

CONCEPTUAL TRANSIT STATIONS

- Bravo! BRT Station
- Fixed Guideway Station

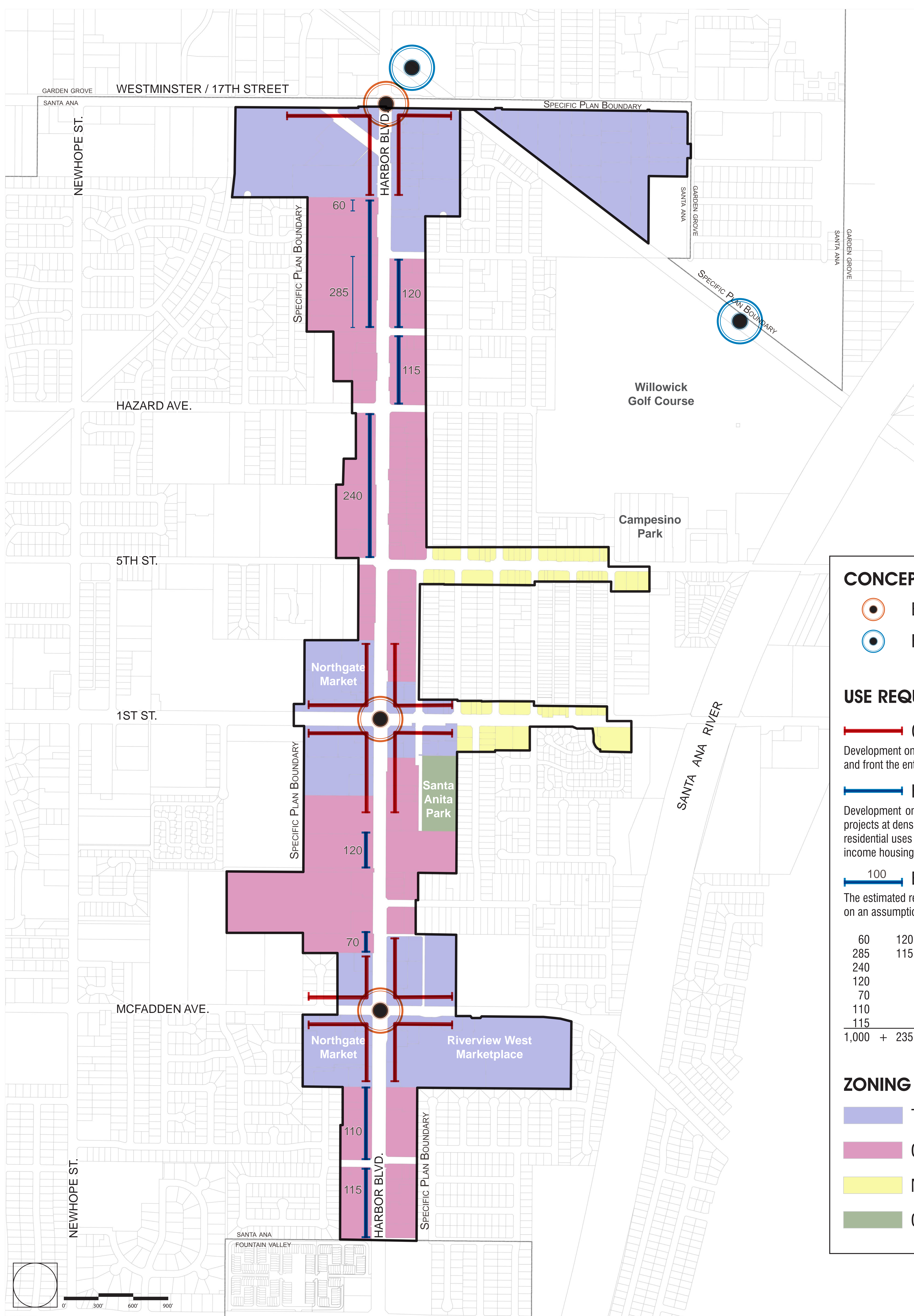
ZONING DISTRICTS

- Transit Node (TN) 6 stories max**
The Transit Node zone is intended to provide standards for compact transit-supportive mixed-use and residential development. This zone is characterized by a wide range of building intensity, including mixed-use flex blocks, liners, stacked flats, courtyard housing, and live-work units.
The zone accommodates retail, restaurant, entertainment, and other pedestrian-oriented uses at street level, with offices and flats above in the mixed-use building types, at high intensities and densities.
- Corridor (CDR) 4 stories max**
The Corridor zone is applied to properties along Harbor Boulevard between BRT stations and is intended to provide housing options and neighborhood serving uses within walking distance of a transit node. The zone also identifies areas set aside exclusively for moderate- and high-density residential projects to facilitate a range of affordable housing options. Building types include lined block, stacked flats, courtyard housing, live-work, rowhouses, and tuck-under units.
Mixed-use and non-residential projects are centered on key intersections while residential and public/quasi-public uses infill at mid-block locations.
- Neighborhood Transitional (NT) 3 stories max**
The Neighborhood Transitional zone provides standards for development that acts as a transition between the single-family neighborhoods to the north and south of 1st and 5th Streets and the Corridor and Transit Node zones. The NT zone also applies to the strip of single family homes west of the golf course.
Designated for the lowest scale and the lowest intensity of uses in the Harbor Mixed Use Transit Corridor Plan, development in this zone is limited to residential, live/work, or neighborhood serving commercial uses. These uses may combine commercial on the ground floor with residential above or in freestanding single-use buildings on the same site at between two and three (2-3) stories in height.
- Open Space & Recreation(OS)**
The Open Space & Recreation zone identifies areas reserved for community parks and other open spaces. Allowable structures in this zone are limited to those necessary to support the specific open space and recreation purposes, such as sport-court enclosures, multi-purpose buildings, and trails.

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USE REQUIREMENTS

- Ground Floor Commercial
Development on these parcels must build commercial buildings on the ground floor and front the entrances along the street.
- High Density Residential
Development on these parcels can only be developed for high density residential projects at densities of 30 units per acre or greater. Vertical or horizontal mix of non-residential uses is permitted provided some residential units are restricted for lower income housing.
- Estimated Residential Capacity
The estimated residential capacity of the parcel or group of parcels is shown based on an assumption of 30 units per acre.

60	120	RHNA Balance
285	115	987 lower income
240		493 (50%) of this MF by right at 20 du/ac min
120		
70		
110		
115		
<hr/>		
1,000	+ 235	= 1,235 Total capacity identified on map

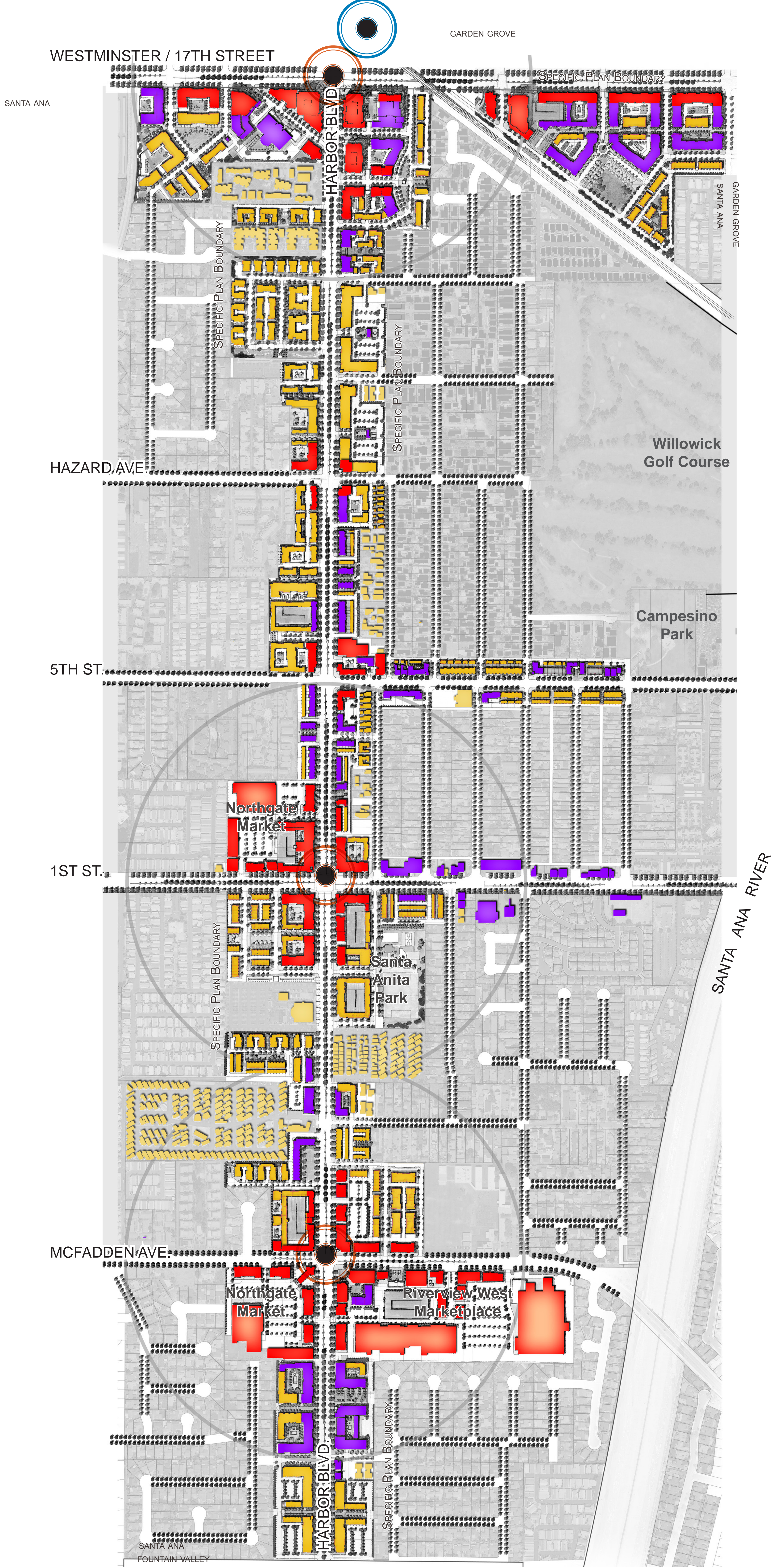
ZONING DISTRICTS

- Transit Node (TN) 6 stories max
- Corridor (CDR) 4 stories max
- Neighborhood Transitional (NT) 3 stories max
- Open Space & Recreation (OS)

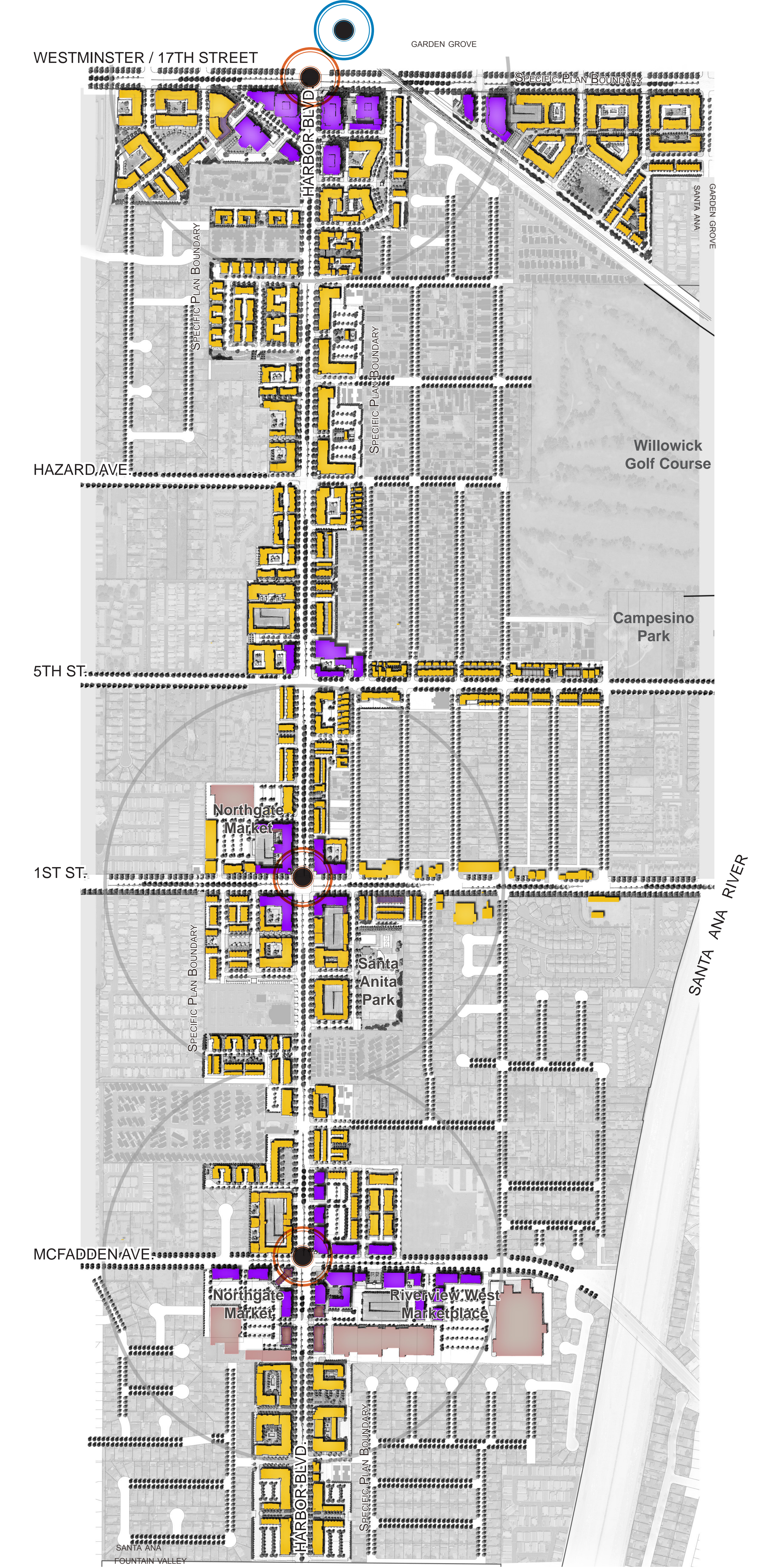
USE REQUIREMENTS (DRAFT)

Harbor Boulevard Mixed Use Transit Corridor, City of Santa Ana

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GROUND FLOOR USES



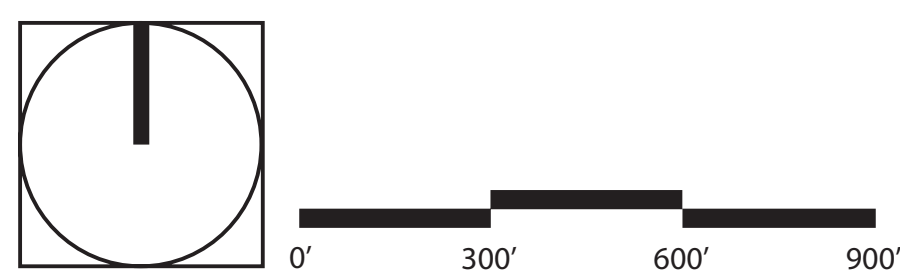
UPPER FLOOR USES

USE BY FLOOR

- Commercial / Retail
- Mixed Use
Office, Commercial,
or Residential
- Residential

CONCEPTUAL TRANSIT STATIONS

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GROUND / UPPER FLOOR USES
Harbor Boulevard Mixed Use Transit Corridor, City of Santa Ana

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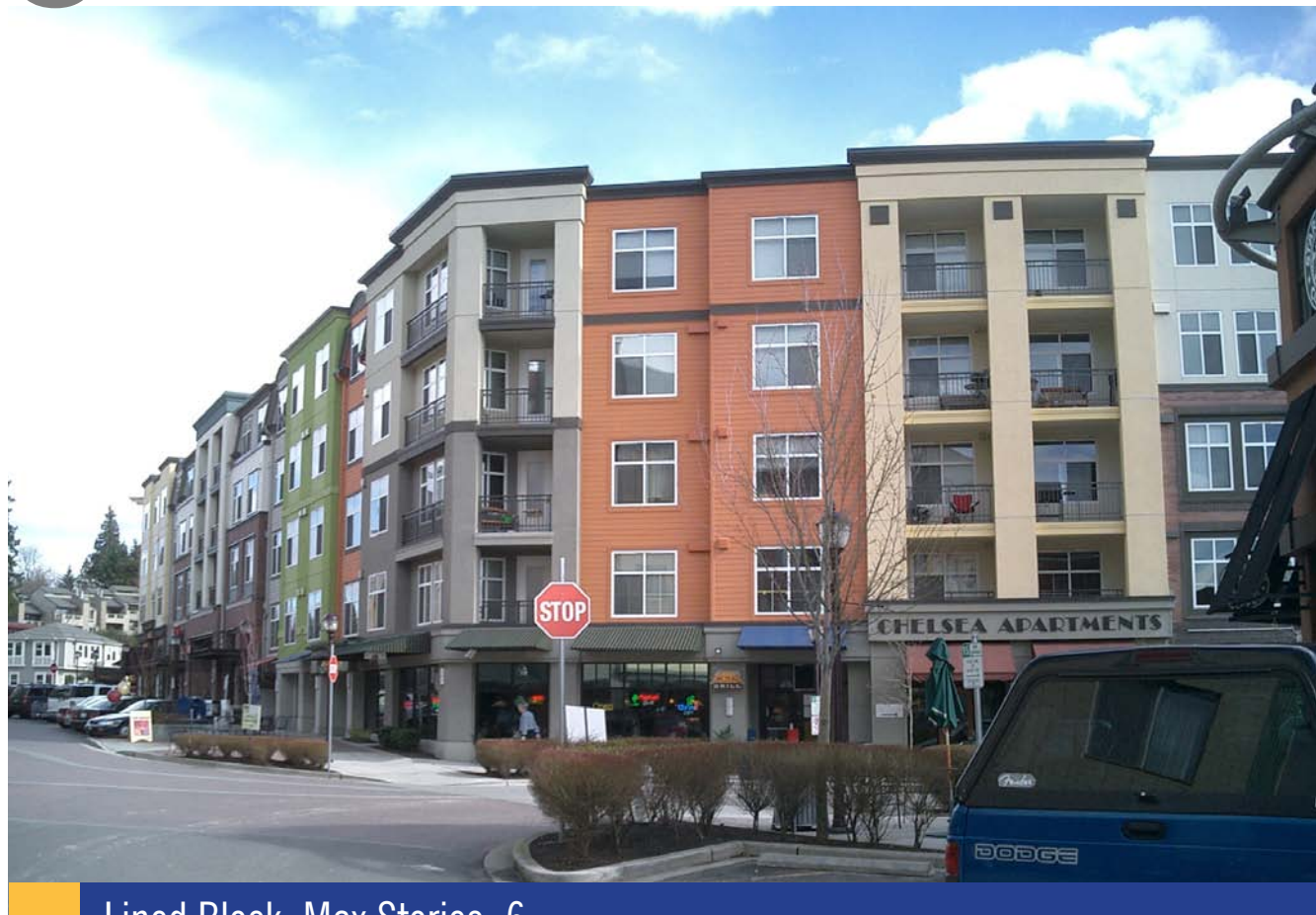
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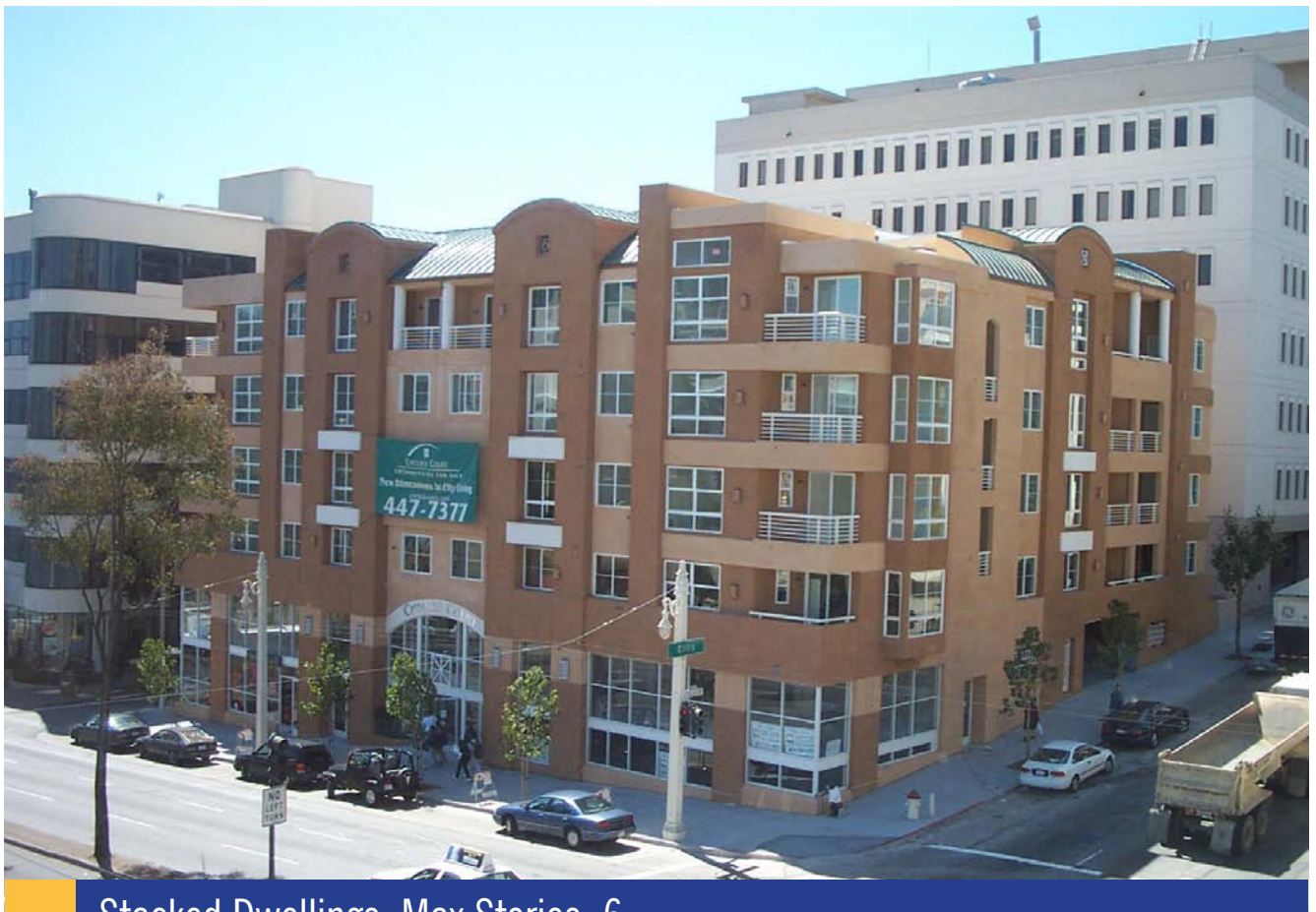
BUILDING TYPES



Flex Block. Max Stories: 6



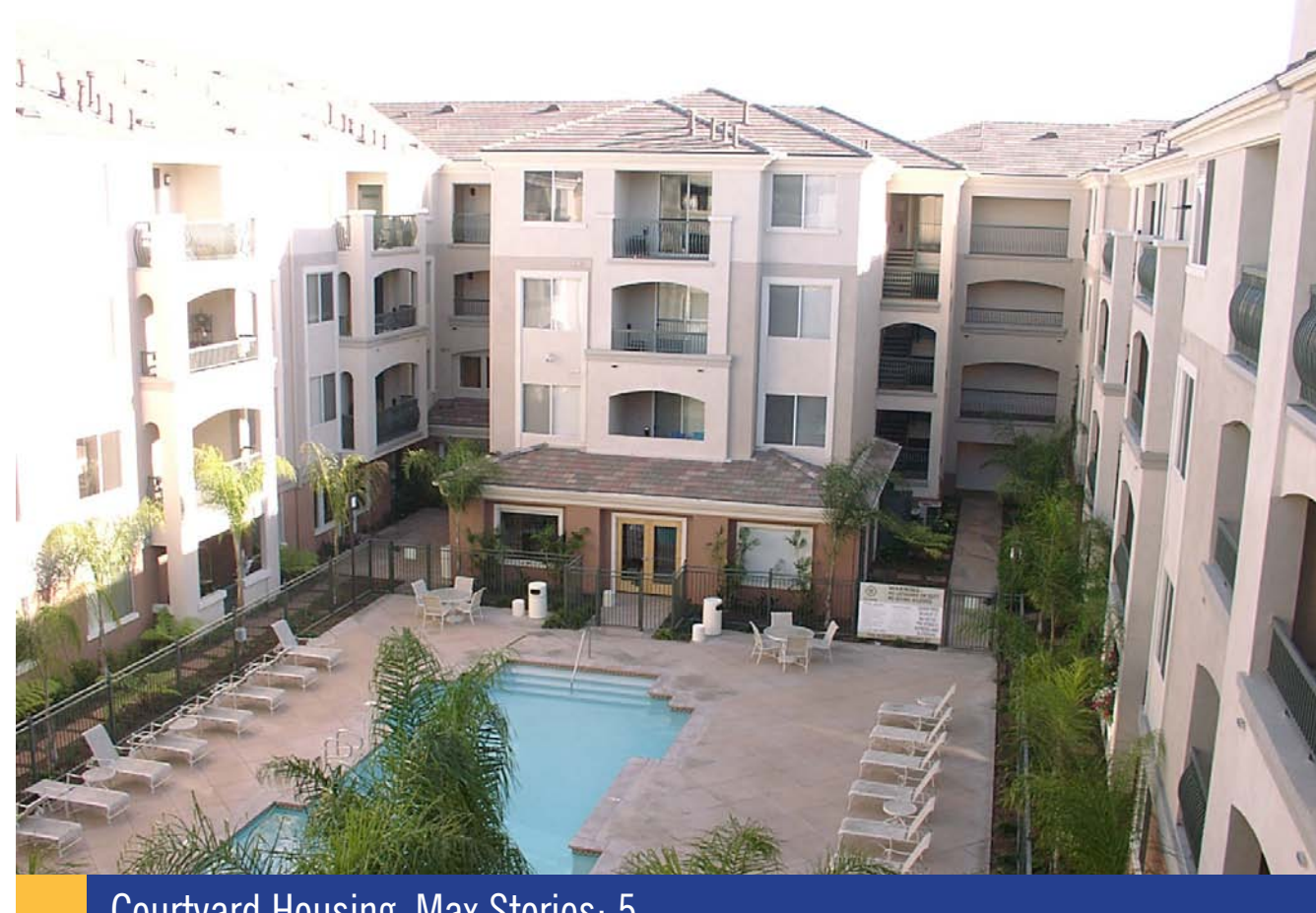
Lined Block. Max Stories: 6



Stacked Dwellings. Max Stories: 6



Hybrid Court. Max Stories: 5



Courtyard Housing. Max Stories: 5



Live-Work. Max Stories: 3

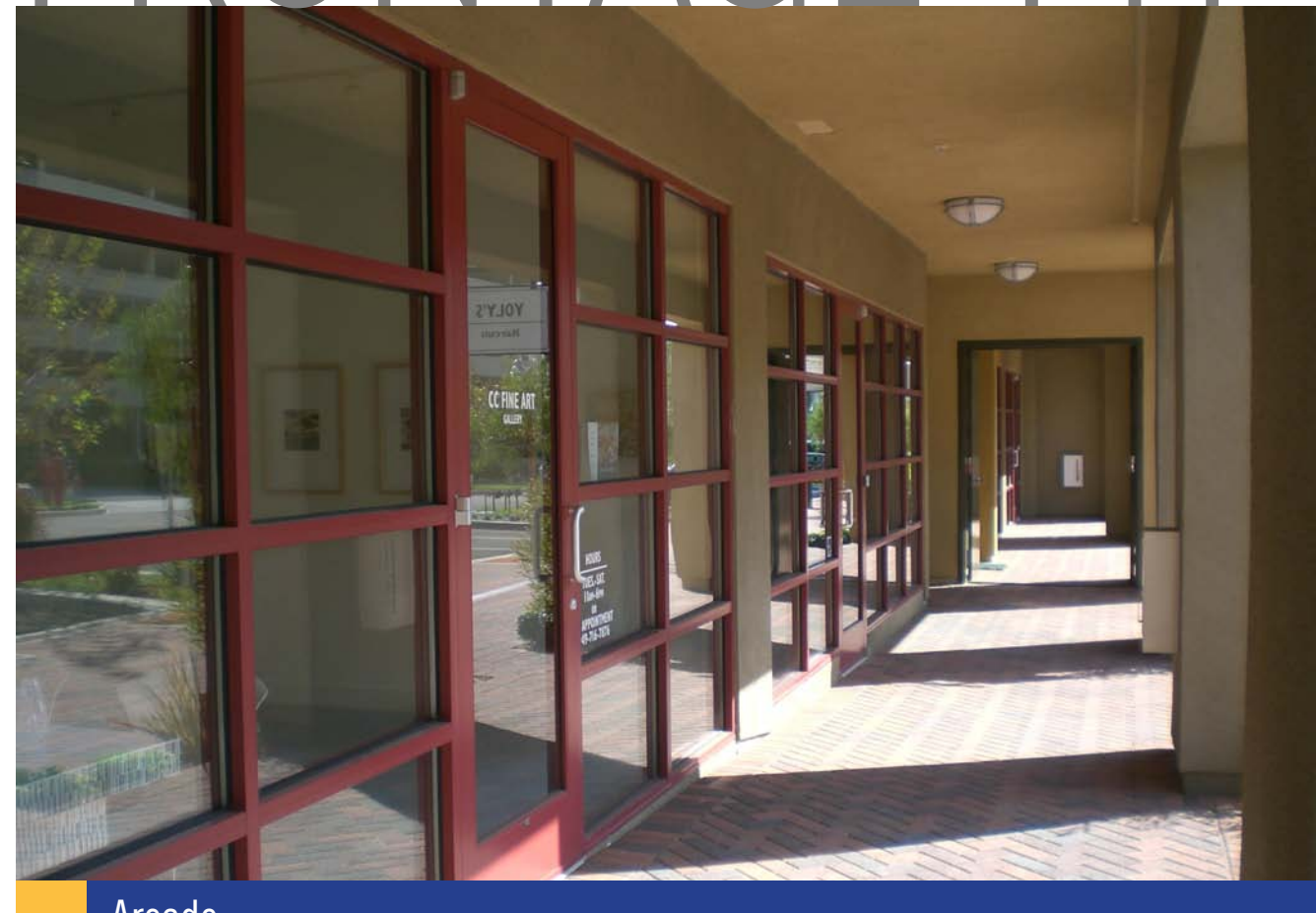


Rowhouse. Max Stories: 3



Tuck-Under. Max Stories: 3

FRONTAGE TYPES



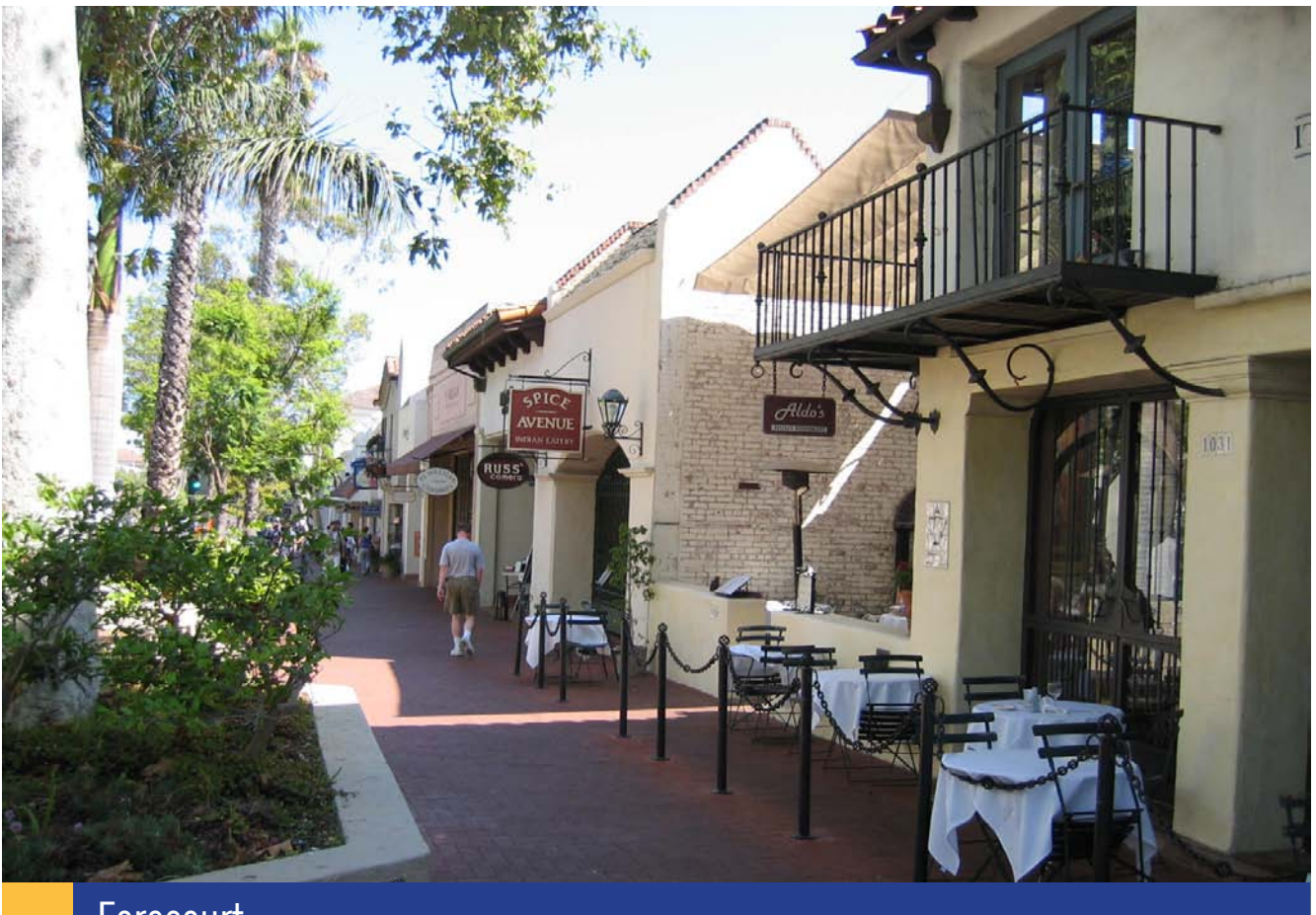
Arcade.



Gallery.



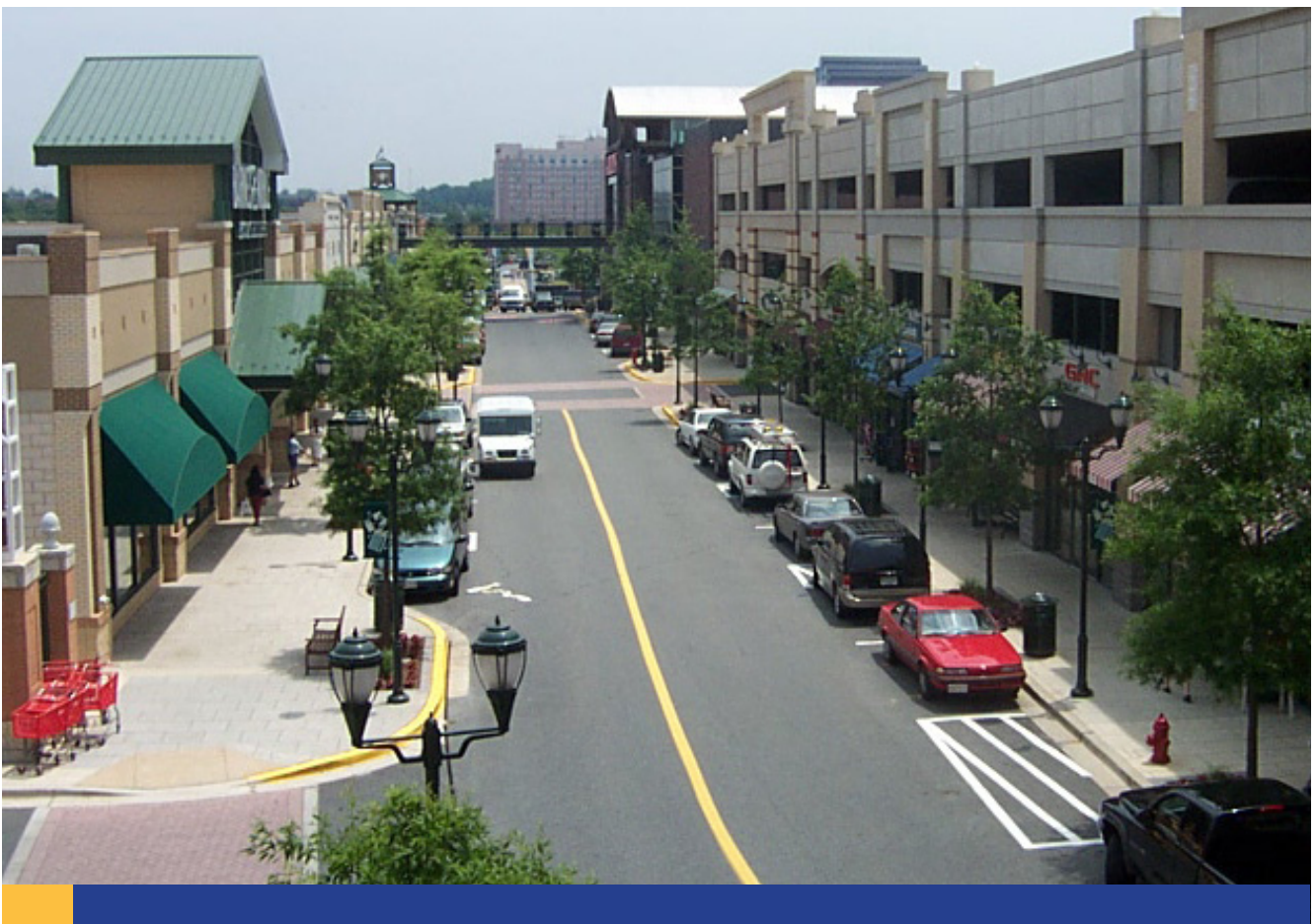
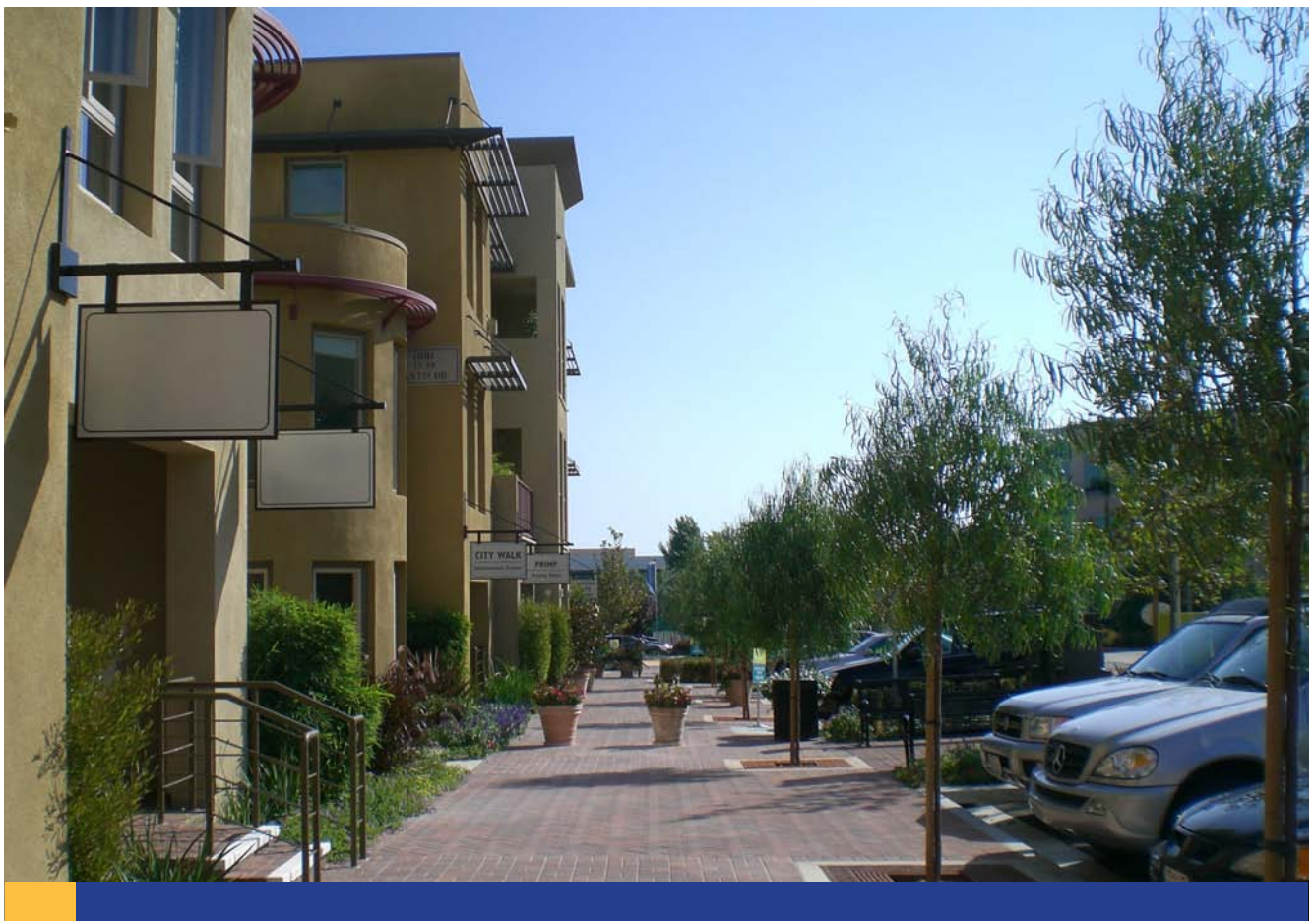
Shopfront.



Forecourt.

LANDSCAPE PALETTE

The landscape palette is urban, with shading and accent street trees in sidewalk tree wells along Harbor Boulevard and major cross streets. Parking is accommodated behind buildings in above- or below-ground structures.



TRANSIT NODE

The Transit Node zone provides standards for compact transit-supportive mixed-use and residential development. This zone is characterized by a wide range of building intensity, including mixed-use, flex blocks, liners, stacked flats, courtyard housing, and live-work units.

The zone accommodates retail, restaurant, entertainment, and other pedestrian-oriented uses at street level, with offices and flats above in the mixed-use building types, at high intensities and densities.

PARKING



Residential. 1.5 DU // 0.15 Guest

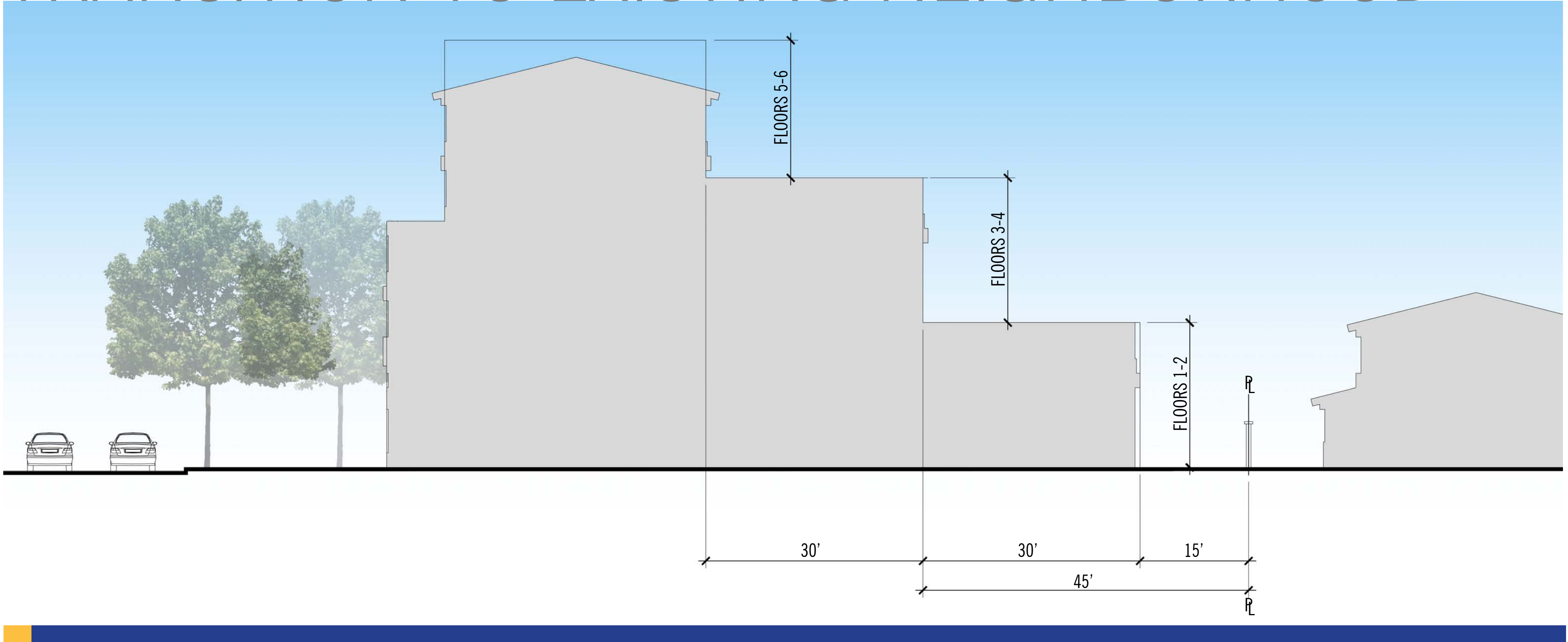


Live-Work. 1.5 DU // 0.15 Guest

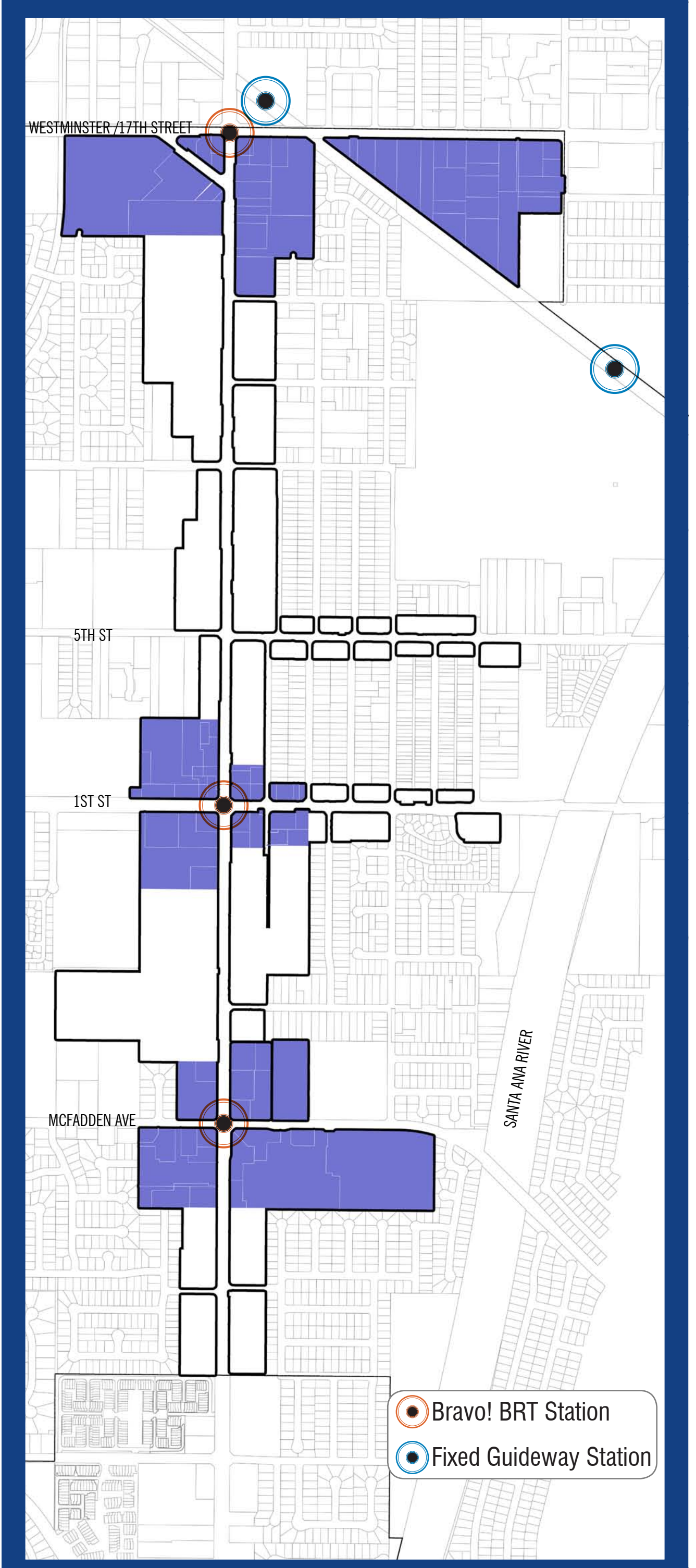


Non-Residential. 1/400 Sq. Ft.

TRANSITION TO EXISTING NEIGHBORHOOD



Building Types	Max Stories	
Flex Block	6	
Lined Block	6	
Liner	-	
Stacked Dwellings	6	
Hybrid Court	5	
Courtyard Housing	5	
Live-Work	3	
Rowhouse	3	
Tuck-Under	3	
Bungalow Court	-	
Duplex/Triplex/Quadplex	-	
House	-	
Frontage Types	Allowed	
Arcade	Y	
Gallery	Y	
Shopfront	Y	
Forecourt	Y	
Stoop	-	
Frontyard & Porch	-	
Building Setbacks (ft)	Min	Max
Front yard	0	10
Side Street	0	10
Side yard	0	-
Rear yard	15	-
Alley rear yard	3	-
Parking per DU or SF	DU or SF	+ Guest
Residential	1.5	0.15
Live-Work	1.5	0.15
Non-Residential	1/400	-
In-Lieu Fee	yes	yes



TRANSIT NODE

Draft Zoning Standards, Harbor Boulevard Mixed Use Transit Corridor

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BUILDING TYPES



Flex Block. Max Stories: 4



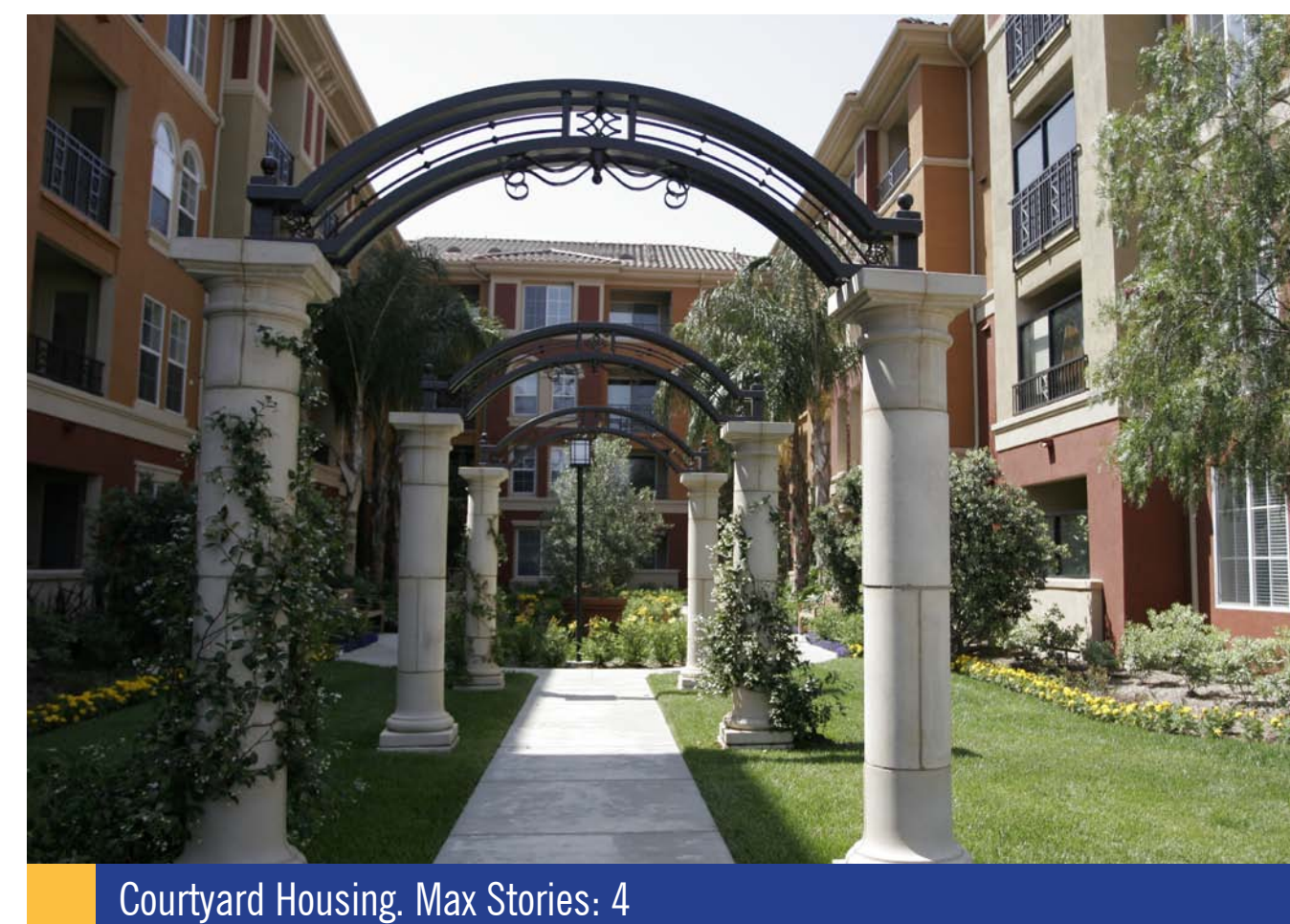
Lined Block. Max Stories: 4



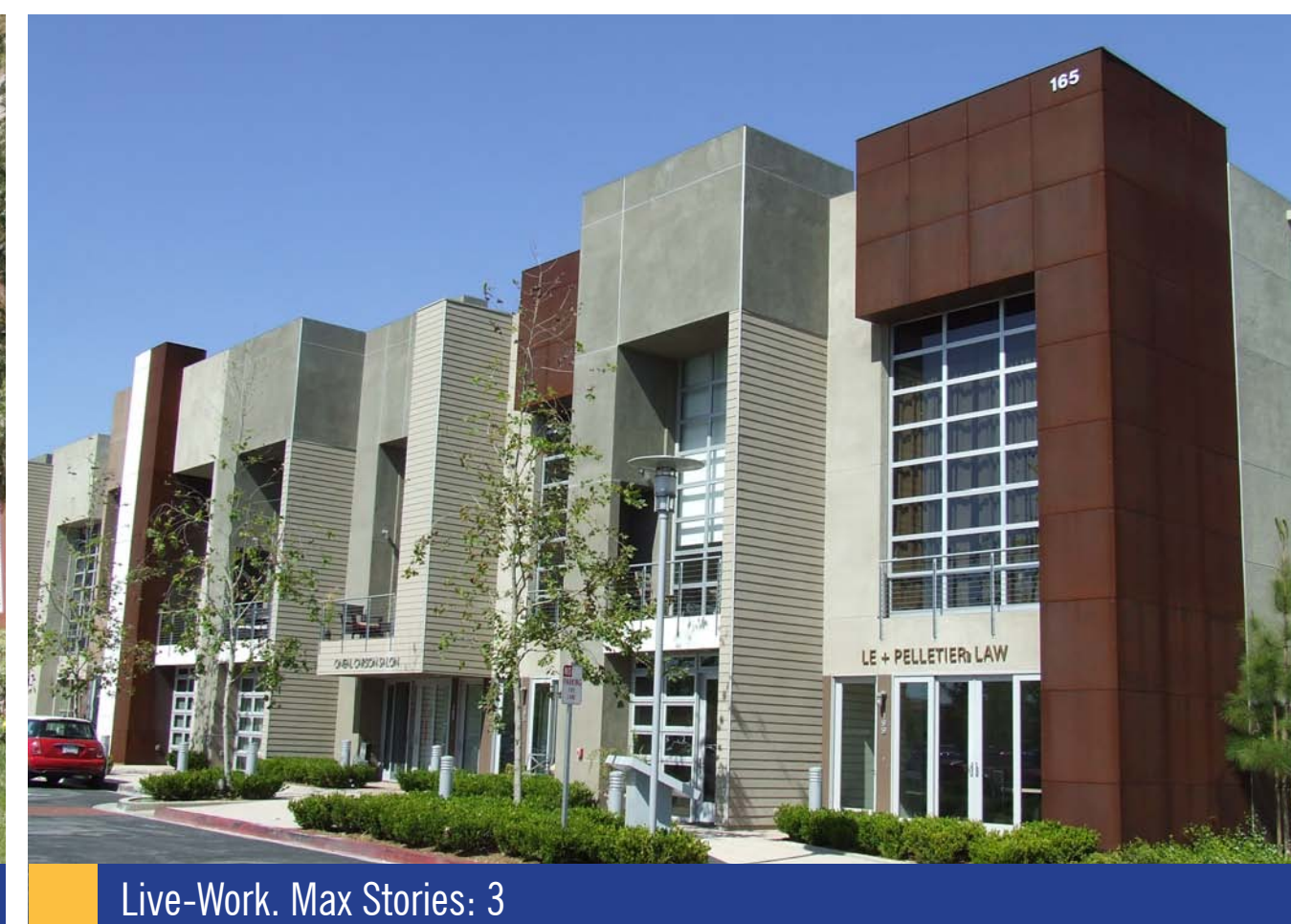
Liner. Max Stories: 4



Stacked Dwellings. Max Stories: 4



Courtyard Housing. Max Stories: 4



Live-Work. Max Stories: 3



Rowhouse. Max Stories: 3



Tuck-Under. Max Stories: 3

Building Types	Max Stories	
Flex Block	4	
Lined Block	4	
Liner	4	
Stacked Dwellings	4	
Hybrid Court	4	
Courtyard Housing	4	
Live-Work	3	
Rowhouse	3	
Tuck-Under	3	
Bungalow Court	-	
Duplex/Triplex/Quadplex	-	
House	-	
Frontage Types	Allowed	
Arcade	-	
Gallery	Y	
Shopfront	Y	
Forecourt	Y	
Stoop	Y	
Frontyard & Porch	-	
Building Setbacks	Min	Max
Front yard	5	15
Side Street	0	10
Side yard	0	-
Rear yard	15	-
Alley rear yard	3	-
Parking per DU or SF	DU or SF	+ Guest
Residential	2	0.25
Live-Work	2	0.25
Non-Residential	1/200	-
In-Lieu Fee	no	no

FRONTAGE TYPES



Gallery.



Shopfront.



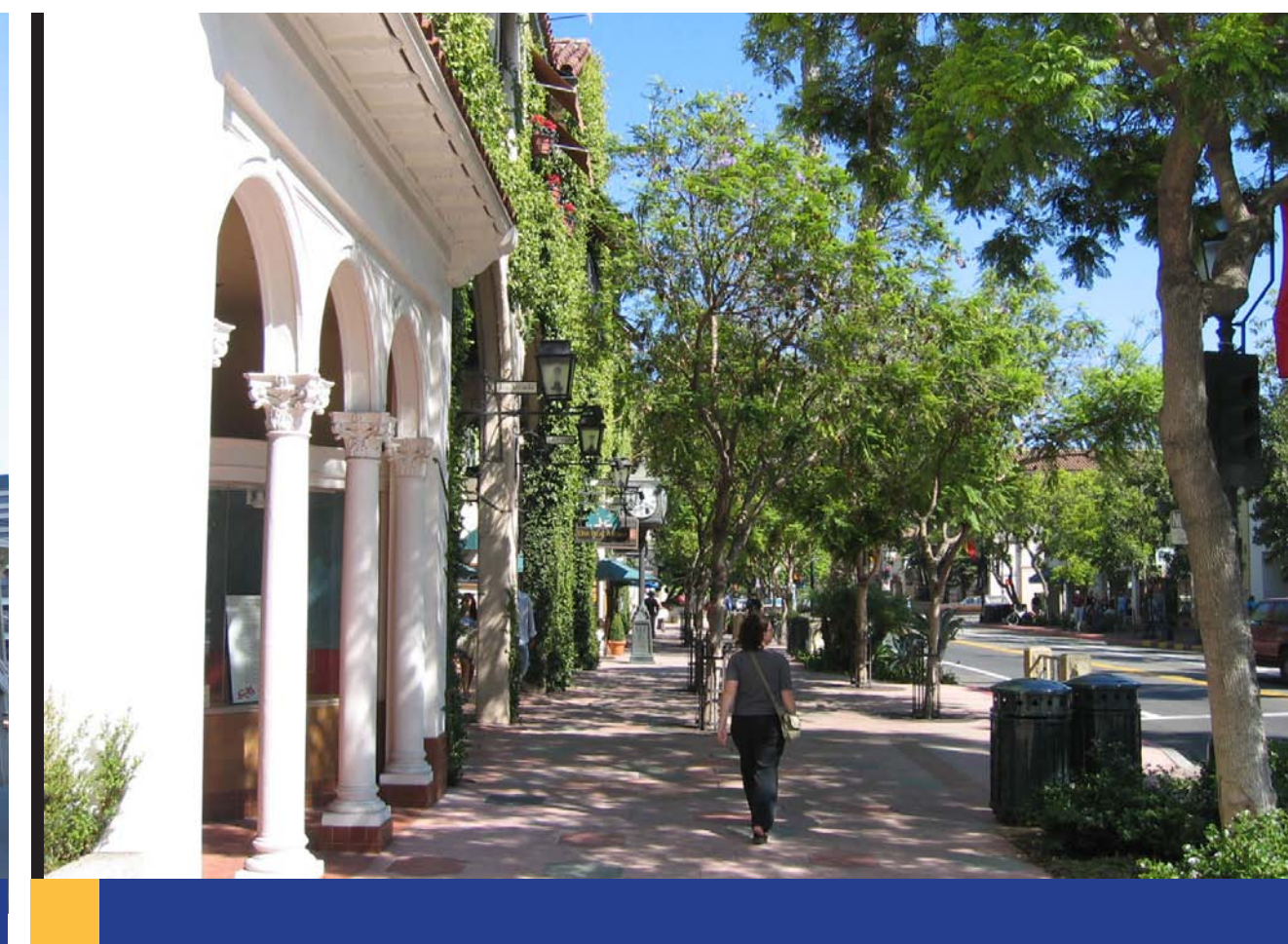
Forecourt.



Stoop.

LANDSCAPE PALETTE

The landscape style is urban, emphasizing shading street trees in sidewalk tree wells. Parking is accommodated in screened surface lots between buildings or away from streets, with no more than half the site frontage occupied by parking. Parking can also be provided behind buildings in above- or below-ground structures.



CDR

The Corridor zone is applied to properties along Harbor Boulevard between BRT stations and is intended to provide housing options and neighborhood serving uses within walking distance of a transit node.

The zone also identifies areas set aside exclusively for moderate- and high-density residential projects to facilitate a range of affordable housing options. Building types include lined block, stacked flats, courtyard housing, live-work, rowhouses, and tuck-under units. Mixed-use and non-residential projects are centered on key intersections while residential and public/quasi-public uses infill at mid-block locations.

PARKING



Residential. 2 DU // 0.25 Guest

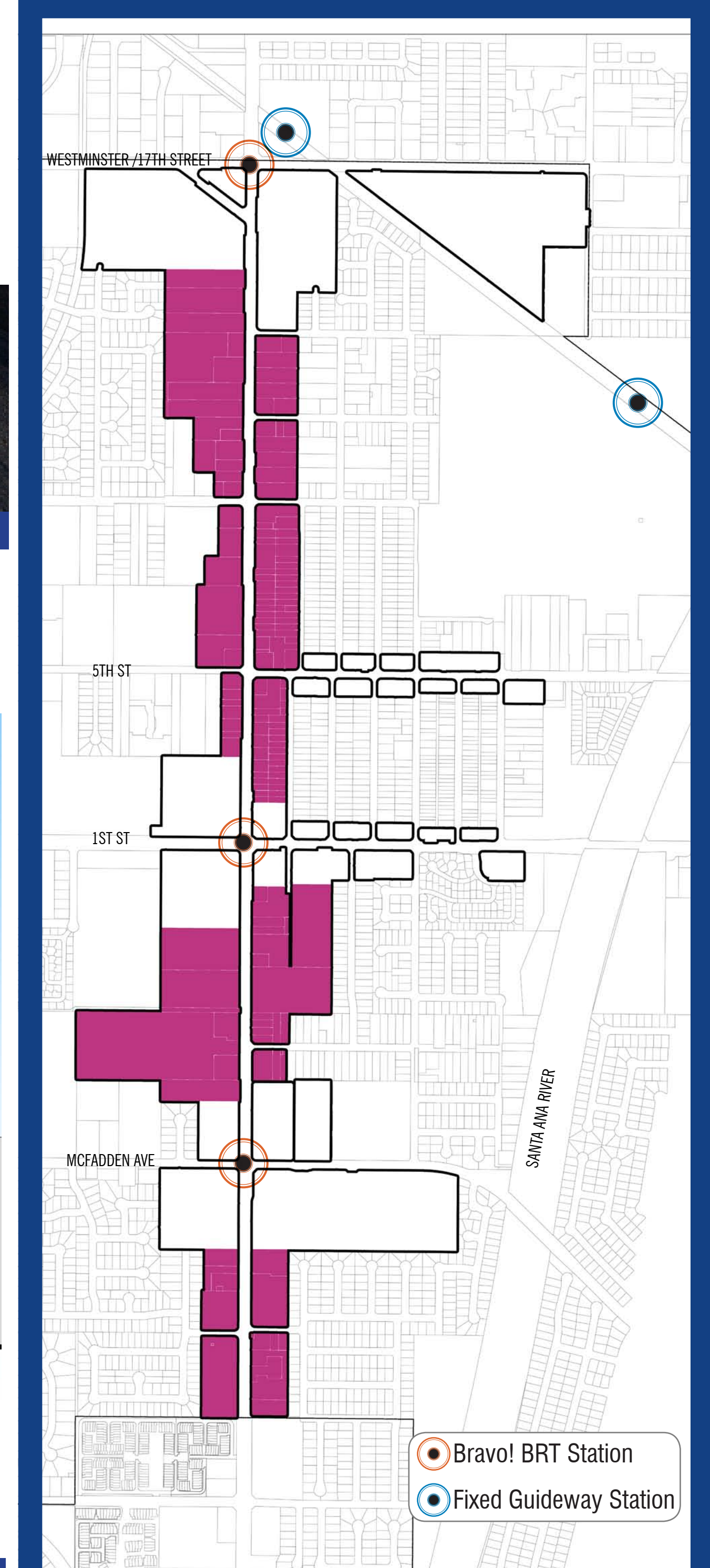
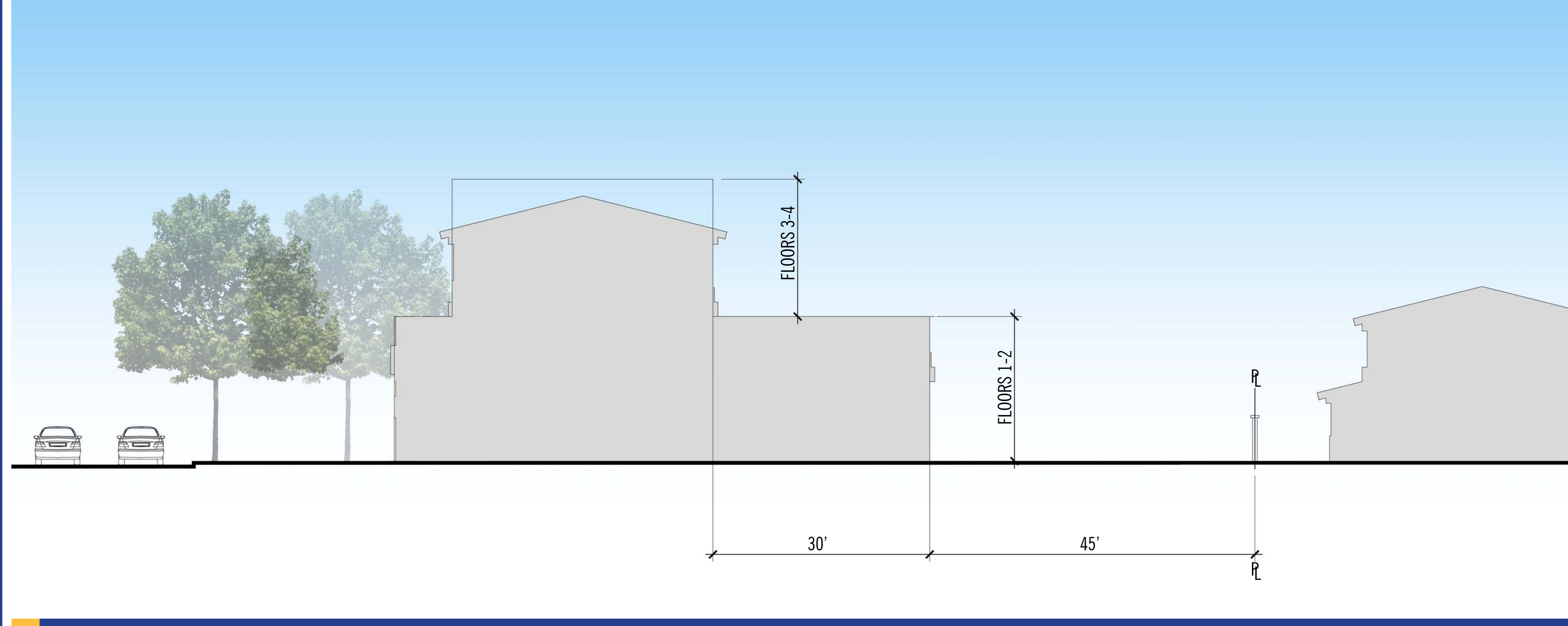


Live-Work. 2 DU // 0.25 Guest



Non-Residential. 1/200 Sq. Ft.

TRANSITION TO EXISTING NEIGHBORHOOD



CORRIDOR

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BUILDING TYPES



Liner. Max Stories: 3



Courtyard Housing. Max Stories: 3



Live-Work. Max Stories: 3



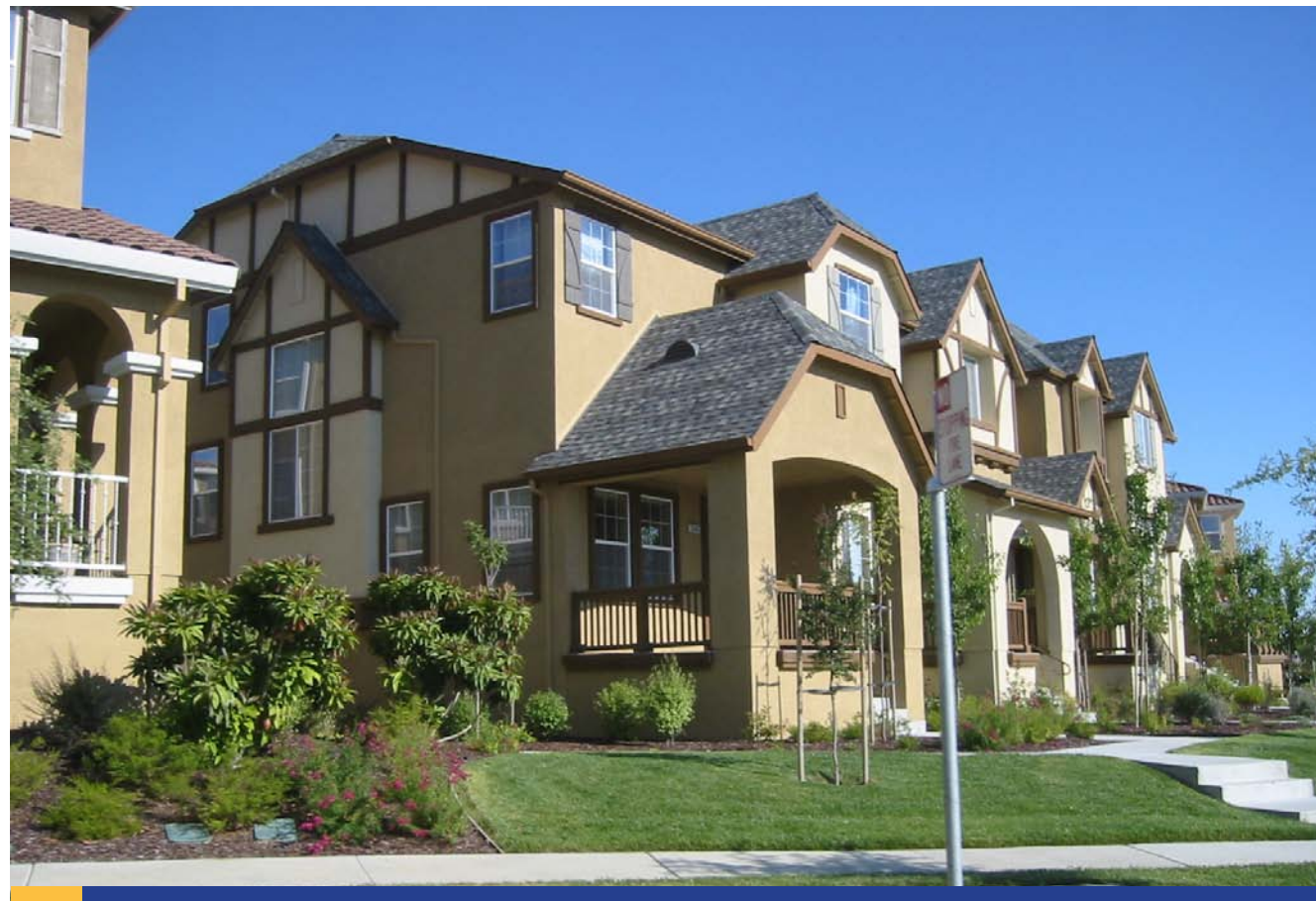
Rowhouse. Max Stories: 3



Tuck-Under. Max Stories: 3



Bungalow Court. Max Stories: 3



Duplex/Triplex/Quadplex. Max Stories: 2



House. Max Stories: 2

Building Types	Max Stories	
Flex Block	--	
Lined Block	--	
Liner	3	
Stacked Dwellings	--	
Hybrid Court	--	
Courtyard Housing	3	
Live-Work	3	
Rowhouse	3	
Tuck-Under	3	
Bungalow Court	3	
Duplex/Triplex/Quadplex	2	
House	2	
Frontage Types	Allowed	
Arcade	Y	
Gallery	Y	
Shopfront	Y	
Forecourt	Y	
Stoop	Y	
Frontyard & Porch	Y	
Building Setbacks	Min	Max
Front yard	10	15
Side Street	5	10
Side yard	5	-
Rear yard	20	-
Alley rear yard	3	-
Parking per DU or SF	DU or SF	+ Guest
Residential	2	0.15
Live-Work	2	-
Non-Residential	1/400	-
In-Lieu Fee	no	no

FRONTAGE TYPES



Shopfront.



Forecourt.



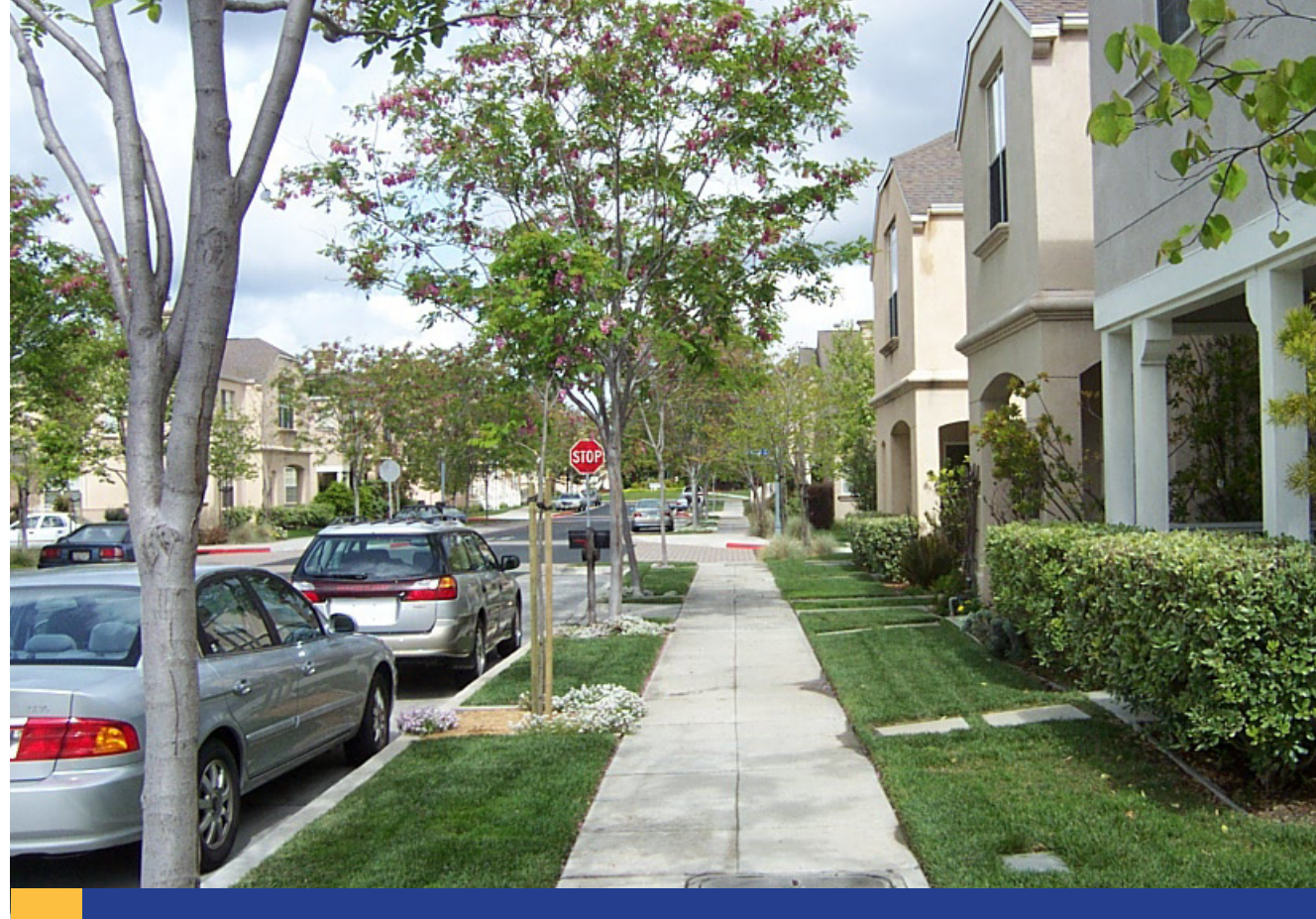
Stoop.



Frontyard & Porch.

LANDSCAPE PALETTE

For parcels fronting 1st and 5th Streets, the landscape style is urban, emphasizing shading street trees in sidewalk tree wells, although housing may also maintain a shallow-depth landscaped front yard separating buildings from sidewalks. Parking is accommodated on-street, in alley-loaded garages, or in screened surface lots between buildings or away from streets, with no more than half the site frontage occupied by parking.



NT

The Neighborhood Transitional zone provides standards for development that acts as a transition between the single-family neighborhoods to the north and south of 1st and 5th Streets and the Corridor and Transit Node zones.

Designated for the lowest scale and the lowest intensity of uses in the Plan, development in this zone is limited to residential, live/work, or neighborhood serving commercial uses. These uses may combine commercial on the ground floor with residential above or in freestanding single-use buildings on the same site at between two and three (2-3) stories in height.

PARKING



Residential. 2 DU // 0.15 Guest

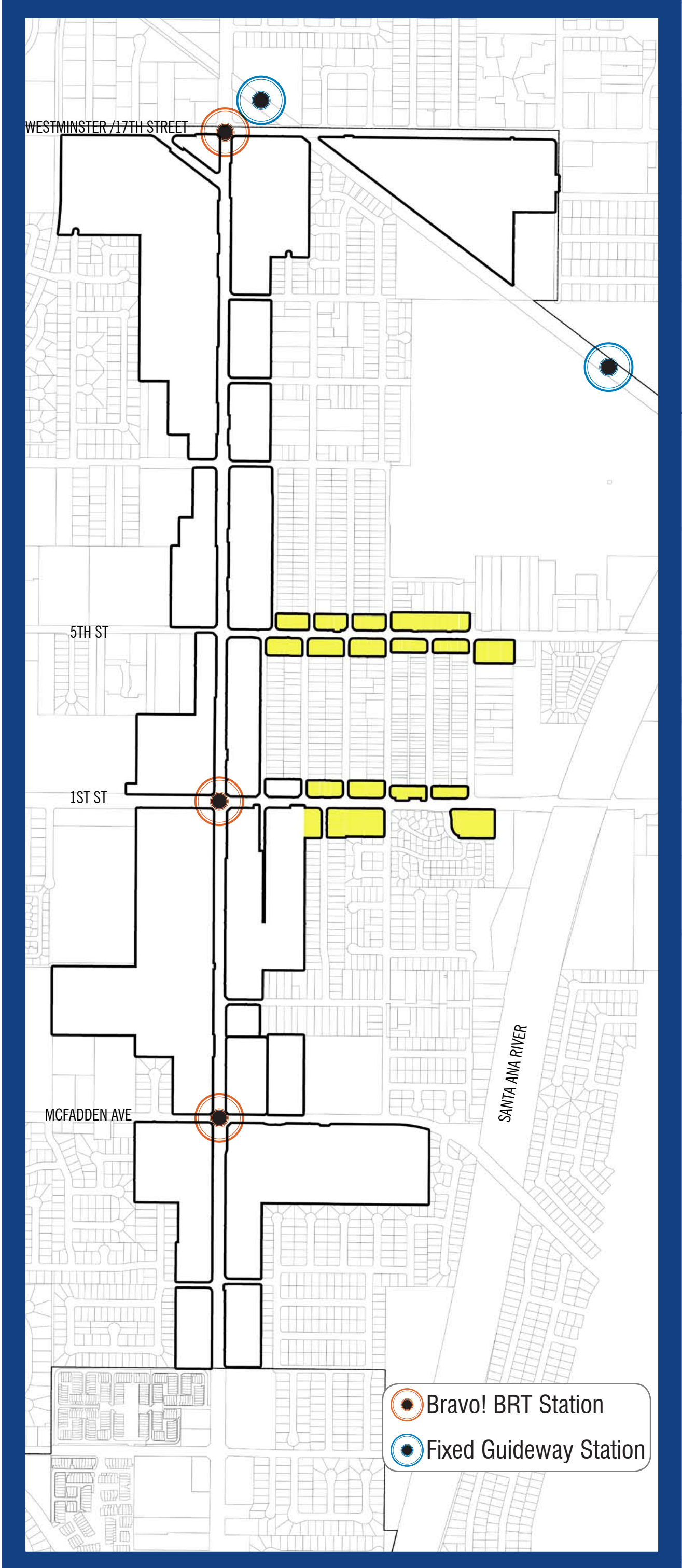
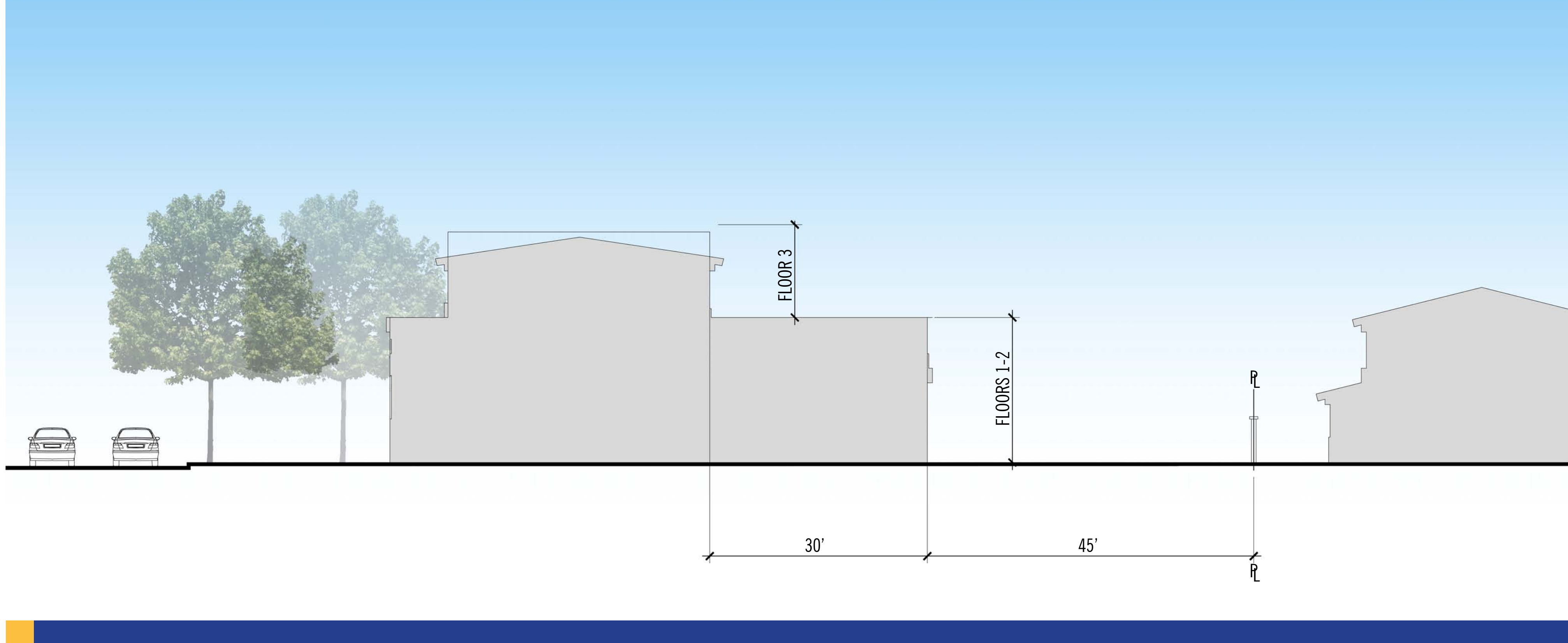


Live-Work. 2 DU



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TRANSITION TO EXISTING NEIGHBORHOOD



NEIGHBORHOOD TRANSITIONAL

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