 ACCESSORY STRUCTURES AND SECOND DWELLING UNITS

Accessory structures and second dwelling units need to complement the overall architectural features of the primary structure on a site.

- a. A new accessory structure, such as a garage or garden shed, or a second dwelling unit should be architecturally

compatible by incorporating key character-defining elements of the main building. Some of the key elements to consider include:

- Roof pitch and style;
- Building proportions;
- Exterior materials, such as siding and roofing;
- Door and window style; and
- Color

- b. Locate accessory structures in the rear of the property out of view from the street.
- c. Whenever possible, second dwelling units should be in the rear of the property out of view from the street.

### 6.6.1 Garages

- a. For proper functioning, 2-car garages must have 20-foot x 20-foot interior clear dimensions.
- b. Oversized garages and detached garages with plumbing are not allowed, as they are conducive to the creation of illegal dwelling units.
- c. A minimum 4-foot clearance is needed when laundry facilities, water heaters or mechanical systems are placed within an attached garage.
- d. Detached garages should be appropriate in scale and architecturally compatible with the primary residential structure.

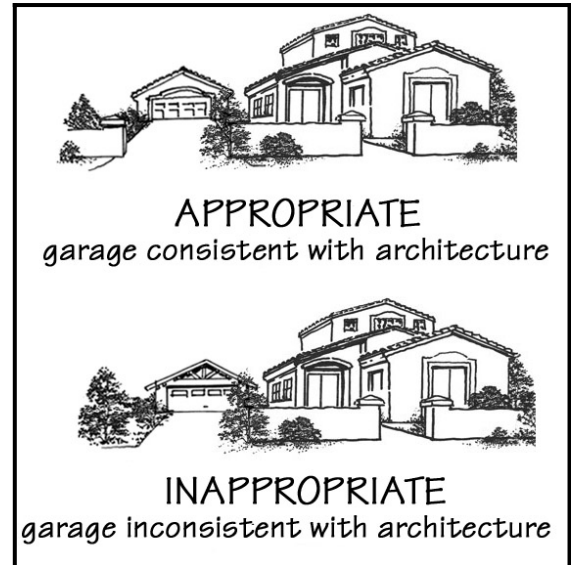


Figure 6-43: Detached garages should be compatible with the primary structure in design and scale

- e. The required minimum depth of the unobstructed approach to the detached garage is dependant upon the encroachment into the line of direct access to the parking space. See Figure 6-44 for dimensions.

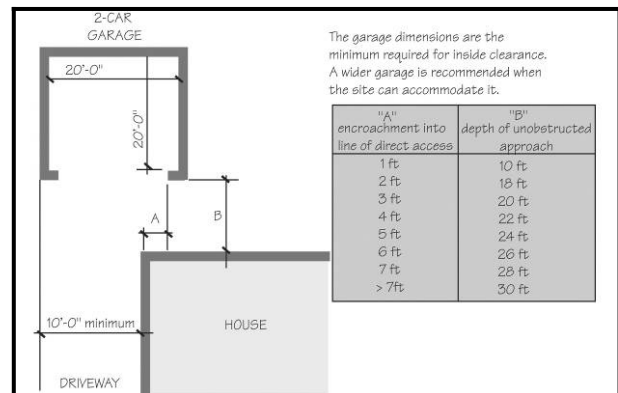


Figure 6-44: Detached garages should be compatible with the primary structure

### 6.6.2 Porte-Cocheres

- a. Porte-Cocheres should be architecturally integrated to the main house, with details that mirror the level of ornamentation found on the main house.



- b. Porte-cocheres should be attached to the main house and located on the driveway that leads to a detached garage.



Figure 6-45: Example of porte-cochere

### 6.6.3 Patios – General Guidelines

Patios can be defined as enclosed, covered and uncovered and are located in the rear yard. The following guidelines address the three primary patio types.

- a. Solid roof components should match the main structure in color.
- b. Avoid elements that do not complement the architecture of the primary residence.

#### 6.6.3.1 Enclosed Patios Covers

Enclosed patio covers shall be used only for recreational outdoor living purposes. Enclosed patio covers shall not be used as a carport, garage, storage, or habitable room.

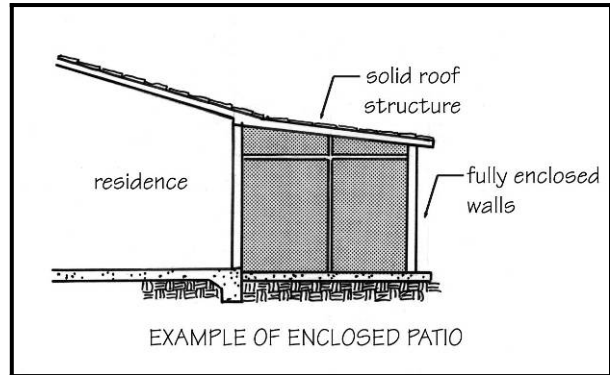


Figure 6-46: Example of enclosed patio

- a. Enclosed patio covers are required to maintain the same yard setbacks as the required setback for the primary structure on the site.
- b. Enclosed patio cover square footage may not count toward open space requirements. Minimum open space requirements should be maintained.
- c. Enclosed patio covers should not exceed 12 feet in height.
- d. Roof may be flat.

#### 6.6.3.2 Covered Patios

Covered patios are considered unenclosed and provide a solid or open-frame roof (and do not meet enclosed patio cover standards).

- a. Covered patios may count toward open space requirements.
- b. Covered patios shall maintain 10-foot minimum rear yard setback.
- c. Covered patio roofs may be “flat.”
- d. Covered patios should not exceed 12 feet in height.

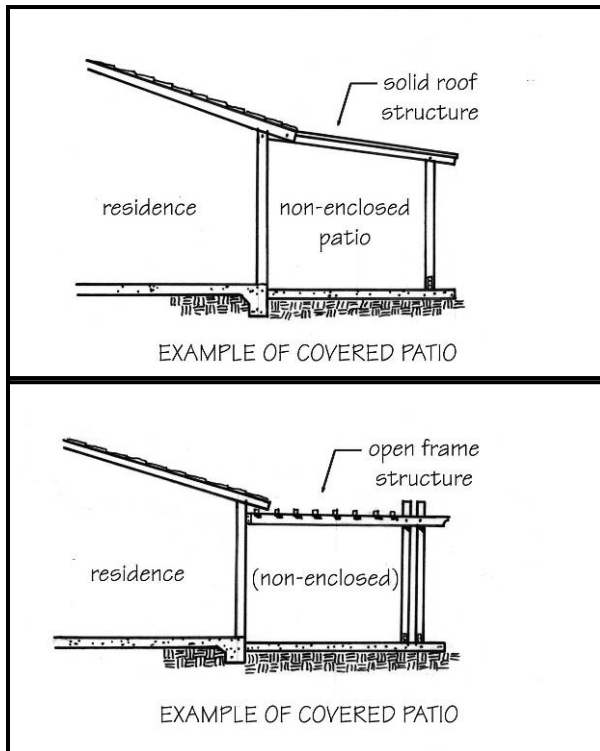


Figure 6-47: Examples of covered patios

### 6.6.3.3 Uncovered Patio

Uncovered patios are considered unenclosed, non-roofed and open.

- a. Uncovered patios may count towards open space requirement.

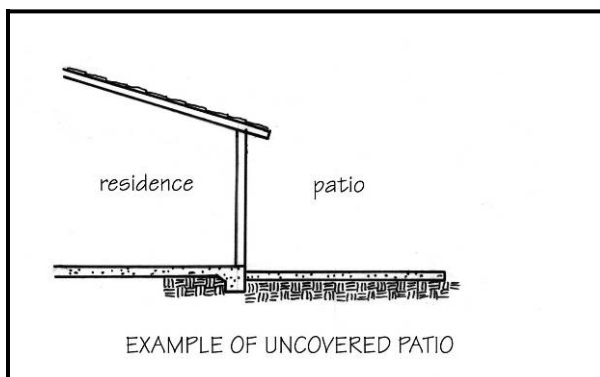


Figure 6-48: Example of uncovered patio

## 6.7 MECHANICAL EQUIPMENT, WATER HEATERS AND OTHER APPURTENANCES

- a. All conduit, piping, cabling, junction boxes and other appurtenances should be underground, within the wall cavity, and not exposed to the exterior.
- b. Mechanical equipment such as air-conditioning units, utility meters, transformers, satellite dishes, etc. should be screened and not visible from the street. Equipment must be fully screened with an architecturally compatible screen.

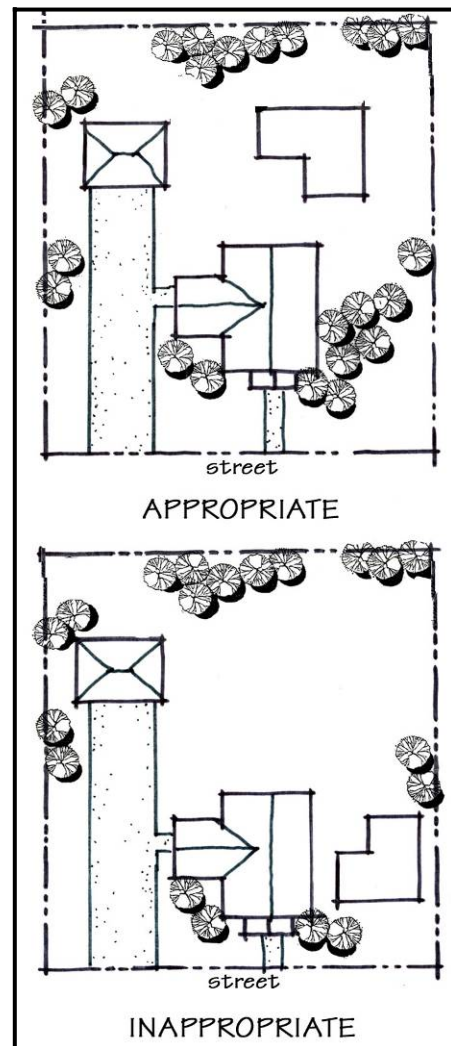


Figure 6-49: Locate accessory structures to the rear of a property

- c. Mechanical equipment such as air-condition units, utility meters, transformers, water heaters, satellite dishes, etc. may not be located on the front elevation.
- d. On new homes or when additions are proposed, water heaters should be located within a building's footprint.

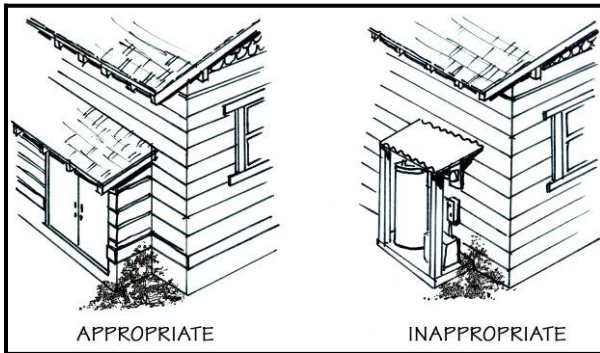


Figure 6-50: Water heater enclosures should be architecturally compatible with the house

- e. Water heater enclosures are discouraged. When used, enclosures should be architecturally compatible with the primary structure and fully enclosed.
- f. Solar panels should not directly face to the street and should be installed in recesses into the roof structure, whenever possible. Solar panels should be fully integrated into the roof structure.
- g. When possible, consider the installation of solar panels on accessory structures, patios or ground mounted in the rear yard, away from public view.

## 6.8 OPEN SPACE AND LANDSCAPE DESIGN GUIDELINES

- a. To preserve the quality of life and privacy in single-family dwellings, a minimum of 1,200 square feet of usable, continuous, non-front yard open space should be provided.
- b. The area to be counted towards satisfying the open space requirement includes the rear yard and any other contiguous open space area that:
  - Is immediately adjacent to the required rear yard;
  - Measures at least 15 feet in any direction;
  - Is a landscaped area or open patio.
- c. Areas with driveways, enclosed patios, etc. shall not be counted except that on detached garages up to 200 square feet of driveway adjacent to the garage may be counted towards usable open space.
- d. Landscaping should be used to frame, soften and enhance the quality of residential environment and to buffer residential structures from noise or undesirable views.
- e. Provide landscaping in all areas other than approved driveways and walkways within the front yards of single-family detached house lots. This landscaping should include trees and/or shrubs as well as groundcover. The use of concrete, pavement or other hardscape is not allowed other than in driveways and walkways.

- f. The use of drought-tolerant trees, shrubs and groundcovers is encouraged. Drought-tolerant vegetation is acclimated to the weather and soil conditions of the area and, therefore, has a higher transplant success rate and requires less maintenance.
- g. All right-of-way landscaping should utilize low-water-use plant material whenever feasible with an emphasis on ease of maintenance.
- h. Parkways in residential areas are the responsibility of the property owner. These areas are to be landscaped with lawn or groundcover in addition to street trees. Cement, decorative rock, pressed concrete, brick or other non-landscape materials may be allowed if they are an integral part of the overall landscape design. These materials can only be used in conjunction with plant materials.



Figure 6-51: Parkway landscape should emphasize ease of maintenance

- i. The required on-site front yard tree shall be located a minimum of five feet behind the utility easement.

## 6.9 FENCES

Fences of appropriate materials and design can do much to contribute to the neighborhoods. The guidelines below are intended to supplement the regulations identified in the City of Santa Ana's Zoning Code. **Appendix B** describes fence types appropriate for many of the architectural styles existing in the City.

- a. Fences should be designed to complement the architectural style and character of the main dwelling unit and the neighborhood. Fences of wood, natural stone/wood, iron, brick and stucco are appropriate materials.
- b. Fences should be kept as low as possible and meet City code requirements while still performing their intended decorative or screening functions.
- c. The design of gates should match the fence pattern, design and materials (Refer to Figures 6-52a and 6-52b).



Figure 6-52a: Craftsman-influenced fencing





Figure 6-52b: Example of picket fencing at a Queen Anne

- d. Walls should not run more than 50 feet without a change in wall plane. Use of pilasters and planters are encouraged.
- e. Front yard fences in an exaggerated design or with a fortressing look are inappropriate.



Figure 6-53: Example of inappropriate fence

## 6.10 DRIVEWAYS

Figures 6-54a through 6-54f provide graphic representations of the requirements for various driveway, access and circulation configurations for residential development, including;

- Corner lot detached garage not facing street or alley;

- Corner lot garage attached or detached facing a side street;
- Interior lot detached garage facing an alley;
- Interior lot circular driveway;
- Interior lot attached garage not facing a street;
- Interior lot porte-cochere with garage
- Interior lot detached garage facing a street; and,

- a. Adequate space should be provided between two adjacent driveways. Driveways should be far enough apart to allow planting and growth of landscaping materials to minimize the appearance as a single driveway.
- b. Driveways should be located as far as possible from street intersections to reduce potential vehicular conflicts.
- c. Driveways requiring vehicles to back out onto arterial streets are discouraged.

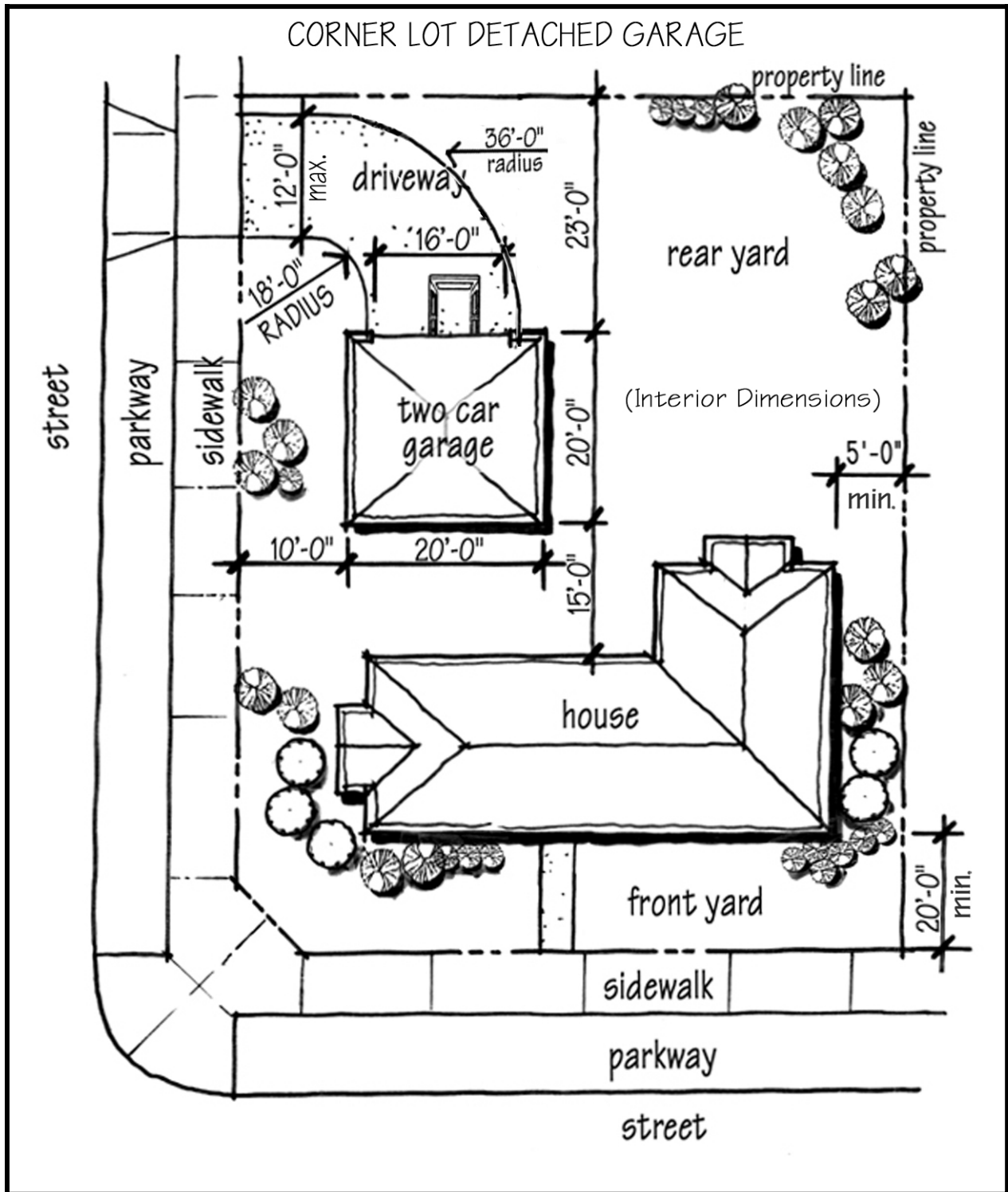


Figure 6-54a: Examples of parking, access and circulation configurations

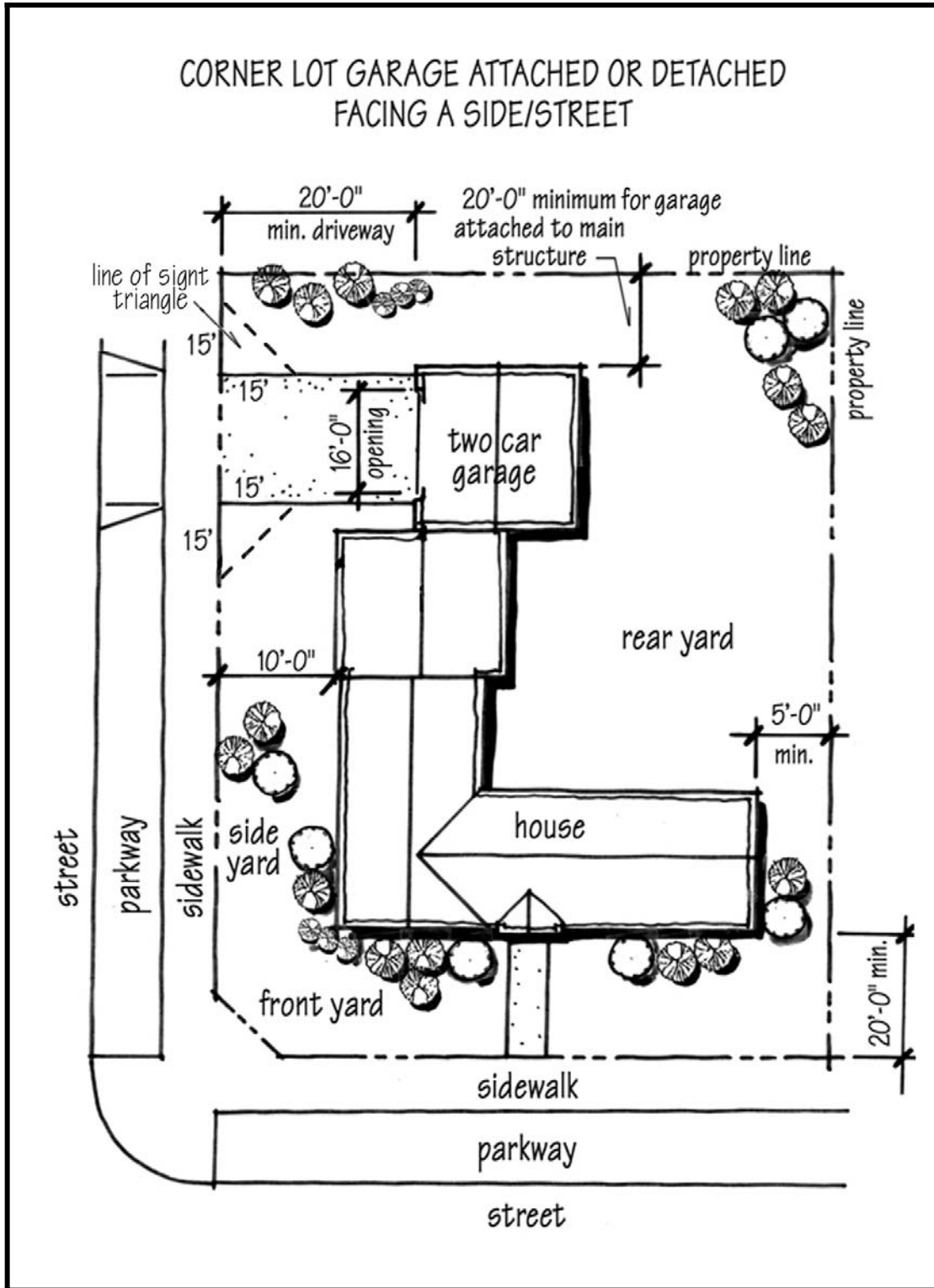


Figure 6-54b: Examples of parking, access and circulation configurations

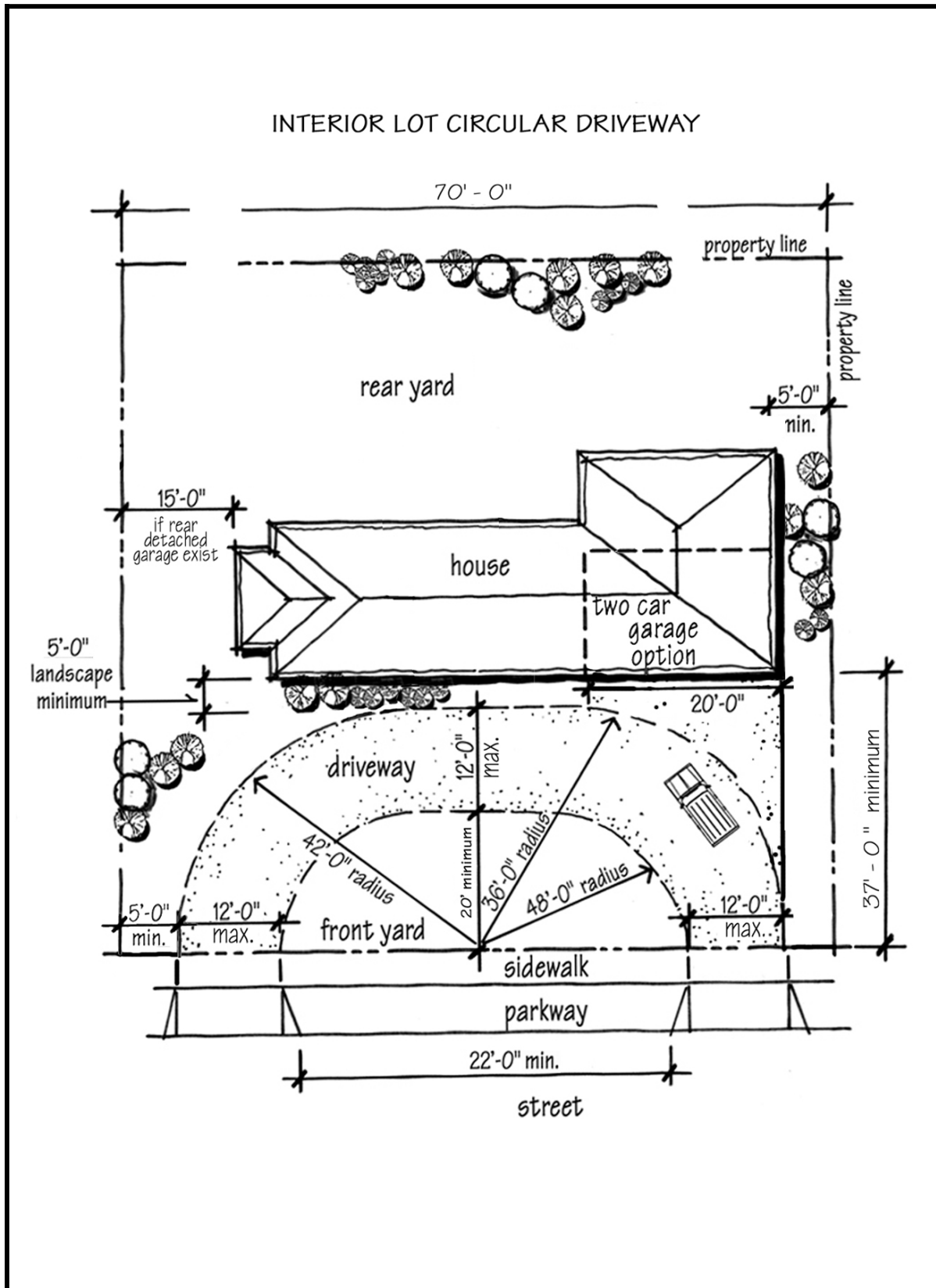


Figure 6-54c: Examples of parking, access and circulation configurations



INTERIOR LOT ATTACHED GARAGE NOT FACING STREET

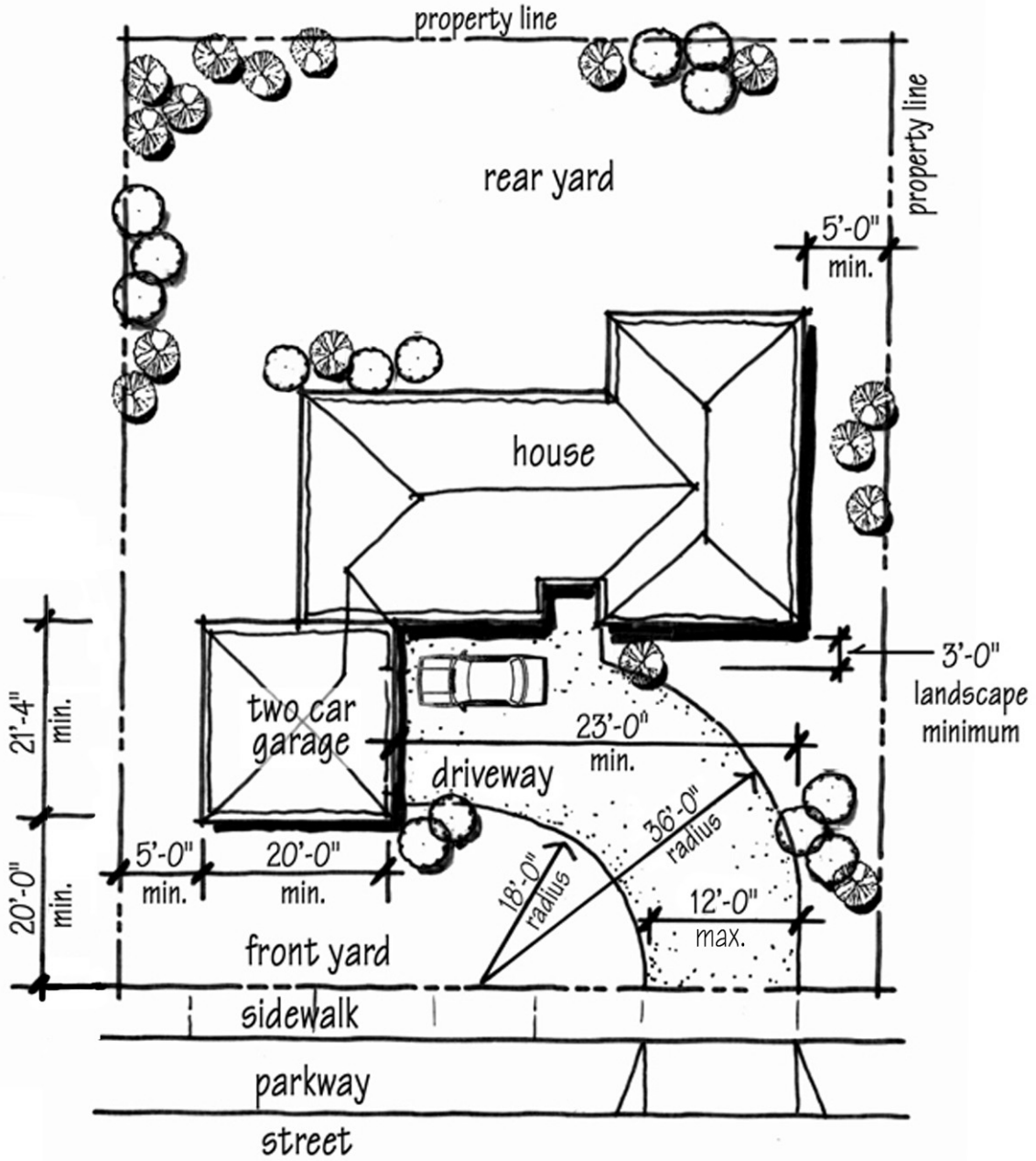


Figure 6-54d: Examples of parking, access and circulation configurations

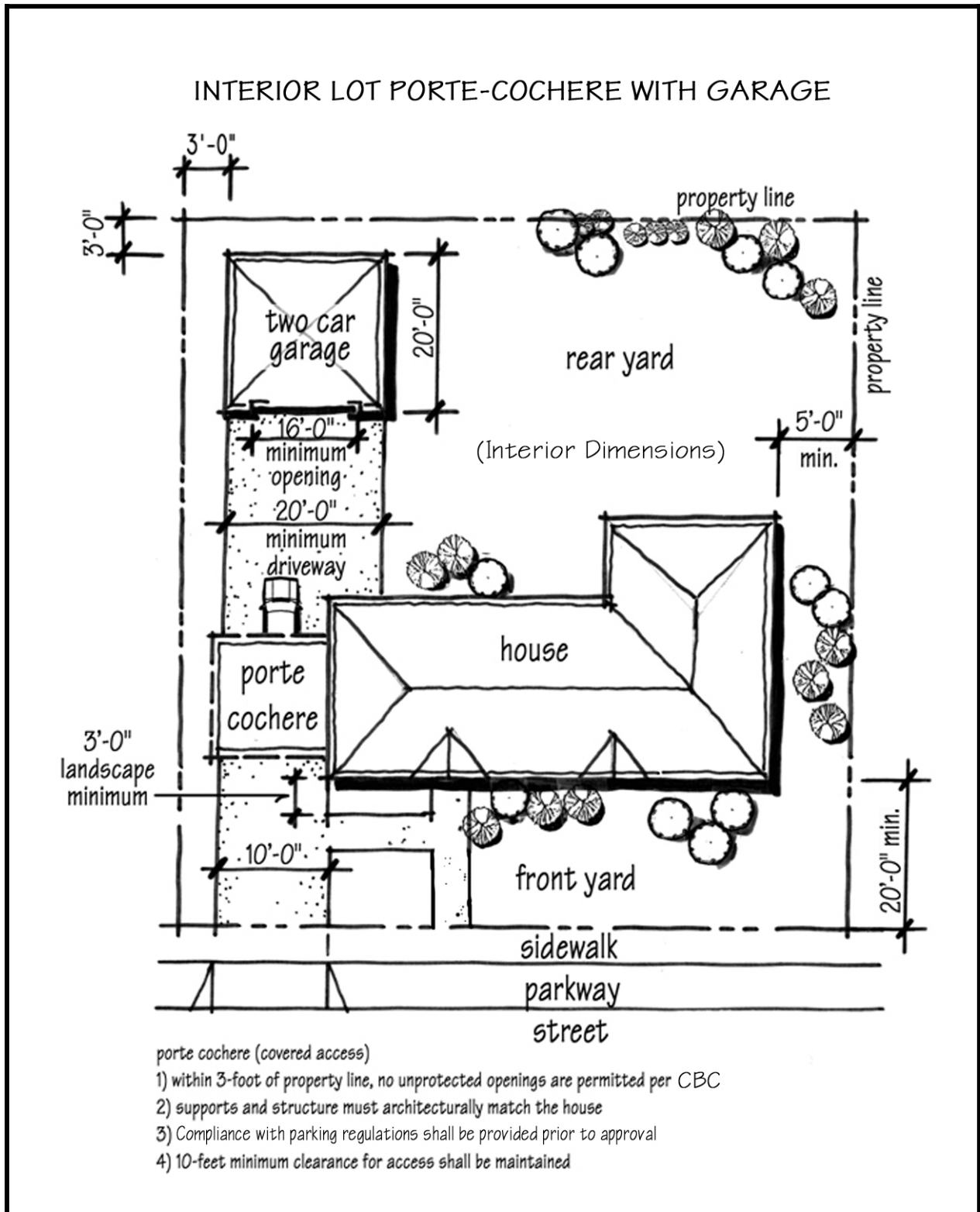


Figure 6-54e: Examples of parking, access and circulation configurations

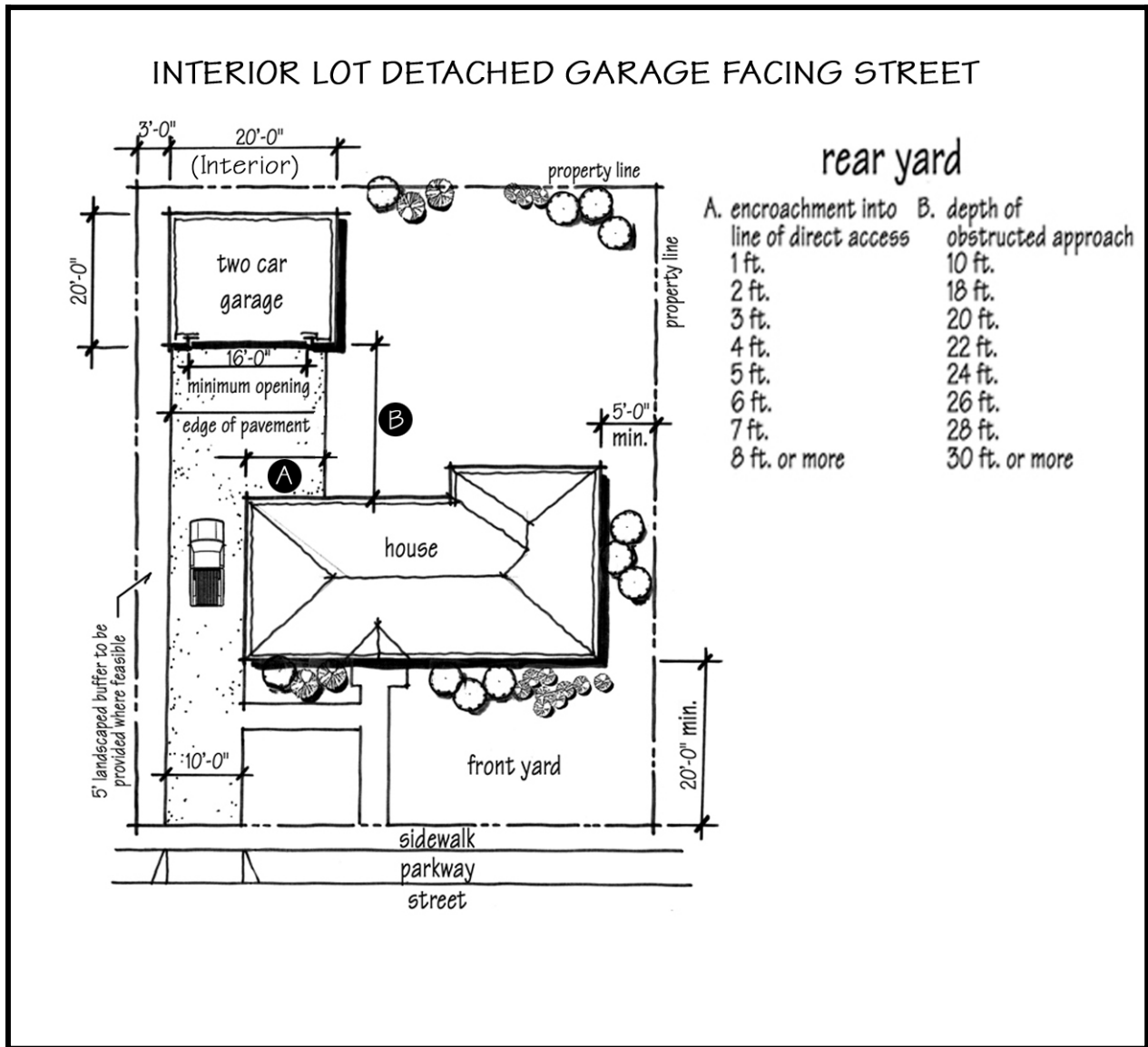


Figure 6-54f: Examples of parking, access and circulation configurations

- d. For single-family residential and two-family residential property, if there is no existing curbcut and driveway, a new curbcut and driveway may be permitted, provided it leads to a new two-car garage
- e. For existing curbcuts that are nonconforming (they do not lead to a legal parking area or a garage which never existed or was demolished under permit), removal of the cut is not required in conjunction with the approval of a room addition or expansion.
  - New curbcuts are required to lead to a legal parking area.
  - If a garage was demolished without benefit of permit, the curbcut will have to be removed in conjunction with a room addition or expansion.
- f. Walkways leading to the primary entry of a residence should not be combined with required driveways. Landscape strips, planters, or other softscape materials should be used to separate driveways from walkways. Maximum width for walkways should be four feet (*Refer to Figure 6-55*).



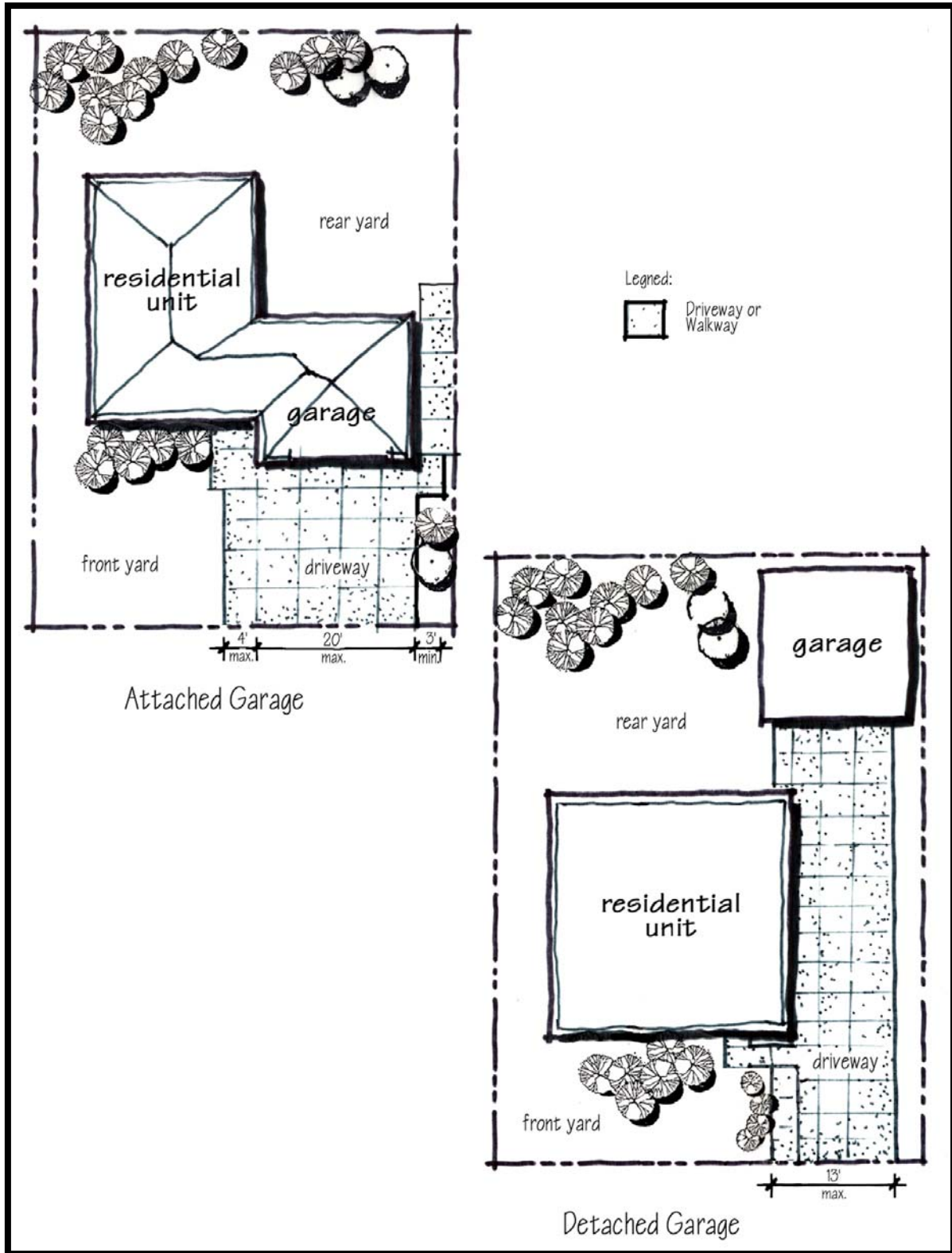


Figure 6-55: Illustrations of appropriate residential driveways and walkways

- g. Side and front yards should not include paved driveways.
- h. Driveways should be paved with not less than 4" of Portland cement concrete.

### 6.11 CIRCULATION, PARKING, ACCESS, SIDEWALKS AND WALKWAYS

Circulation, parking and access guidelines are designed to eliminate parking and circulation conflicts and ensure that entries and exits to the property be located to minimize any interference with the flow of street traffic and maximize efficiency of on-site circulation.

- a. Proposed circulation systems should respect the hierarchy of street classifications. New project streets should connect with adjacent existing public streets to form a continuous neighborhood network.

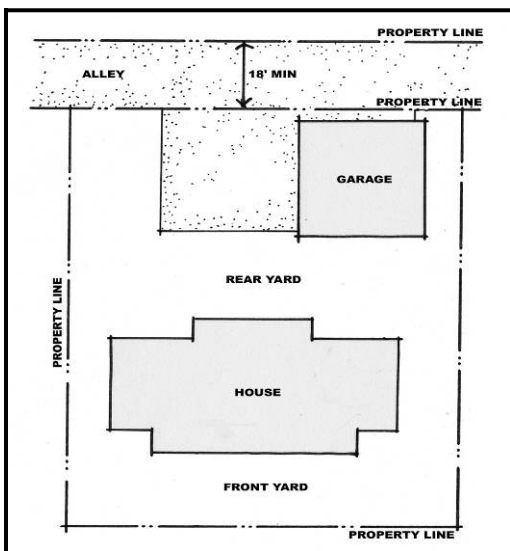


Figure 6-56: Alleys should allow motorists to maneuver in and out safely

- b. Streets that run generally east and west are encouraged because they maximize the number of lots with boundaries running north and south, thereby increasing the likelihood and desirability of houses sited with solar access to the south.
- c. Parking is not permitted in a public alley per the Vehicle code or within 12 feet of the alley centerline. Parking adjacent to a public alley must comply with Figure 6-57 on the following page.
- d. Alley access approval is the responsibility of Santa Ana's Public Works Agency. Generally, alley access is permitted by Public Works except under the following conditions;
  - The use is inconsistent with the neighborhood,
  - The alley is the primary site access,
  - The access is "through" to the adjacent public street, and;
  - The alley is substandard in width or improvements.

#### 6.11.1 Sidewalks and Walkways

- a. Public sidewalks should be designed for the ease and convenience of residents and visitors. At a minimum, sidewalks should be 5 feet in width and be separated from streets by a parkway or planting strip of a minimum of 4 feet 6 inches.

- b. Sidewalks should be provided on both sides of collector, local, subdivision and cul-de-sac streets.

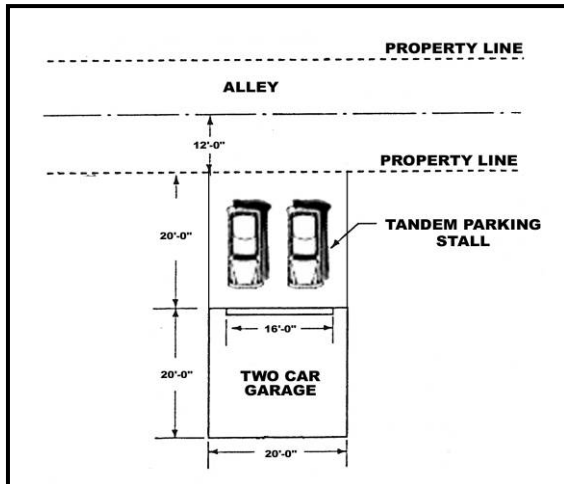


Figure 6-57: Alley parking requirements

- c. Walkways should lead directly into the residence and should minimize intrusions in required yards. Such walkways should be a maximum of 4 feet in width.

### 6.12 NEIGHBORHOOD ENTRIES

This section provides design guidance for neighborhood entries. Neighborhood entry guidelines seek to establish identity, provide distinguished features appropriate to a neighborhood and establish a unifying element for neighborhoods. The following guidelines apply to neighborhood entries in single-family residential development.

- a. Neighborhood entries in Santa Ana are encouraged to provide distinguished entry design features such as monument signs, markers, ornamental landscaping, open space areas, and enhanced paving.



Figure 6-58: Neighborhood entries should provide distinctive design features

- b. Entry features should be designed as integrated elements of the overall development, not as afterthoughts.
- c. Low groundcovers should be used at entrances to maintain proper visibility. For safe viewing at all intersections, a sight-line triangle with minimum 25-foot clear sightline should be maintained.

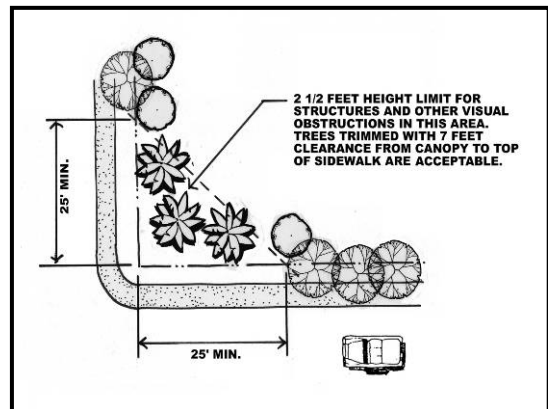


Figure 6-59: Development on corner lots should ensure visibility is not obstructed

- d. Limit the height for structures and other visual obstructions to 30 inches with the 25-foot sightline triangle area. Trees must be trimmed with 7 feet clearance from canopy to top of sidewalk.

## 6.13 WALLS

Walls provide security and privacy in addition to screening unsightly views. Walls can be utilized with landscaping to enhance and buffer the appearance of development. The following guidelines apply to walls and fences in single-family residential development.

- a. The height of specialty walls should be minimized.

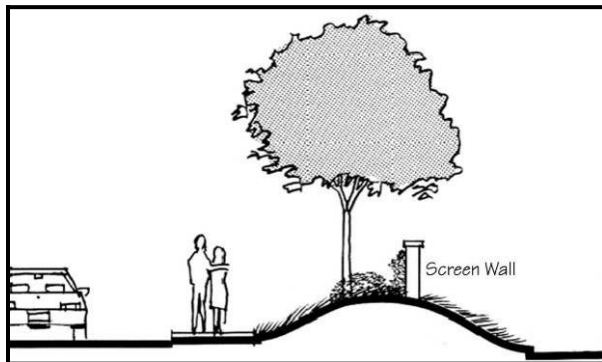


Figure 6-60: Screen walls should have a maximum height dependant upon necessity and location

- b. Walls should be architecturally enhanced and utilize materials such as decorative masonry, wrought iron, or a combination thereof. Tiered planting should be used to soften the appearance of perimeter walls.



Figure 6-61: Walls should be enhance with architectural features and landscaping

- c. Walls should not run more than 50 feet without a change in wall plane. Use of pilasters and planters are encouraged (Refer to Figure 6-62).
- d. Perimeter walls for residential tract development should maintain a minimum of 5-foot setback from the streetside property line.



Figure 6-62: Avoid the appearance of long wall planes by incorporated changes in wall planes, pilasters and landscaping

- e. Walls should be designed in such a manner as to create an attractive appearance to the street and to complement the style and character of the homes and the neighborhood.



Figure 6-63: Fences should compliment the architecture of adjacent buildings



f. The proportion, scale, and form of the walls adjacent to homes should be consistent with the building's design. Front yard fencing should be as low and transparent as possible. Chain link or industrial fencing is prohibited. Appropriate building materials include:

- Wood
- Stone
- Masonry
- Tubular Steel (decorative)
- Decorative Block (slumpstone or split-face)
- Wrought Iron
- Brick
- Stucco

g. Walls located at street corners should be designed to maintain visibility.

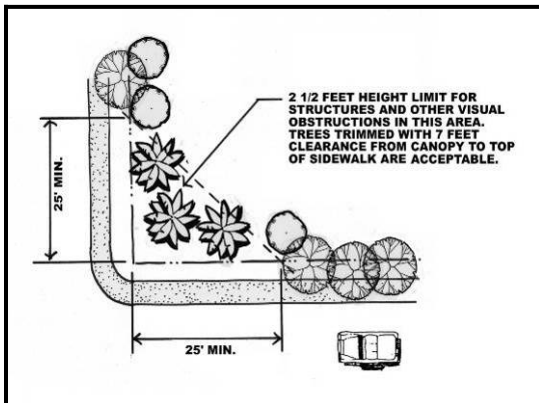


Figure 6-64: Development on corner lots should ensure visibility is not obstructed

## 6.14 COMMON OPEN SPACE

a. Each neighborhood should incorporate passive and active open spaces such as tot-lots, playgrounds, small parks, playing fields, and/or public squares. Some of these open space areas may be integrated with community facilities, schools, and larger regional parks.



Figure 6-65: Neighborhoods should incorporate passive and active open space.

b. Open space should be located within a walkable distance from all residential structures.

c. Natural amenities such as existing mature trees, views, and topographic features should be preserved and integrated into the design of open spaces.



*Figure 6-66: Open space should be located within walking distance of residential uses*

## 6.15 LIGHTING

Lighting levels should vary depending on the specific use and site conditions. The overall consideration should be to provide lighting levels sufficient for safety. Lighting should illuminate steps and other grade changes and enable the unlocking of doors or identification of visitors. Lighting should also minimize opportunities for theft and vandalism.

- a. Lighting should be designed to shine downward and eliminate skyward glare. Lighting should be arranged to prevent direct glare into adjacent dwelling units and onto neighboring uses/properties.
- b. Street lighting should be installed on both sides of the street no less than 150 feet apart.
- c. Pedestrian-scaled lighting should be located along all pedestrian routes of travel.
- d. All lighting in parking areas and alleyways shall be arranged to prevent direct glare of illumination onto adjacent units.
- e. Consideration should be taken in selecting the type of bulb used for streetlights to ensure consistency with existing fixtures and lighting standards.



*Figure 6-67: Pedestrian-scaled lighting should be located along pedestrian paths*