

REQUEST FOR COUNCIL ACTION



CITY COUNCIL MEETING DATE:

JULY 2, 2019

TITLE:

**CONTINUED PUBLIC HEARING – ZONING
ORDINANCE AMENDMENT NO. 2019-03
TO AMEND CERTAIN DEVELOPMENT AND
DESIGN STANDARDS APPLICABLE
WITHIN THE TRANSIT ZONING CODE
(SPECIFIC DEVELOPMENT NO. 84)
ZONING DISTRICT – CITY OF SANTA ANA,
APPLICANT
{STRATEGIC PLAN NO. 3, 2; 5, 3}**

A handwritten signature in blue ink, appearing to read "Chris Rios".

CITY MANAGER

CLERK OF COUNCIL USE ONLY:

APPROVED

- As Recommended
- As Amended
- Ordinance on 1st Reading
- Ordinance on 2nd Reading
- Implementing Resolution
- Set Public Hearing For _____

CONTINUED TO _____

FILE NUMBER _____

RECOMMENDED ACTION

Adopt an ordinance approving Zoning Ordinance Amendment No. 2019-03 amending certain development and design standards applicable within the Transit Zoning Code (Specific Development (SD) No. 84) zoning district.

BACKGROUND & DISCUSSION

At the regular City Council meeting on June 4, 2019, the City Council conducted the public hearing regarding Zoning Ordinance Amendment (ZOA) No. 2019-03. After receiving staff's presentation and the recommendation from the Planning Commission on this matter, the City Council continued the public hearing for further clarifications regarding the boundaries of the Transit Zoning Code (TZC), where the proposed changes are applicable, the decision-making and review process for development projects within the TZC, and the proposed parking options and changes within the TZC.

The TZC was adopted by the City Council on June 7, 2010. As a form-based code, the TZC regulates the physical form of development projects and buildings affecting the public realm in addition to traditional zoning regulations relating to uses, parking, and setbacks. Since its adoption in 2010, the TZC regulations have not achieved the overarching goals of integrating new development and the rehabilitation of existing structures in the zoning district, and have not stimulated significant new developments within the TZC zoning district. Feedback from the development community over the years indicates that the existing regulations are not practical and at times, prohibitive in an existing environment with small parcels having limited frontage and depth.

The goal of the proposed amendments are to update the regulations and design requirements within the TZC and to incorporate best planning and land use practices to meeting the goals of the TZC. The proposed revisions addresses building heights, off-street parking options, parking driveway standards, open space standards, and building massing and setbacks standards within the TZC zoning district.

Updated Report and Clarifications

This updated RFCA report addresses City Council concerns and questions and provides a summary of the proposed revisions to the TZC as follows:

Transit Zoning Code Boundaries: The TZC boundaries include Flower Street to the west, Civic Center Drive and Washington Avenue to the north, Santa Ana (I-5) Freeway and Grand Avenue to the east, and First Street to the south. The TZC location within the City of Santa Ana is highlighted on the map below in blue (Figure 1).

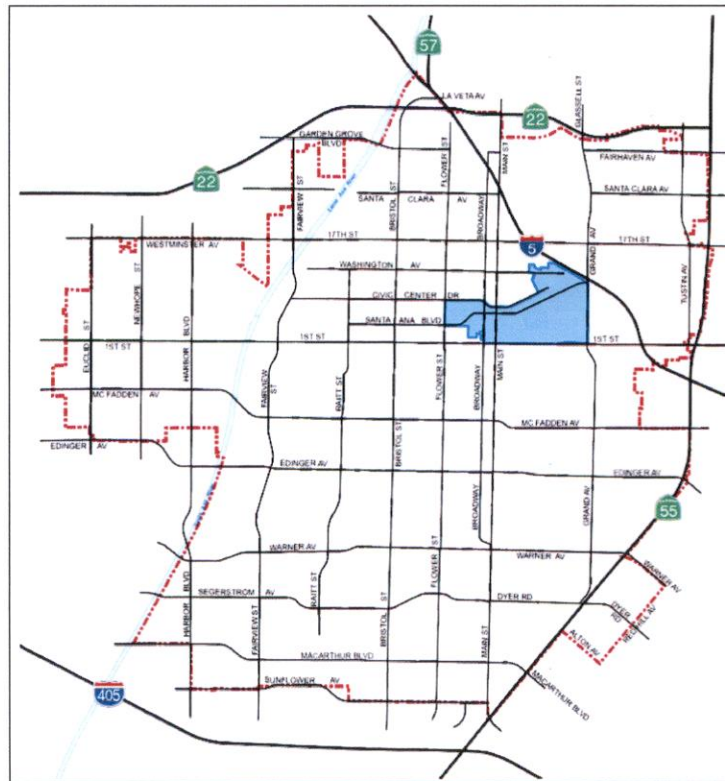


Figure 1. Transit Zoning Code (Specific Development 84) Zoning District & Area of Applicability

Transit Zoning Code Sub-Districts Affected by the Proposed Amendments: The TZC establishes eight separate sub-districts. These sub-districts are defined by the type and density of development permitted. The sub-districts are listed in order of intensity below with the Transit Village sub-district allowing the most intensive developments and the Open Space sub-district the least intensive developments.

- Transit Village (TV)
- Government Center (GC)
- Downtown (DT)
- Urban Center (UC)
- Corridor (CDR)
- Urban Neighborhood 2 (UN-2)
- Urban Neighborhood 1 (UN-1)
- Open Space (O)

The proposed revisions will only affect the TV, DT, and UC sub-districts of the TZC and are shown on the map below in dark red, red-orange, and orange without crosshatching respectively.

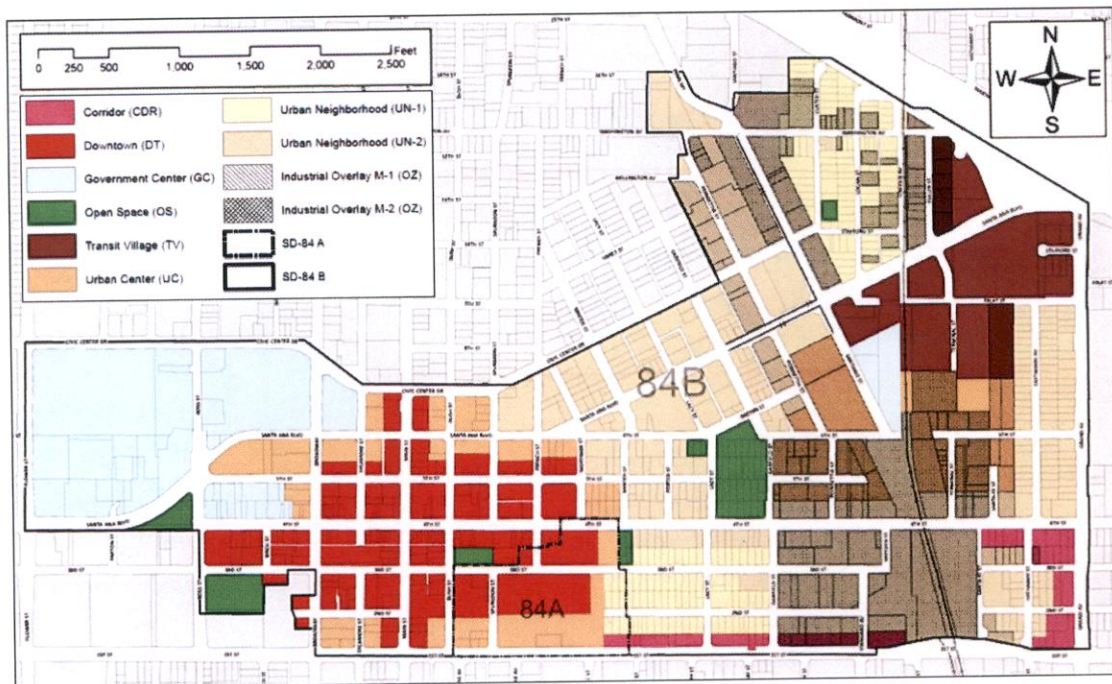


Figure 2. Transit Zoning Code Boundaries and Sub-Districts

Transit Zoning Code Review Authority. The decision-making and review process for development projects within the TZC were established in 2010 with the adoption of the TZC and include a combination of by-right and discretionary processes and procedures. Figure 3 below outlines the established decision-making and review process for the development projects proposed within the TZC. Currently, all General Plan Amendments, Zone Changes, and Code Amendments related to the TZC requires City Council approval. Discretionary actions such as Conditional Use Permits, Site Plan Approvals, and Variances, are reviewed and approved by the Planning Commission or Zoning Administrator. The proposed TZC amendments will not change this process.

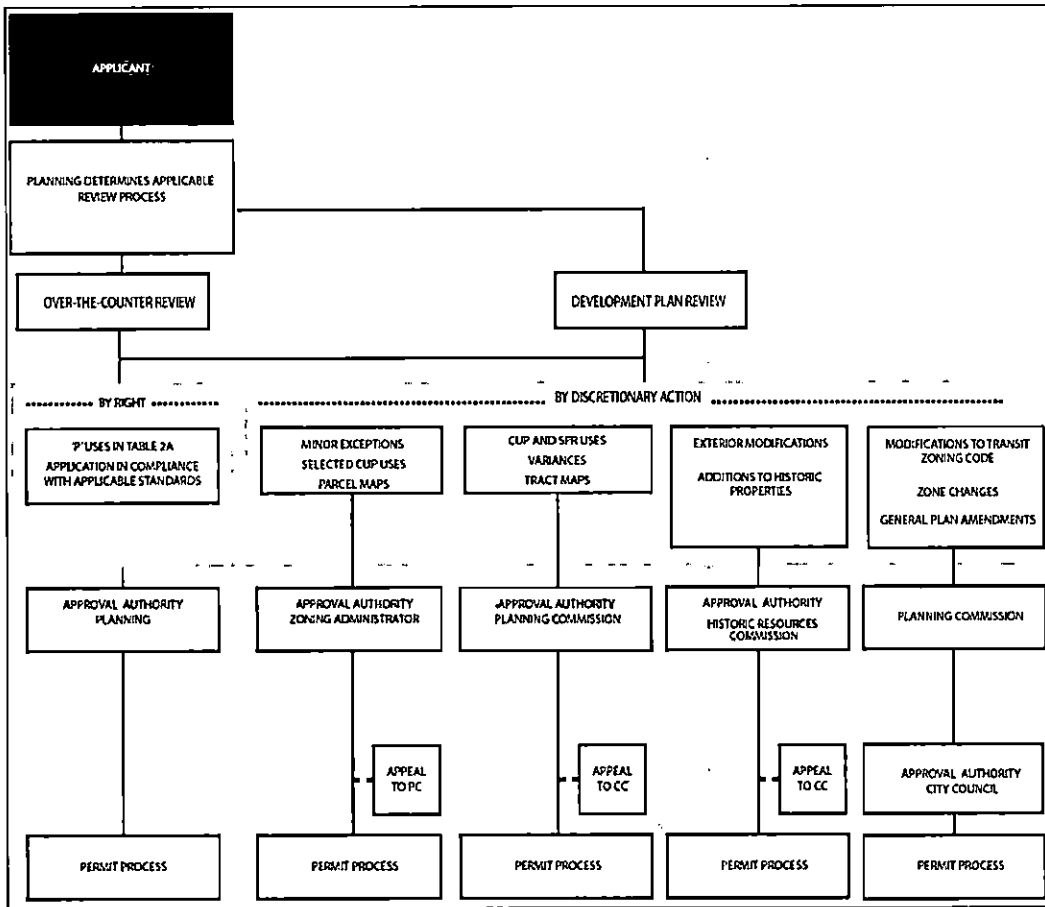


Figure 3. Transit Zoning Code Decision-Making and Review Process

Summary of Proposed Transit Zoning Code Amendments: The proposed amendments include changes to building heights, off-street parking options, parking driveway standards, open space standards, massing, and setbacks in certain areas of the TZC. These amendments are as summarized below:

Building Height – Lined Block Building Type

Sub-district Impacted: Downtown (DT) sub-district
 Building Type Affected: Lined Block
 Proposed Change: Increase maximum height of Lined Block Buildings from 5 stories to 10 stories in the DT sub-district.

Currently, the DT sub-district allows a maximum of 10-stories for a *Flex Block* building type and a maximum of 5 stories for a *Lined Block* building type. Examples of each of these buildings types are illustrated below (see Figure 4). The Flex Block and Lined Block are very similar building types. Therefore, staff is proposing a maximum of 10-stories for the Lined Block building type, which is consistent with the 10-story maximum height already allowed for the Flex Block building type.



Figure 4. Flex Block Building Type (Left Image) and a Line Block Building Type (Right Image)

By increasing the Lined Block building type height to 10-stories, the TZC would maintain the existing ten-story building height limit, but would allow additional types of buildings to be 10-stories in height. The TZC has previously established that Lined Block and Flex Block building types fit well in the DT sub-district, while other building types such as the Tower on Podium building type may be too large to fit on the small downtown blocks.

Off-Street Parking Options – In-Lieu Options and/or Park-Once Program

Sub-district Impacted: Transit Village (TV), Downtown (DT), Urban Center (UC) sub-districts
Proposed Change: Allow required residential guest and nonresidential parking standards to be met by any combination of the following:

- On-site parking
- Participation in a Park Once Program
- Payment of an In-lieu parking fee.

Currently, the TZC requires developments in all sub-districts to meet their parking requirements on site. The residential parking requirement of 2 spaces per unit must be provided on-site. However, non-residential and residential guest parking standards in the Transit Village and Downtown sub-district can be met by participating in a Park Once Program and paying a parking in-lieu fee. Both programs have not been defined or established and will require review and approval by the City Council prior to implementation.

Parking in-lieu fee programs allow applicants for development projects to pay a designated fee (or “in-lieu”) instead of providing off-street parking spaces ordinarily required by the TZC. The purpose of an in-lieu program is not to impose an additional fee or burden on development, but to provide an alternative for projects having difficulty meeting minimum requirements on-site due to space constraints, financial feasibility, or both. Alternatively, a Park-Once Program allows people to park their car once and circulate throughout a downtown via transit or by walking. This program encourages utilization of existing parking structures, enhanced pedestrian mobility, and business viability.

The proposed amendments to the TZC would expand the future parking requirement options through a combination of onsite parking, paying an in-lieu fee, and/or participating in a Park Once

Program. This means that an applicant would be able to satisfy guest or non-residential parking requirements by providing onsite parking or by paying an in-lieu fee, and/or participating in a Park Once Program, if these options were adopted by the City Council.

In addition, the amendments would extend the parking options currently allowed in the Transit Village (TV) and the Downtown (DT) sub-district to the Urban Center (UC) sub-district. At this time, the amendments are not proposing to establish either parking option program. Once developed, staff will bring a Parking In-lieu Fee Program and a Park-Once Program to the City Council for review and adoption. The City Council will be the final authority for considering and approving the use of the in-lieu fee alone or in combination with a Park Once Program to satisfy on-site parking requirements for individual projects.

Off-Street Parking Options – Historic Buildings

Sub-district Impacted: Urban Center (UC) sub-district east of Minter Street

Buildings Impacted: Buildings or structures listed on the Santa Ana Register of Historic Places, the National Register of Historic Places, or within the Santa Ana Downtown Historic District

Proposed Change: Exempt designated historic structures in the UC sub-district east of Minter Street from providing additional onsite parking

The TZC currently exempts historic buildings within the Downtown (DT) sub-district from having to provide new parking if the building is converted to a new use, as long as the building is not increased in size.

The proposed amendment would expand this exemption to apply to existing and future designated historic buildings located within the Urban Center (UC) sub-district, which is adjacent to the DT sub-district. The proposed amendments would affect approximately ten existing buildings that have been designated historic within the UC sub-district. These include the following buildings:

- Dr. Howe-Waffle House – 120 West Civic Center Drive
- Grand Central Market – 110-122 N. Sycamore and 190-117 N. Broadway
- Phillips Block Building – 301-309 West Fourth Street
- United Presbyterian Church – 113-115 East Santa Ana Boulevard
- Smith-Tuthill Funeral Parlor – 518 North Broadway
- Grand Central Building – 125 North Broadway
- Knights of Pythias Hall – 420-424 North Broadway and 300-322 West Fifth Street
- Zerman Building – 201 West First Street
- Empire Market – 202-208 North Broadway
- Episcopal Church of the Messiah – 614 North Bush Street

Parking Driveway Standards

Sub-district Impacted: Transit Village (TV), Downtown (DT), Urban Center (UC), Corridor (CDR), Urban Neighborhood 2 (UN-2), and the Urban Neighborhood 1 (UN-1) sub-districts

Proposed Change: Allow administrative approval of driveway widths to meet Fire Protection and Trash Service Requirements.

Currently, the TZ requires 1-way driveways to be within 8 to 12-feet wide and 2-way driveways to be within 20 to 25-feet wide. However, on urban sites trash and fire trucks can have difficulty maneuvering within the maximum 25-foot driveway permitted by the TZC. The proposed amendments would modify the TZC text to allow staff to approve alternate driveway widths to satisfy Orange County Fire Authority (OCFA) and/or refuse collection requirements on a case-by-case basis. The amendment would provide administrative relief in the event that driveways need to be constructed wider than what the current code allows, and would create flexible options to provide access to parking structures and refuse collection areas in a single, co-located location within a development.

Upper Story Setback – Downtown (DT) Sub-District

Sub-district Impacted: Downtown (DT)

Buildings Impacted: Buildings with more than 6 stories

Proposed Change: Eliminate the 100-foot setback

The Downtown (DT) sub-district requires a 100-foot setback from the property line for portions of buildings above 6 stories. However, many lots in the downtown area have a lot depth of only 120 feet and blocks within the DT sub-district have average depths and widths of 250 feet by 250 feet. This 100-foot setback requirement from the public right-of-way severely limits development potential and building design. The proposed amendment eliminates the 100-foot setback requirement for portions of buildings over 6 stories tall. This amendment would establish a development standard that allows lots with only 120-foot depth to be redeveloped with more practical designs.

Lot Width and Depth Standards and Text Amendments

Sub-district Impacted: All

Buildings Impacted: Flex Block, Lined Block, and Stacked Dwellings

Proposed Change: Establishes a Minimum Depth for Flex Block, Lined Block and Stacked Dwellings of 100-feet

The TZC currently specifies minimum lot depths of at least 130 and 170-feet, which exceeds the typical lot depths of 125-feet currently found in the downtown area. The proposed amendments would modify the development standard to specify a minimum 100-foot lot depth for Flex Block, Lined Block, and Stacked Dwelling building types. Specifically, the Flex Block minimum lot depth would be amended from 130 to 100-feet, the Lined Block minimum lot depth from 170 to 100-feet minimum, and the Stacked Dwellings minimum lot depth from 130 to 100-feet minimum. These amendments would create a more realistic development standard that addresses current lot sizes and shapes in the downtown area. In addition, it would provide additional standardization of TZC development standards by eliminating internal inconsistencies within the plan.

The TZC also specifies the minimum lot dimensions in multiple sections. The proposed text amendments would modify each building type's subsection to refer to the lot width and depth standards in Table BT-1, Permitted Building Types and Lot Depth and all other references to minimum lot depth throughout the document. This change would ultimately reduce opportunity for inconsistencies among multiple pages and code sections.

Open Space Standards

Sub-district Impacted: All
Buildings Impacted: Flex Block, Lined Block, and Stacked Dwellings
Proposed Change: Allows opens space areas to be located in the front, side or rear yard areas.

The TZC specifies that required open space areas for certain building types may only be located in the rear or side yard areas. The proposed amendment would modify the development standard to allow construction of open space areas on any side of the building, including the front. This amendment would allow development of open space areas along the front of buildings and would provide greater public benefit, visibility, and security of open space areas when located at the front of a building.

Massing Standards

Sub-district Impacted: Downtown (DT)
Buildings Impacted: All Buildings
Proposed Change: Allows opens space areas to be located in the front, side or rear yard areas.

The TZC requires that Flex Block, Lined Block, and Stacked Dwelling buildings become increasingly smaller in area as they become taller in height. Between 3 and 5 stories the buildings may only be 75-80 percent of the ground floor's volume; and portions above 6 stories may only be 30-40 percent of the ground floor's volume. This requirement results in buildings with a bulky base that steps back progressively with height, similar to an Aztec pyramid. The proposed amendments would modify the development standard to allow massing of 85 percent of the ground floor's volumes for buildings containing 3 or more stories. This amendment would create more realistic development standards that take into account the downtown area's smaller-than-average lot depths. In addition, the amendment would account for engineering and design challenges of buildings when step-backs are required on upper levels.

ENVIRONMENTAL IMPACT

In accordance with the California Environmental Quality Act, the proposed project is exempt from further review per Section 15061(b)(3). Environmental Review No. 2019-35 will be filed for this project. This exemption applies to projects covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment; where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The activity would be consistent with Final EIR No. 2006,

prepared for the Transit Zoning Code (SD No. 84) and certified by the City Council on June 7, 2010, through Resolution No. 2010-024.

STRATEGIC PLAN ALIGNMENT, AND PUBLIC NOTIFICATION & COMMUNITY OUTREACH

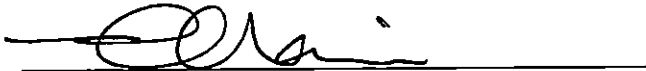
Strategic Plan Alignment, and Public Notification & Community Outreach	
Strategic Plan Alignment	
Goal(s), Policy or Policies	Approval of this item supports the City's efforts to meet Goal No. 3 - Economic Development, Objective No. 2 (create new opportunities for business/job growth and encourage private development through new General Plan and Zoning Ordinance policies) and Goal No. 5 - Community Health, Livability, Engagement & Sustainability, Objective No. 3 (facilitate diverse housing opportunities and support efforts to preserve and improve the livability of Santa Ana neighborhoods).
Public Notification & Community Outreach	
Required Measures	The proposed amendments are limited to the Transit Zoning Code boundary area. The TZC is not located within the boundaries of any neighborhood associations. However, the adjacent Downtown and Lacy Neighborhood Association representatives were contacted and informed of the proposed amendments. In addition, a notice was published in the Orange County Register. At the time of this printing, no correspondence, by phone, written, or electronic, has been received from any members of the public. Furthermore, no public comments or input were received during the adjourned regular Planning Commission meeting on May 14, 2019.
Newspaper posting	Newspaper posting was originally published in the Orange County Reporter on May 24, 2019. The item was continued from the June 4, 2019, City Council.

FISCAL IMPACT

There is no fiscal impact associated with this action.

STRATEGIC PLAN ALIGNMENT

Approval of this item supports the City's efforts to meet Goal No. 3 - Economic Development, Objective No. 2 (create new opportunities for business/job growth and encourage private development through new General Plan and Zoning Ordinance policies) and Goal No. 5 - Community Health, Livability, Engagement & Sustainability, Objective No. 3 (facilitate diverse housing opportunities and support efforts to preserve and improve the livability of Santa Ana neighborhoods).



Minh Thai
Executive Director
Planning and Building Agency

Exhibit:

1. Draft Ordinance

ORDINANCE NO. NS-XXXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA ANA ADOPTING ZONING ORDINANCE AMENDMENT NO. 2019-03 AMENDING SECTIONS 41-2010, 41-2011, 41-2012, 41-2013, 41-2014, 41-2015, 41-2022, 41-2023, AND 41-2024 OF THE SANTA ANA MUNICIPAL CODE IN THE TRANSIT ZONING CODE/SPECIFIC DEVELOPMENT (SD) NO. 84 ZONING DISTRICT TO MODIFY HEIGHT, MASSING, OPEN SPACE LOCATION, DRIVEWAY STANDARDS, LOT DIMENSIONS AND AMENDING VARIOUS OPTIONS TO SATISFY REQUIRED PARKING

THE CITY COUNCIL OF THE CITY OF SANTA ANA DOES ORDAIN AS FOLLOWS:

Section 1. The City Council of the City of Santa Ana hereby finds, determines and declares as follows:

- A. Various sections of Chapter 41 (Zoning) of the Santa Ana Municipal Code (SAMC) have been revised periodically over the last several years to respond to changes in development, to adopt new permitting procedures, and to comply with changes to State and Federal laws. In a continuing effort to establish high-quality development standards and to create a user-friendly environment for residents and the business community within the City, the Planning Division is proposing revisions to various sections of Chapter 41 (Zoning) of the SAMC specifically found in the Transit Zoning Code (Specific Development No. 84).**
- B. After a thorough analysis of the current code requirements in the City, staff identified several sections of the code for amendments necessary to ensure clear, uniform, and legally consistent regulations that are practical for the City and developers to implement through high-quality and safe building designs. The proposed amendments will enable the City to implement a regulatory framework that protects the health, safety and welfare of the City and limits undue strain on homeowners, business operators and developers.**
- C. At its adjourned regular meeting on May 14, 2019, the Planning Commission held a duly noticed public hearing and voted to recommend that the City Council adopt Zoning Ordinance Amendment No. 2019-03.**
- D. At its regular City Council meeting on June 4, 2019, the City Council by a vote of 6:0 continued the public hearing for Zoning Ordinance Amendment (ZOA) No. 2019-03 for 30 days.**

E. The City Council, on July 2, 2019, held a duly noticed public hearing on this zoning ordinance and amendments, and has considered all testimony presented thereto.

Section 2. The proposed ordinance has been reviewed with respect to applicability of the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.). The project is exempt from CEQA as it can be seen with certainty that there is no impact on the environment [Section 15061(b) (3)] and a Notice of Exemption will be filed upon adoption of this ordinance.

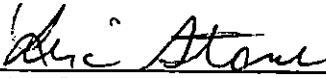
Section 3. Sections 41-2010, 41-2011, 41-2012, 41-2013, 41-2014, 41-2015, 41-2022, 41-2023, and 41-2024 of the Santa Ana Municipal Code in the Transit Zoning Code/Specific Development (SD) No. 84 zoning district are hereby amended and attached hereto as Exhibit A and incorporated by reference as though fully set forth herein.

Section 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council of the City of Santa Ana hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause phrase or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions be declared invalid or unconstitutional.

ADOPTED this _____ day of _____, 2019.

Miguel A. Pulido
Mayor

APPROVED AS TO FORM:
Sonia R. Carvalho
City Attorney

By: 
Lisa Storck
Assistant City Attorney

AYES: Councilmembers _____

NOES: Councilmembers _____

ABSTAIN: Councilmembers _____

NOT PRESENT: Councilmembers _____

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, NORMA MITRE, Acting Clerk of the Council, do hereby attest to and certify that the attached Ordinance No. NS-XXXX to be the original ordinance adopted by the City Council of the City of Santa Ana on _____, 2019, and that said ordinance was published in accordance with the Charter of the City of Santa Ana.

Date: _____

Acting Clerk of the Council
City of Santa Ana

TRANSIT ZONING CODE

13 MAY 2019



Prepared by:
Moule & Polyzoides Architects and Urbanists
for
City of Santa Ana

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ARTICLE XIX. THE TRANSIT ZONING CODE, SPECIFIC DEVELOPMENT NO. 84

Division 1. General Provisions

Sec. 41-2000. Purpose and Intent.

- (a) This article provides detailed regulations for development and land uses within the specific development area, and describes how these regulations will be used as part of the City's development review process. This article is intended to provide for the integration of new development and rehabilitation of existing structures with new and existing public transit infrastructure. This article will provide for:
- (1) A mixture of development and open spaces that situates commerce, work places, residences, and civic buildings within walking distance of transit and one another.
 - (2) Streets that meet the needs of many transit modes including public transit, pedestrians, cyclists and automobiles.
 - (3) Development that is maximally transit supportive.
 - (4) New and remodeled buildings to work together to define the pedestrian-oriented space of the public streets to support and strengthen the existing character of the neighborhoods in which they are located.
 - (5) The repair and stabilization of the area's existing urban fabric, characterized by an interconnected gridded street pattern and a mixture of architectural styles and uses, in order to support the successful expansion of public transit and compatible development.

Sec. 41-2001. Application of Article

- (a) The Transit Zoning Code, as authorized by Chapter 41, Division 26, Section 41-593 et seq., of the Santa Ana Municipal Code, is subject to the standards and regulations contained in this Article for the express purpose of establishing land use regulations and standards. All other applicable chapters, articles, and sections of the SAMC and any other regulations adopted by the City Council shall apply unless expressly stated or superseded by this Article. All terms contained herein shall be defined by the SAMC, unless specifically defined in this Article.
- (b) Proposed development, including the construction, reconstruction or structural alteration of a structure, subdivisions, and new land uses within the specific development area shall comply with all the applicable regulations established by this article.

Sec. 41-2001.5 Organization

- (a) Regulating Plan and Zones Established: Sections 41-2006 through 2008 defines the zones within the Specific Development (SD) boundaries, the parcels included within each zone, and describes, zone by zone, the standards for building placement, design, and use consistent with the permitted uses identified in Table 2A.
- (b) Use Standards: Table 2A identifies the land use types allowed by the City in each of the zones established by the Regulating Plan. A parcel within the Specific Development (SD) boundaries shall be occupied only by land uses identified as allowed within the applicable zone and the type of City approval required by Table 2A.
- (c) Urban Standards by Zone: Sections 41-2010 through 2015 regulates the features of buildings that affect the public realm. The urban standards regulate building and parking placement, height, and profile, and vary according to the parcel's zone applied by the Regulating Plan. Standards for items not explicitly described in this section, including but not limited to, walls and fences, mechanical equipment, trash bin enclosures, heliport and helipad, underground utility, installation of dish antennas, loading areas, parking lot design standards, refer to Chapter 41 of the Santa Ana Municipal Code and the Citywide Design Guidelines.
- (d) Architectural Standards: Sections 41-2020 through 2039 regulates the manner in which individual parcels and blocks are developed to create diverse and pedestrian-oriented development, through the use of three main components:
- (1) Sections 41-2020 through 2032 building types (e.g., duplex, rowhouse, courtyard housing)
 - (2) Sections 41-2033 through 2039 frontage types (e.g., front yard/porch, stoop, arcade, shopfront)
 - (3) Section 41-2040 (Table 4.3A) architectural styles (e.g., Main Street Commercial, Mission Revival, Art Deco, Folk Victorian, Craftsman, California Contemporary).
- (e) Sign Standards: Section 41-2050 regulates all signage within the SD boundaries to be consistent with the character described for each zone.
- (f) Subdivision Guidelines: Establishes guidelines for the creation and maintenance of a finely grained and walkable network of blocks punctuated by integral and varied open spaces.
- (g) Street Network Concepts: identifies conceptual location and guidelines for the street network. This section provides guidelines the rights-of-way alignment, and width in plan and section with the corresponding details.
- (h) Definitions: Sections 41-2080 identifies and defines the terms used in this Code.

Sec. 41-2002. Nonconforming buildings, structures and uses

(a) A nonconforming building, structure or use shall comply with Article VI as modified as follows:

(1) A building or structure that does not conform to the architectural style or story height requirements at the time of the adoption of this Article shall not cause the structure to be non-conforming.

(2) Sections 41-681.1 through 41-681.4 shall not apply to this Article.

(3) Rehabilitation, enlargement or exterior structural alterations of any nonconforming structure or structure occupied by a nonconforming use, except for structures occupied by single family and two-family dwellings, may be rehabilitated as follows:

a. Rehabilitation limited to structural or non-structural alterations without any building expansion is permitted if:

1. All signage on the structure and the site on which it is located shall be brought into conformity with the signage requirements of this Chapter.
2. All outdoor storage shall be screened by a solid screen wall not to exceed 8 feet in height. Outdoor storage shall not exceed the height of the screen wall.
3. There shall be no increase in the number of dwelling units unless the site on which the structure is located complies with the off-street parking and open space requirements of this Chapter.
4. Architectural massing, features and detailing shall be modified to bring the structure into closer compliance with the architectural standards of this code, as deemed appropriate by the Executive Director of the Planning and Building Agency, or their designee.

b. Rehabilitation may include expansion when the total floor area of all expansions occurring in any five-year period does not exceed ten (10) percent of the floor area as it existed at the beginning of the five years, provided that the following conditions are met:

1. All signage on the structure and the site on which it is located shall be brought into conformity with the requirements of this chapter.
2. There shall be no loading or unloading of vehicles between the hours of 10 pm and 7 am.
3. All outdoor storage shall be screened by a solid screen wall not to exceed 8 feet in height. Outdoor storage shall not exceed the height of the screen wall.
4. There shall be no enlargement which would intrude into any required yard.
5. There shall be no enlargement which would result in a new nonconformity with the requirements of this Chapter.
6. Off-street parking shall be provided in conformance with the requirements of this Chapter.
7. Landscaping shall be improved to bring the site on which the structure is located into closer compliance with the landscaping requirements of this Chapter, as deemed appropriate by the Executive Director of Planning and Building Agency, or their designee.
8. Architectural massing, features and detailing, shall be modified to bring the structure into closer compliance with the architectural standards of this Chapter, as deemed appropriate by the Executive Director of Planning and Building Agency, or their designee.

(4) Rehabilitation, enlargement or exterior structural alterations of buildings occupied by a single family and two-family dwellings is permitted subject

to the following:

- a. Structural alterations and additions may be made where the total floor area of all such expansions occurring in a five-year period does not exceed forty (40) percent of the floor space of the building as it existed at the beginning of said time, provided the number of dwelling units is not increased; and no new non-conformances with the requirements of this code are created.
- b. Structural alterations and additions which exceed forty (40) percent of the total floor area as it existed at the beginning of a five-year period; or remodeling which involves the demolition of more than fifty (50) percent of the building shall be permitted; provided that the following conditions are met:
 1. Off-street parking shall be provided in conformance with the requirements of this Chapter.
 2. No new nonconformities with the requirements of this Chapter are created.
 3. A minimum of eight hundred (800) square feet of usable, continuous, non-front yard open-space, excluding driveways and parking areas is provided. Any open space with a minimum dimension of fifteen (15) feet by fifteen (15) feet shall be deemed continuous open space.
- c. Where rehabilitation of a building involves more than fifty (50) percent of a building wall which encroaches into a front or side yard setback and is demolished or is structurally altered, the remainder of the building wall shall be demolished. Any subsequent building wall shall conform to all provisions of this Chapter.
- d. An existing two-car garage with a minimum dimension of eighteen (18) feet by eighteen (18) feet exterior dimension shall be considered conforming.
- e. Remodel shall mean to reconstruct, or to make over in structure or style, but shall exclude re-roof, window replacement, exterior finish replacement and repair or similar modifications.

Sec. 41-2003. Affordable Housing Development Incentives.

Any affordable housing project may use any or all of the following incentives pursuant to an Affordability Covenant Permit:

- (a) **Parking Design Incentive:** Allows for tandem parking not to exceed 30 percent of the required parking per residential unit.
- (b) **Private Open Space Incentive:** For purposes of meeting the private open space requirement, the private open space incentive allows for encroachment into required front or side setbacks for porches that project from the main building facade up to 50 percent of the required setback, provided that the remaining setback area is not less than 5 feet.
- (c) **Density Bonus Incentive:** The state density bonus law, (California Government Code sections 65915 through 65918, as it may be amended from time to time) allows developers who guarantee that a portion of their residential development will be available to low income, very low-income or senior households to construct additional units beyond that permitted by the general plan land use element. This Specific Development does not place a limit on the number of units allowed provided that the project complies with the specified limitations on height, setbacks, floor area, open space, massing and other zoning regulations.

- a. For purposes of this section, the maximum density allowed shall be based on the highest number of the density range shown on table BT-1.
- b. All requests for density bonus shall follow the procedures and regulations established by Article XVII.

Sec. 41-2004. The Industrial Overlay (I-OZ) Zone

- (a) The Industrial Overlay Zone (I-OZ) is applied to areas zoned M1 or M2 and occupied with an industrial use at the time of the adoption of this Article. The zoning for the individual parcels shall be determined by Sectional District Map number 7-5-9 as it appeared on May 1, 2010.
- (b) The I-OZ allows the M1 and M2 regulations to apply to said parcel until such time as the property owner applies to modify the zoning district. The Regulating Plan identifies the boundaries of the applicable zoning district (i.e. Transit Village, Urban Center, Corridor, Urban Neighborhood 1 or Urban Neighborhood 2) within the Transit Zoning Code.
- (c) A property owner may apply to develop the parcel consistent with the applicable zoning district within the Transit Zoning Code. The applicant shall receive all the necessary site approvals including, the approval of the overlay zone site plan pursuant to Article III, Division 28 prior to development.
- (d) The uses in the I-OZ shall be subject to the regulations of the M1 and M2 zones (SAMC 41, Article III, Divisions 18 and 19), as applicable.

Sec. 41-2005. Application for Discretionary Approvals

- (a) Site Plan Review shall mean specific development plan and shall comply with Sections 41-593.4 through 593.6. Sections 41-593.4 through 593.6 shall only apply to structures over four (4) stories in height.
- (b) Conditional use permits, variances and minor exceptions. Conditional use permits, variances and minor exceptions shall be subject to Article V, except for the permit thresholds for minor exceptions shall be as identified in Table 1B.

TABLE 1A: PERMITTING PROCESS

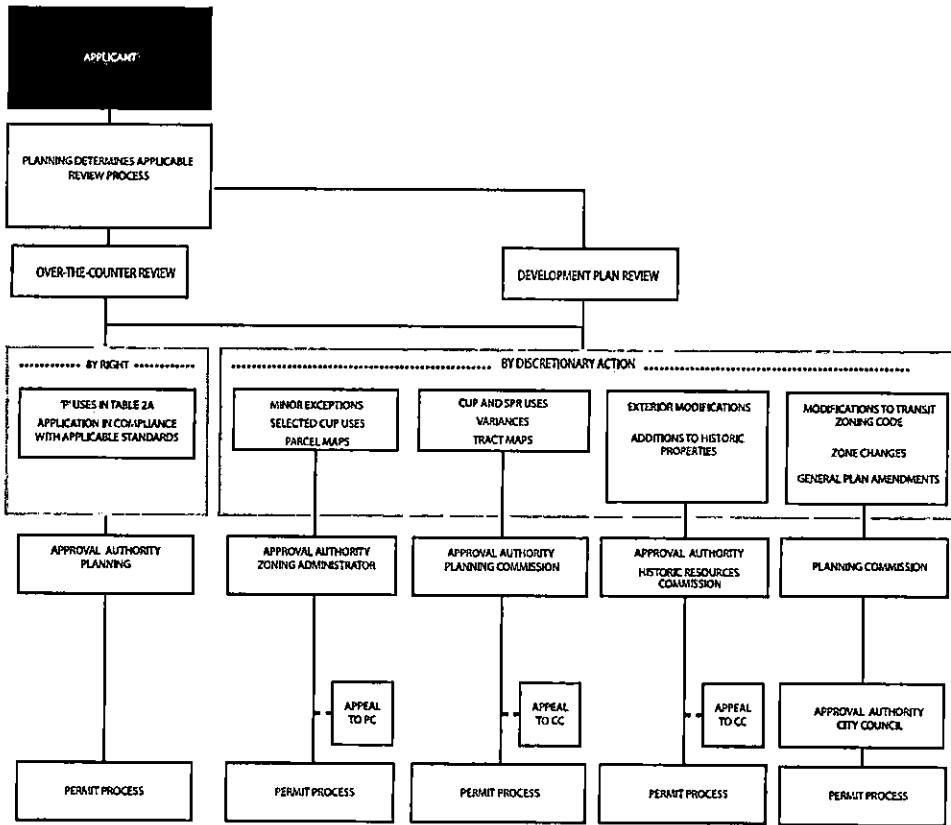


TABLE 1B: REVIEW AUTHORITY AND PERMIT TYPES [5]

Key to Table	
CC	City Council
PC	Planning Commission
HRC	Historic Resources Commission
ZA	Zoning Administrator
Planning:	Executive Director of PBA or their designee

[1] Review Authority
The Review Authority identified in Table 1B has the authority to grant approval of, or make a recommendation to the next higher Review Authority on the permit types as described.

[2] Development Approval
Applications that are consistent with the applicable standards of this code, and as further permitted by Table 2A, are to be approved administratively.

[3] Modification of Standards
I. Minor Exception.
Upon determination by Planning that the request, as authorized by Table 1B, and is consistent with the required findings in the SAMC, the identified standards may be modified by the Zoning Administrator.

ii. Variance.
Requests that exceed the limits identified in Table 1B, but that are within the intent of this code, are to be processed by Planning with a recommendation for review and action by the Planning Commission, subject to the required findings in the SAMC.

[4] Code Amendment
Approval of a Code Amendment, subject to the required findings in the SAMC, shall be considered by the City Council upon recommendation by the Planning Commission.

[5] Filing Fees.
Applications submitted pursuant to this code shall be filed per the Planning Division's procedures and processing fees in effect at the time of application.

Review Authority [1]	Permit Type	Permit Thresholds	
Planning	Occupancy and Use Clearance	for "P" uses in table 2A	
	Development Approval	[2]	
	Sign Permit	--	
	Voluntary Lot Merger	--	
	Land Use Certificate	For "LUC" uses in Table 2A	
ZA	Land use & building type Interpretations	--	
	Parcel Map	< 5 parcels	
ZA	Minor Exceptions [3] (all permit thresholds are the maximum minor exception permitted)	(1) Lot Width / Depth	10%
		(2) Setbacks	15%
		(3) Building Height	10%
(4) Building Size/Massing		15%	
(5) Driveway Access		15%	
(6) Open Space Area		15%	
(7) Sign Height/Width		10%	
(8) Walls and Fences		15%	
	Conditional Use Permit	for "CUP" uses in Table 2A, as authorized by the Planning Commission	
Planning Commission	Conditional Use Permit	for "CUP" uses in Table 2A, except as noted above	
Planning Commission	Site Plan Approval	for "SPR" uses in Table 2A	
	Tentative Tract Map	> 4 parcels	
	Variance	request is in excess of limits established for minor exception	
HRC	Modific. to Historic Structures		
	Placement on Historic Register		
City Council	General Plan Amendments		

Division 2.

Sec. 41-2006. Zones Established

(a) Purpose. This section establishes the zones applied to property within the plan area by the Regulating Plan. The Regulating Plan divides the plan area into separate zones that are based on a transect of intensity within the plan area that ranges from the most urban types of development and land use to the least urban types, with most zones providing for a significant mixture of land uses within them.

This approach differs from conventional zoning maps that typically divide cities into zones that rigidly segregate residential, commercial, industrial, and institutional uses into separate areas, and thereby require residents to drive for nearly all daily activities. The use of zones based on development intensity (instead of land use zones) as the spatial basis for regulating development, directly reflects the functions of, and interrelationships between, each part of the plan area. The zones also effectively implement the City's urban design objectives for each part of the plan area, to establish and maintain attractive distinctions between each zone. This is why some parcels are zoned with more than one zone. In such cases, the zoning is divided along a clear boundary such as the middle of a block.

The zones of this Regulating Plan allocate architectural types, frontage types, and land uses within the plan area, as well as providing detailed standards for building placement, height and profile. The diagram to the right identifies the 9 zones applied within the plan area as they relate to existing rights-of-way and parcels.

(b) Zones established. The following zones are applicable to this specific plan, and applied to property within the boundary as shown on the Regulating Plan.

(1) Transit Village (TV) Zone.

The Transit Village zone is intended to provide standards for compact transit-supportive mixed-use/residential development. This zone is characterized by a wide range of building intensity, including mixed-use tower-on-podium buildings, flex blocks, liners, stacked flats, and courtyard housing. 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. The landscape palette is urban, with shading and accent street trees in parkway strips along Santa Ana Boulevard, and in sidewalk tree wells where on-street parking is provided. Parking is accommodated on-street, in structures with liner buildings, and underground.

(2) Government Center (GC) Zone.

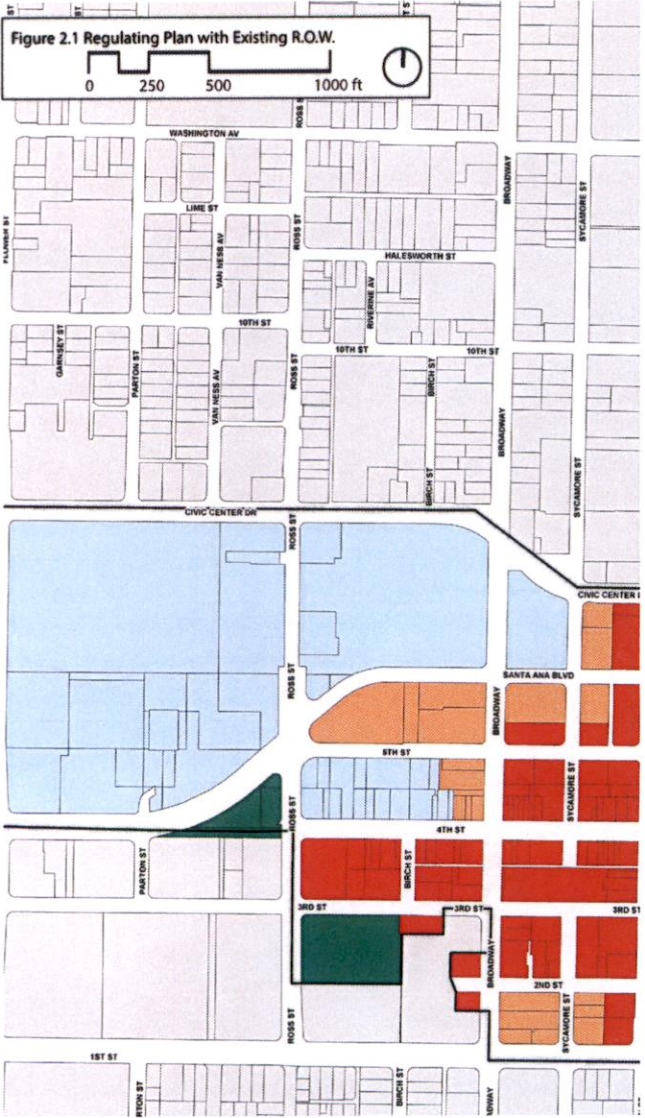
This area accommodates a wide variety of civic uses, including Federal, State, and local government offices and services, libraries, museums, community centers, and other civic assembly facilities. Building types vary according to their public purpose, and therefore are not coded by the Transit Zoning code (SD-B4A and SD B4B). The landscape style is urban, emphasizing shading street trees in sidewalk tree wells, and in landscaped public plazas.

(3) Downtown (DT) Zone.

This zone is applied to the historical shopping district of Santa Ana, a vital, pedestrian-oriented area that is defined by multi-story urban building types (flex blocks, live-work, stacked dwellings, and courtyard housing in the Downtown edges) accommodating a mixture of retail, office, light service, and residential uses. The standards of this zone are intended to reinforce the form and character represented by pre-World War II buildings and recognized as a National Historic District, through restoration, rehabilitation, and context-sensitive infill. The standards also facilitate the replacement or improvement of post-war development that eliminated the pedestrian orientation of various downtown blocks (for example, parking structures with no features of pedestrian interest along their entire lengths). The landscape style is urban, emphasizing shading and accent street trees in sidewalk tree wells. Parking is accommodated on-street and may also be in structures with liner buildings, underground, and within block centers in surface lots not visible from streets.

(4) Urban Center (UC) Zone.

This zone is applied to the area surrounding the Downtown, which serves as a transitional area to the surrounding lower intensity neighborhoods and to other areas where mixed-use and multi-unit residential buildings create a pedestrian-oriented urban fabric. The zone provides for a variety of non-residential uses and a mix of housing types at medium intensities and densities. Besides accommodating community serving businesses, this zone may also serve the daily convenience shopping and service needs of nearby residents. Building types include mixed-use Flex Blocks, stacked flats, live-work, row-houses, and courtyard housing. The landscape is urban, emphasizing shading street trees in sidewalk tree wells. Parking is accommodated on-street and may also be in structures with liner buildings and underground in areas adjacent to the DT zone, and in surface lots away from street frontages.



(5) Corridor (CDR) Zone.

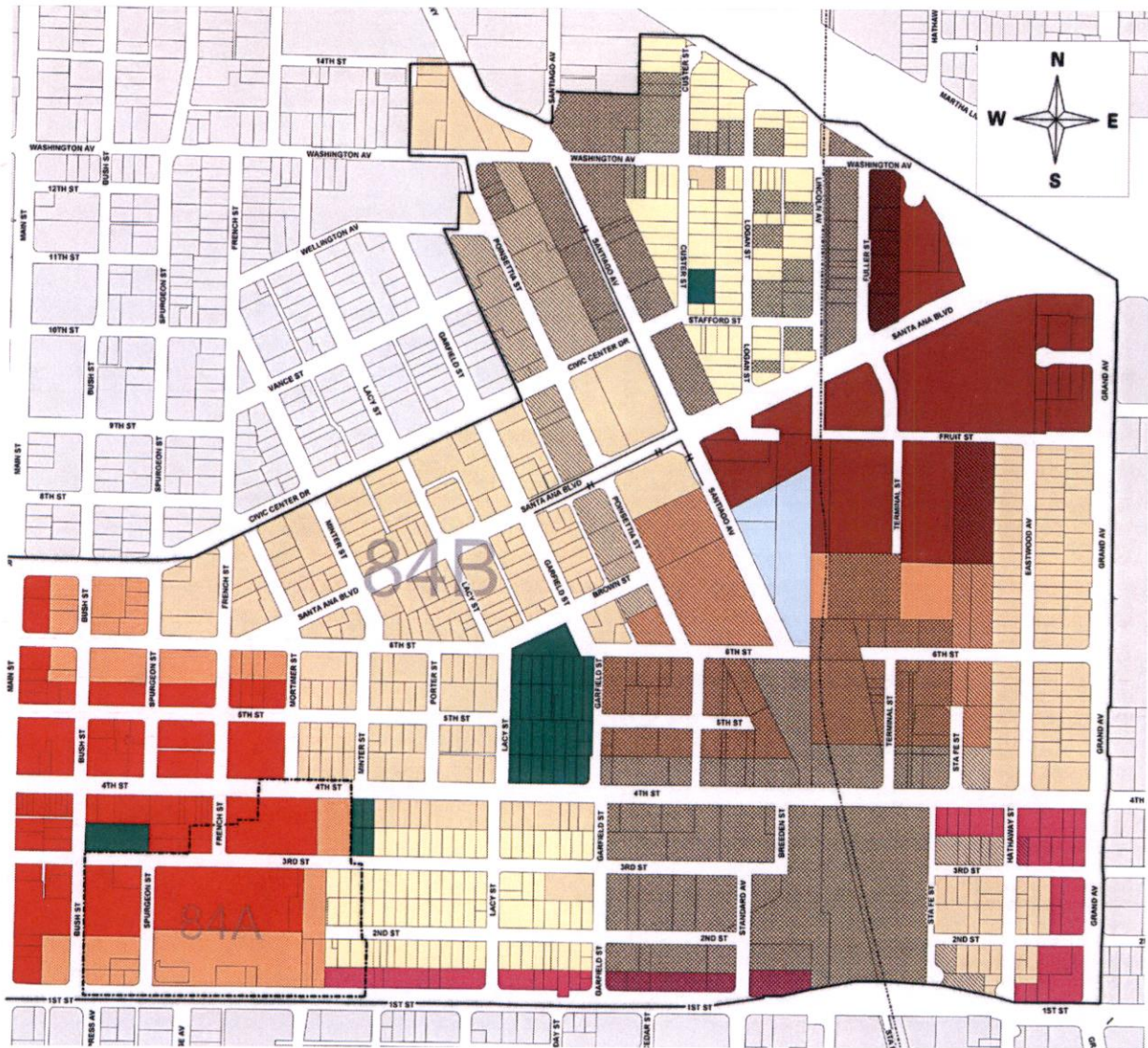
This zone is applied to properties fronting existing commercial corridors and provides standards to improve pedestrian-orientation in a transit-supportive, mixed use area. Mixed-use flex block and live-work building types are at or near the sidewalk, and accommodate street level retail, service, and office uses, with office and residential above. The landscape style is urban, emphasizing shading street trees in sidewalk tree wells. Parking is accommodated on-street, and in screened surface lots between buildings, or away from streets, with no more than half the site frontage occupied by parking.

(6) Urban Neighborhood 2 (UN-2) Zone.

This zone is applied to primarily residential areas intended to accommodate a variety of housing types, with some opportunities for live-work, neighborhood-serving retail, and cafes. Appropriate building types include single dwellings, duplexes, triplexes and quadplexes, courtyard housing, rowhouses, and live-work. In some areas, the more intense, hybrid court building type is allowed where additional intensity is warranted while maintaining compatibility with neighboring properties (see Regulating Plan). The landscape is appropriate to a neighborhood, with shading street trees in parkway strips, and shallow-depth landscaped front yards separating buildings from sidewalks. Parking is on-street, and in garages located away from street frontages.

(7) Urban Neighborhood 1 (UN-1) Zone.

This zone is applied to existing primarily residential areas and is intended to strengthen and stabilize the low intensity nature of these neighborhoods.



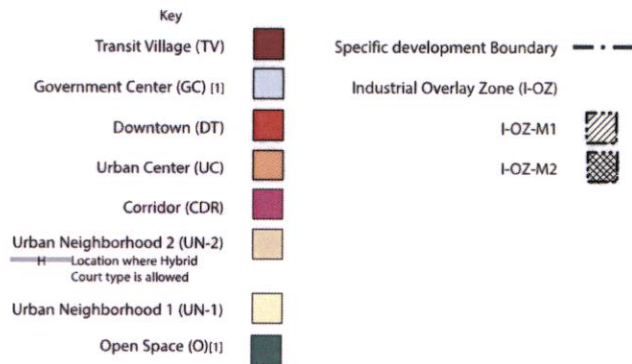
Appropriate building types include single dwellings, duplexes, triplexes, and quadplexes, and live-work. The landscape is appropriate to a neighborhood, with shading street trees in parkway strips and landscaped front yards separating buildings from sidewalks. Parking is on-street, and in garages located away from street frontages.

(8) Industrial Overlay (I-OZ) Zone.

The I-OZ is applied to areas currently zoned M1 or M2, and occupied with an industrial use, to allow the types of land use activity and development permitted by existing M1 and M2 zoning to continue until such time that the owner chooses to apply the new zones identified in Figure 2.1. In order to determine if the M1 or M2 land use activity and development apply to a particular parcel, the I-OZ is further identified as I-OZ-M1 or I-OZ-M2. Until the property owner applies to modify the zoning district, property in the I-OZ shall be regulated by the provisions of the M1 and M2 zones (SAMC 41, Article III, Divisions 18 and 19), as applicable.

(9) Open Space (O) Zone.

This 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 purposes of the particular open space area (e.g., sport-court enclosures and multi-purpose buildings in active parks, and trails within passive parks).



[1] Identified, but not regulated by this Code. Refer to City requirements as identified in SAMC Chapter 41.

Sec. 41-2007. Uses Permitted.

(a) Allowable Land Use Types. A parcel or building within the Specific Development area shall be occupied by only the land uses allowed by the table entitled Use Standards (hereinafter Use Standards Table) within the zone applied to the site by the Regulating Plan.

(b) Garage sales are allowed in compliance with Section 41-193.

(c) Temporary outdoor activities are allowed in compliance with Section 41-195.5.

(d) Youth amusement rides are permitted in compliance with Section 41-366 for C1 districts.

(e) Drive-through facilities shall not be permitted.

Sec. 41-2008. Operational Standards.

(a) All property shall be maintained in a safe, sanitary and attractive condition including, but not limited to, structures, landscaping, parking areas, walkways, and trash enclosures.

(b) All business activities shall be conducted and located within an enclosed building, except as allowed by Section 41-195 of the SAMC and except that the following business activities may be conducted outside of an enclosed building:

- (1) Newsstands
- (2) Flower Stands

(c) There shall be no manufacturing, processing, compounding, assembling or treatment of any material or product, other than that which is clearly incidental to a particular retail and service general enterprise, and where such goods are sold on the premises.

(d) There shall be no work inside of a structure that generates noise that exceeds 60 dB CNEL measured at the exterior wall of the unit.

(e) Storage of goods and supplies shall be limited to those sold at retail on the premises or utilized in the course of business.

(f) Public utility structures, including electric distribution and transmission substations shall be screened by a solid wall at least eight (8) feet high, except as restricted by Sections 36-45, 36-46, and 36-47.

(g) Any activity permitted shall be conducted in such a manner as not to have a detrimental effect on permitted adjacent uses by reason of refuse matter, noise, light, or vibration.

(h) Small scale industry uses shall require a solid wall or fence not less than eight (8) feet in height along any rear or side lot line.

(i) All business activities, including, but not limited to, compounding, processing, packaging or assembly of articles of merchandise and treatment of products shall be conducted within a completely enclosed building. No ancillary vehicle maintenance or repair shall be allowed on site.

(j) Loading areas shall not be visible from streets. Loading areas not facing a street shall be setback at least thirty-five (35) feet from the property line.

Land Use Type	Permit Required by Zone					
	TV	DT	UC	CDR	UN-2	UN-1

Refer to Key to Zone Symbols table on following page for zone description and use notations

RESIDENTIAL

Live-Work Use / Joint living-working quarters	P (2)	P (2)	P (2)	P (2)	CUP	CUP
Care Homes	CUP	CUP	CUP	CUP	CUP	CUP
Single Dwelling	---	---	---	---	P	P
Multi-Family Dwellings	P (1)	P (1)	P (1)	P (1)	P	P

RECREATION, EDUCATION AND ASSEMBLY

Community assembly	P(1)	P (1)	P (1)	P	CUP	CUP
Health/fitness facility	P	P	P	P	CUP	---
Library, museum	P	P	P	P	P	CUP
Schools	P (1)	P (1)	P (1)	P	CUP	CUP
Studio	P	P	P	P	CUP	CUP
Theater, cinema or performing arts	P	P	P	P	---	---
Commercial Recreation (Indoor)	CUP	CUP	CUP	---	---	---

RETAIL

General retail, except with any of the following features	P	P	P	P	P(2)	---
• Floor area over 20,000 per tenant	CUP	CUP	P	---	CUP	---
Eating establishments	P	P	P	P	P(2)	---
Auto or motor vehicle service	---	---	P	P	---	---

SERVICE GENERAL

Banquet facility/catering-sub. to 41.199.1(a) through (d)	CUP	CUP	CUP	CUP(1)	---	---
Child day care - more than 8 and up to 14 children	P (3)	P (3)	P	P	LUC(2)	LUC
Child day care center	P (3)	P (3)	P	P	CUP	CUP
Adult day care center-subject to 41.199.2 of the SAMC	P (3)	P (3)	P	P	P	---
Hotel, excl. transient residential hotel and long term stay	P	P	P	P	---	---
Mortuaries, funeral homes	---	---	CUP	P	---	---
Personal services	P	P	P	P	P(2)	P (2)
Personal services - restricted	---	---	CUP	CUP	CUP	---
Tattoo/Body Art Establishments - subject to 41.1993 of the SAMC	P	P	P	P	---	---

Table 2A - Use Standards						
Land Use Type	Permit Required by Zone					
	TV	DT	UC	CDR	UN-2	UN-1

SERVICES-BUSINESS-FINANCIAL-PROFESSIONAL

Bank, financial services	P	P	P	P	---	---
Business support service	P	P	P	P	P(2)	P(2)
Clinic, urgent care	---	---	CUP	P	---	---
Doctor, dentist, chiropractor, etc, office	P(1)	P(1)	P(1)	P	---	---
Extended care	P	P	P	P	CUP	---
Professional / administrative/service office	P(1)	P(1)	P(1)	P	P(2)	P(2)

SMALL SCALE INDUSTRY

Artisan/craft product manufacturing	CUP	CUP	CUP	---	CUP	---
Furniture and fixture manufacturing, cabinet shop	P(3)	---	P(3)	---	---	---
Laboratory - medical - analytical	---	P(1)	P(1)	P	---	---
Manufacturing - light	P(3)	---	P(3)	---	CUP	---
Media production - office or storefront type (no sound stage)	P	P	P(1)	---	---	---
Printing and publishing	---	P(1)	P	---	---	---
Research and development	P(3)	---	P(3)	---	CUP	---

TRANSPORTATION, COMMUNICATION, INFRASTRUCTURE

Helistops	CUP	CUP	---	---	---	---
Parking facility - public or commercial	P	P	P	P	---	---
Transit station or terminal	CUP	---	---	CUP	---	---
Public utility structure, excluding wireless communication facilities	---	---	---	---	CUP	---

MISCELLANEOUS

Any structure over four (4) stories in height	SPR	SPR	SPR	SPR	SPR	---
Businesses operating between 12 and 7 am	CUP	CUP	CUP	CUP	CUP	CUP
Alcoholic beverage sales or consumption	CUP	CUP	CUP	CUP	CUP	---

Key to Zone Symbols

TV	Transit Village	CDR	Corridor
DT	Downtown	UN-2	Urban Neighborhood 2
UC	Urban Center	UN-1	Urban Neighborhood 1

Key

- (1) Use permitted only on second or upper floors, or behind retail or service ground floor use.
- (2) Permitted only as part of a vertical mixed use project, with upper floor residential
- (3) Permitted only as part of a mixed use project with a commercial or residential component

P use is permitted subject to compliance with all applicable provisions the Santa Ana Municipal Code

LUC use is permitted subject to the approval of a Land Use Certificate.

CUP use is permitted subject to the approval of a Conditional Use Permit.

SPR use is permitted subject to the approval of Site Plan Review.

--- use not permitted in particular zones.

(k) No business activity that generates noise or vibration shall be conducted between 8:00 p.m. and 7:00 a.m. Monday through Friday and 8:00 p.m. and 10:00 a.m. Saturday and Sunday.

(l) Operational standards for automobile servicing.

(1) No automobile servicing shall be conducted before 7:00 a.m. or after 8:00 p.m. Monday through Friday and before 10:00 a.m. or after 8:00 p.m. Saturday and Sunday.

(2) All work shall be conducted inside an enclosed structure.

(3) Outdoor or overnight vehicle storage is not permitted.

Division 3.

Building and Parking Placement, Building Height and Profile, Encroachments, and Parking Summary

A. Requirements

- Purpose.** This Division identifies the standards and requirements for new buildings, or buildings to be modified, for each zone within the Code area to ensure that proposed development is consistent with the City's goals for building form, character, and quality within the Code area. The zones are organized by intensity from the most intense (TV) to the least intense (UN-1). Unless stated otherwise, all requirements are expressed as 'minimums' and may be exceeded (e.g., 2 parking spaces required and 3 provided) in compliance with all applicable provisions of this code and Chapter 41.
- Applicability.** Each proposed improvement and building shall be designed in compliance with the standards of this Division for the applicable zone, except for public and institutional buildings, which because of their unique disposition and application are not required to comply with these requirements and are reviewed by a special permit and procedures.
- Requirements by zone.** Each proposed building shall be designed according to the urban standards identified per the zone in which the property is located.

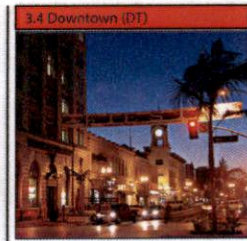
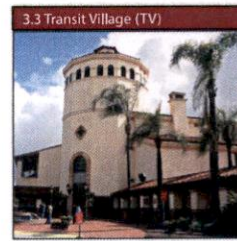
B. Summary of Zones

At right, in Table 3A, are the six zones (see Note below) organized in descending order according to their role and intensity within the Code area and as they appear in this Chapter:

- Transit Village (TV)
- Downtown (DT)
- Urban Center (UC)
- Corridor (CDR)
- Urban Neighborhood 2 (UN-2)
- Urban Neighborhood 1 (UN-1)

Note: the Government Center District and Open Space Zones are identified in this Code but regulated by the Santa Ana Municipal Code.

Table 3A: ZONE SUMMARY OF STANDARDS



Intent and Character of TV Zone

Building Types (see Chapter 4.1 for standards)	Max Stories (a)
Tower-on-Podium	25
Flex Block	5
Lined Block	5
Stacked Dwellings	6
Hybrid Court	-
Courtyard Housing	5
Live-Work	3
Rowhouse	-
Tuck-Under	3
Bungalow Court	-
Duplex/Triplex/ Quadplex	-
House	-

Intent and Character of DT Zone

Building Types (see Chapter 4.1 for standards)	Max Stories (a)
Tower-on-Podium	-
Flex Block	10
Lined Block	5-10
Stacked Dwellings	6
Hybrid Court	-
Courtyard Housing	5
Live-Work	3
Rowhouse	-
Tuck-Under	3
Bungalow Court	-
Duplex/Triplex/ Quadplex	-
House	-

Frontage Types (see Chapter 4.2 for standards)	Allowed
Arcade	Y
Gallery	Y
Shopfront	Y
Forecourt	Y
Stoop	-
Frontyard & Porch	-

Frontage Types (see Chapter 4.2 for standards)	Allowed
Arcade	Y
Gallery	Y
Shopfront	Y
Forecourt	Y
Stoop	Y
Frontyard & Porch	-

Building Setbacks	In feet
Front yard	0-10 [1]
Side Street	0-10 [1]
Side yard	0
Rear yard	15
Alley rear yard	3

Building Setbacks	In feet
Front yard	0
Side Street	0-10
Side yard	0
Rear yard	15
Alley rear yard	3

[1] Grand Ave - Min 15'; From current R.O.W

Parking per DU or Sq Ft	DU / Sq Ft	+ Guest
Residential	2	0.15
Live-Work	2	-
Non-Residential	1/400	-
In-Lieu Fee Option [b]	yes	yes

Parking per DU or Sq Ft	DU / Sq Ft	+ Guest
Residential	2	0.15
Live-Work	2	-
Non-Residential	1/400	-
In-Lieu Fee Option [b]	yes	yes

Key to Table 3A

Light shaded text means 'not permitted' in the zone.

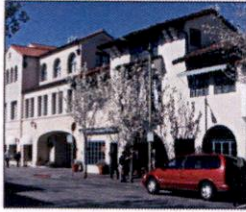
'-' means not applicable in the zone.

[a] Max Stories for all zones refer to the total number of stories permitted per Zone. The massing for all buildings are subject to size and massing standards, as described in Building Type Standards for each building type (Section 41-2020), as indicated in the example table below.

ALLOWED MASSING BY STORY								
Ratio of Each Story in % of ground floor								
STORY	1	2	3	4	5	6	7	8
%	100	100	75	50	35	10	N/A	

[b] May be satisfied through In-Lieu Fee and/or Park-Once Program, if established

3.5 Urban Center (UC)



Intent and Character of UC Zone

Building Types	Max Stories (a)
(see Chapter 4.1 for standards)	
Tower-on-Podium	-
Flex Block	5
Lined Block	5
Stacked Dwellings	5
Hybrid Court	-
Courtyard Housing	5
Live-Work	3
Rowhouse	-
Tuck-Under	3
Bungalow Court	-
Duplex/Triplex/ Quadplex	-
House	-

Frontage Types	Allowed
(see Chapter 4.2 for standards)	
Arcade	-
Gallery	-
Shopfront	Y
Forecourt	Y
Stoop	Y
Frontyard & Porch	Y

Building Setbacks	in feet
Front yard	0
Side Street	0-10
Side yard	0
Rear yard	15
Alley rear yard	3

Parking per DU or Sq Ft	DU / Sq Ft	+ Guest
Residential	2	0.15
Live-Work	2	0.15
Non-Residential	1/300	-
In-Lieu Fee Option (b)	no	no
	yes	yes

3.6 Corridor (CDR)



Intent and Character of CDR Zone

Building Types	Max Stories (a)
(see Chapter 4.1 for standards)	
Tower-on-Podium	-
Flex Block	3
Lined Block	-
Stacked Dwellings	-
Hybrid Court	-
Courtyard Housing	-
Live-Work	3
Rowhouse	-
Tuck-Under	-
Bungalow Court	-
Duplex/Triplex/ Quadplex	-
House	-

Frontage Types	Allowed
(see Chapter 4.2 for standards)	
Arcade	-
Gallery	Y
Shopfront	Y
Forecourt	Y
Stoop	-

Building Setbacks	in feet
Front yard	5-15 [1]
Side Street	0-10 [1]
Side yard	0
Rear yard	15
Alley rear yard	3

[1] Grand Ave - Min 25' from current R.O.W.

Parking per DU or Sq Ft	DU / Sq Ft	+ Guest
Residential	2	0.25
Live-Work	2	0.25
Non-Residential	1/200	-
In-Lieu Fee Option (b)	no	no

3.7 Urban Neighborhood 2 (UN-2)



Intent and Character of UN2 Zone

Building Types	Max Stories (a)
(see Chapter 4.1 for standards)	
Tower-on-Podium	-
Flex Block	-
Lined Block	-
Stacked Dwellings	-
Hybrid Court	5[1]
Courtyard Housing	4
Live-Work	3
Rowhouse	3
Tuck-Under	3
Bungalow Court	2
Duplex/Triplex/ Quadplex	3
House	2

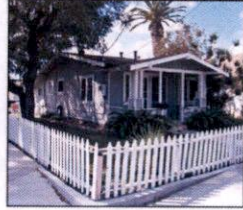
Frontage Types	Allowed
(see Chapter 4.2 for standards)	
Arcade	-
Gallery	-
Shopfront	Y
Forecourt	Y
Stoop	Y
Frontyard & Porch	Y

Building Setbacks	in feet
Front yard	10 [1]
Side Street	10
Side yard	1 story 5
	2 story 5
	3 story 8
	4 story 12
Rear yard	15
Alley rear yard	3

[1] Grand Ave: Min 25' from current R.O.W.

Parking per DU or Sq Ft	DU / Sq Ft	+ Guest
Residential	2	0.25
Live-Work	2	0.25
Non-Residential	1/300	-
In-Lieu Fee Option (b)	no	no

3.8 Urban Neighborhood 1 (UN-1)



Intent and Character of UN1 Zone

Building Types	Max Stories (a)
(see Chapter 4.1 for standards)	
Tower-on-Podium	-
Flex Block	-
Lined Block	-
Stacked Dwellings	-
Hybrid Court	-
Courtyard Housing	-
Live-Work	2
Rowhouse	-
Tuck-Under	-
Bungalow Court	2
Duplex/Triplex	2
House	2

Frontage Types	Allowed
(see Chapter 4.2 for standards)	
Arcade	-
Gallery	-
Shopfront	-
Forecourt	-
Stoop	Y
Frontyard & Porch	Y

Building Setbacks	in feet
Front yard	20
Side Street	10
Side yard	5 [1]
Rear yard	20
Alley rear yard	3

[1] Or varies

Parking per DU or Sq Ft	DU / Sq Ft	+ Guest
Residential	2	0.25
Live-Work	2	0.25
Non-Residential	>750 sf: 1	-
	750-1200 sf: 1	-
	>1200 sf: 1 per 300 sf	-
In-Lieu Fee Option (b)	no	no

Notes:

The above table is a summary of the requirements by zone. Refer to the following chapters of this code for the full requirements per building type.

The zones are arranged on a continuum of intensity with the most intense at left and the least intense at right. Each zone is aimed at generating or maintaining a distinct character through the allocation of appropriate building and frontage types and the placement of those types on parcels.

Section 41-2010. Transit Village (TV)

(a) Permitted building types and minimum and maximum height.

Table TV-1, entitled Building Types and Minimum and Maximum Height identifies the approved building types and the minimum and maximum height that is permitted for each building type within the TV zone subject to compliance with all applicable standards.

Table TV-1. Building Types and Minimum and Maximum Height

Building Types	Min Stories	Max Stories
Tower-on-Podium	3	25
Flex Block	3	5
Lined Block	3	5
Stacked Dwellings	3	6
Hybrid Court	not allowed	not allowed
Courtyard Housing	3	5
Live-Work	3	3
Rowhouse	not allowed	not allowed
Tuck-Under Housing	3	3
Bungalow Court	not allowed	not allowed
Duplex/Triplex/Quadplex	not allowed	not allowed
House	not allowed	not allowed

(b) Building Setbacks.

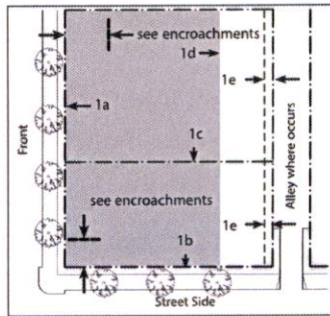


Table TV-2 identifies the minimum setbacks required and, where noted, maximum setbacks permitted. The setbacks shall apply to all stories of a building.

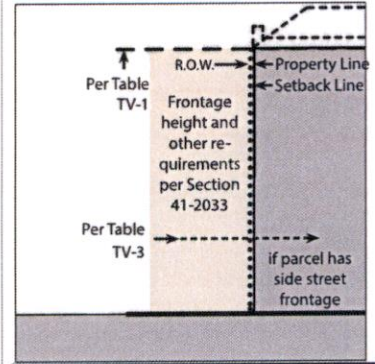
Table TV-2- Building Setback Standards.

Setback	Min.	Max.
(1a) Front yard	0' [a] [b]	10'
(1b) Street Side	0' [a] [b]	10'
(1c) Sideyard	0'	Not applicable
(1d) Rear yard	15'	Not applicable

[a] In situations where the existing sidewalk is 10 feet or less in width, at the discretion of the City of Santa Ana, a setback greater than identified in the above table may be required to effectively result in a 10 foot wide sidewalk.

[b] Setback at Grand Ave. is 15' minimum - 25' maximum measured from the right-of-way as it exists in 12/31/2009.

(c) Frontage Requirements.



The ground floor fronting a street or other right-of-way (not including alleys) shall comply with the standards for the applicable frontage type, Sections 41-2033 through 41-2039 and the Table TV-3 entitled Permitted Frontage Types.

Table TV-3- Permitted Frontage Types

Frontage Types Permitted	% of frontage
Arcade	min. 50
Gallery	min. 50
Shopfront	min. 75
Forecourt	Max. 50; remainder of frontage per permitted types

(d) Parking.

(1) Driveway Standards. Table TV-4 identifies the minimum and maximum width of driveways and permitted parking on driveways.

Type	Min Width	Max Width
1-way	8'	12'
2-way	20'	25' [a]
Parking	not permitted	not permitted

[a] Except as modified to meet fire and trash service requirements.

(2) Off-street parking standards

a. Table TV-5 identifies the minimum off-street parking spaces that shall be provided. All fractions shall be rounded up to the next whole number.

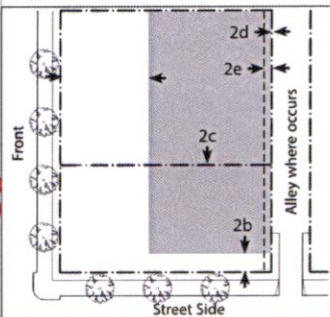
Table TV-5- Off-Street Parking Standards.

Use-Type	Parking	Guest Parking	In-Lieu [a]
Residential [b]	2 / unit min	0.15 / unit	guest only
Live-Work	2 / unit min	-	-
Non-Residential	1 / 400 sq ft	-	yes

[a] May be satisfied through In-Lieu Fee and/or Park-Once Program for Transit Village District, if the City Council adopts an In-Lieu Fee and a Park-Once Program where such Program provides that the City Council shall be the final decision maker on approving for each project the use of the In-Lieu Fee alone or in combination with a Park-Once Program to satisfy the parking requirements.

[b] Permanent Special Need Housing including senior housing, will be parked at 1 space per unit minimum.

b. Vehicular access to the off-street parking is permitted only from an alley or side street when present. Vehicular access to the off-street parking may be taken from primary street only when an alley or side street is not present.



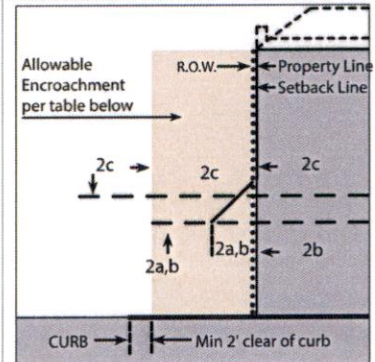
Parking Permitted

c. Parking setback standards. Table TV-6 identifies the minimum setback standards for the off-street parking. The setbacks shall apply to all stories of a building.

Table TV-6- Parking Setback Standards.

Setback	Above Grade	Subterranean
(2a) Front yard	Min. 40% design lot depth	0' min.
(2b) Street side	10' min.	0' min.
(2c) Side yard	0' min.	0' min.
(2d) Rear yard	10' min.	3' min.
(2e) Alley yard	3' min.	3' min.

(e) Encroachments.



(1) Outdoor dining
Such encroachments per approval of PBA (Planning & Building Agency) and PWA Directors, separate permit and agreement per SAMC.

(2) Encroachments. Awnings, Signage, Balconies, Bay windows and Frontage Types may encroach into the required setback subject to the standards identified in Table TV-7, entitled Encroachments.

Table TV-7 Encroachments

Encroachment	Vertical	Horizontal
(2a) except awnings, and gallery and arcade frontage types	min 8' clear	max 18'
(2b) except awnings, and gallery and arcade frontage types	min 12' clear	max 24'
(2c) awnings, and gallery and arcade frontage types	min 10' clear	within 2' of curb
Side yard	N/A	0'
Rear yard	to eave [1]	5'

[1] Eave permitted to 3' of property line

Section 41-2011, Downtown Zone (DT)

(a) Permitted building types and minimum and maximum height

Table DT-1, entitled Building Types and Minimum and Maximum Height identifies the approved building types and the minimum and maximum height that is permitted for each building type within the DT zone subject to compliance with all applicable standards, including Table DT-3 entitled Building Height.

Table DT-1. Building Types and Minimum and Maximum Height.

Building Types	Min Stories	Max Stories
Flex Block	2	10
Lined Block	2	5-10
Stacked Dwellings	2	6
Hybrid Court	not allowed	not allowed
Courtyard Housing	2	5
Live-Work	2	3
Rowhouse	not allowed	not allowed
Tuck-Under Housing	2	3
Bungalow Court	not allowed	not allowed
Duplex/Triplex/Quad-plex	not allowed	not allowed
House	not allowed	not allowed

(b) Building Setbacks.

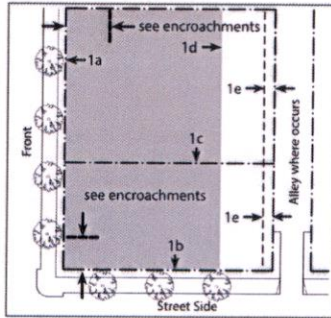


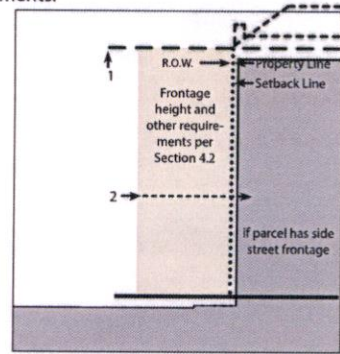
Table DT-2 identifies the minimum setbacks required and, where noted, maximum setbacks permitted. The setbacks shall apply to all stories of a building.

Table DT-2. Building Setback Standards

Setback	Min.	Max.
(1a) Front yard	0' [a]	0'
(1b) Street Side	0' [a]	10'
(1c) Side yard	0'	No requirement
(1d) Rear yard	15'	No requirement
(1e) Alley yard	3'	No requirement

[a] In situations where the existing sidewalk is 10 feet or less in width, at the discretion of the City of Santa Ana, a setback greater than identified in the above table may be required to effectively result in a 10 foot wide sidewalk.

(c) Building Height and Frontage Requirements.



(1) Building Height Table DT-3 entitled Building Height identifies the maximum building height permitted based upon the lot width and as permitted by individual building Type

Table DT-3. Building Height

Lot Width	Building Height (stories)	
		Max.
< 50 ft		3 stories
51 to 125ft		4 stories
125 to 175 ft		6 stories

[1]-100 ft setback from all R.O.W. required for stories 7-10.

(2) The ground floor fronting a street or other right-of-way (not including alleys) shall comply with the frontage requirements per Section 41-2039 and per the Table DT-4, entitled Frontage Requirements.

Table DT-4. Frontage Types

Types Permitted	% of frontage
Arcade	Min. 50
Gallery	Min. 50
Shopfront	Min. 75
Forecourt	Max. 50; remainder of frontage per permitted types

(d) Parking.

(1) Driveway Standards. Table DT-5 identifies the minimum and maximum width of driveways and permitted parking on driveways.

Table DT-5 Driveway Standards

Type	Min. Width	Max. Width
1-way	8'	12'
2-way	20'	25' [a]
Parking	not permitted	not permitted

[a] Except as modified to meet fire and trash service requirements.

(2) Off-street parking standards

a. Table DT-6 identifies the minimum off-street parking spaces that shall be provided. All fractions shall be rounded up to the next whole number.

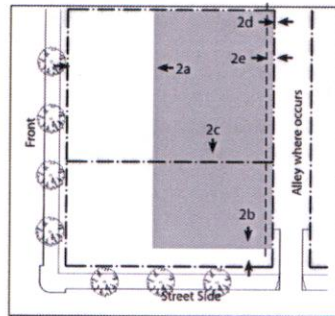
Table DT-6. Off-Street Parking Standards.

Use-Type	Parking	Guest Pkg.	In-Lieu [a]
Residential [b]	2 / unit min	0.15 / unit	guest only
Live-Work	2 / unit min	-	-
Non-Residential	1 / 400 sq ft	-	yes

[a] May be satisfied through In-Lieu Fee and/or Park-Once Program for Downtown District, if the City Council adopts an In-Lieu Fee and a Park-Once Program where such Program provides that the City Council shall be the final decision maker on approving for each project the use of the In-Lieu Fee alone or in combination with a Park-Once Program to satisfy the parking requirements.

[b] Permanent Special Need Housing including senior housing, will be parked at 1 space per unit minimum.

b. The parking requirements found in Table DT-6 shall apply only to new buildings, additional building area on existing buildings or conversion of existing building area to a new use. Conversion of building area of a historically designated building to a new use, where the building envelope is not increased in size shall have no parking requirement until such time as the City determines that 95 percent capacity on the five existing City controlled parking structures in the downtown has been reached.



Parking Permitted

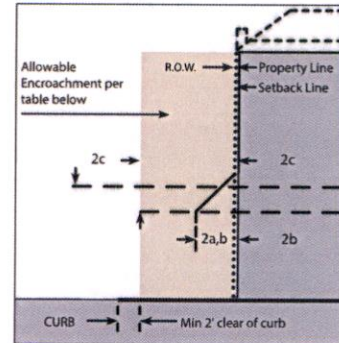
c. Vehicular access to the off-street parking is permitted only from an alley or side street when present. Vehicular access to the off-street parking may be taken from primary street only when an alley or side street is not present.

d. Parking Setback Standards - Table DT-7, entitled Parking Setback Standards identifies the minimum setback standards for the off-street parking.

Table DT-7. Parking Setback Standards

Setback	Above Grade	Subterranean
(2a) Front yard	min 40% lot depth	0' min
(2b) Street side	10' min	0' min
(2c) Side yard	0' min	0' min
(2d) Rear yard	10' min	3' min
(2e) Alley yard	3' min	3' min

(e) Encroachments



(1) Outdoor dining - Such encroachments per approval of PBA and PWA Directors, separate permit and agreement.

(2) Encroachments. Awnings, Signage, Balconies, Bay windows and Frontage Types may encroach into the required setback subject to the standards identified in Table DT-8, entitled Encroachments.

Table DT-8 Encroachments

Encroachment	Vertical	Horizontal
(2a) except awnings, and gallery, and arcade frontage types	min 8' clear	max 18"
(2b) except awnings, and gallery, and arcade frontage types	min 12' clear	max 24"
(2c) awnings, and gallery, and arcade frontage types	min 10' clear	within 2' of curb
Side yard	N/A	0'
Rear yard	to eave [1]	5'

[1] Eave allowed to 3' of property line.

Section 41-2012. Urban Center (UC)

(a) Permitted building types and minimum and maximum height

Table UC-1, entitled Building Types and Minimum and Maximum Height identifies the approved building types and the minimum and maximum height that is permitted for each building type within the UC zone subject to compliance with all applicable standards.

Table UC-1. Building Types and Minimum and Maximum Height.

Building Types	Min Stories	Max Stories
Tower-on-Podium	not allowed	not allowed
Flex Block	2	5
Lined Block	2	5
Stacked Dwellings	2	5
Hybrid Court	not allowed	not allowed
Courtyard Housing	2	5
Live-Work	2	3
Rowhouse	not allowed	not allowed
Tuck-Under Housing	2	3
Bungalow Court	not allowed	not allowed
Duplex/Triplex/Quadplex	not allowed	not allowed

(d) Parking.

(1) Driveway Standards. Table UC-4 identifies the minimum and maximum width of driveways and permitted parking on driveways.

Table UC-4. Driveway Standards

Type	Min Width	Max Width
1-way	8'	12'
2-way	20'	27' [a]
Parking	not permitted	not permitted

[a] Except as modified to meet fire and trash service requirements.

(2) Off-street parking standards

a. Table UC-5 identifies the minimum off-street parking spaces that shall be provided. All fractions shall be rounded up to the next whole number.

Table UC-5. Off-Street Parking Standards.

Use-Type	Parking	Guest Pkg	In-Lieu [a]
Residential [b]	2 / unit min	0.15 / unit	guest only
Live-Work	2 / unit min	0.15 / unit	-
Non-Residential	1 / 300 sq ft	-	yes

[a] May be satisfied through In-Lieu Fee and/or Park-Once Program for Urban Center District, if the City Council adopts an In-Lieu Fee and a Park-Once Program where such Program provides that the City Council shall be the final decision maker on approving for each project the use of the In-Lieu Fee alone or in combination with a Park-Once Program to satisfy the parking requirements.

[b] Permanent Special Need Housing including senior housing, will be parked at 1 space per unit.

b. The parking requirements found in Table UC-5 shall apply only to new buildings, additional building area on existing buildings or conversion of existing building area to a new use. Conversion of building area of an historically designated building to a new use, where the building envelope is not increased in size shall have no parking requirement until such time as the City determines that 95 percent capacity on the five existing City controlled parking structures in the downtown has been reached.

c. Vehicular access to the off-street parking is permitted only from an alley or side street when present. Vehicular access to the off-street parking may be taken from primary street only

(b) Building Setbacks.

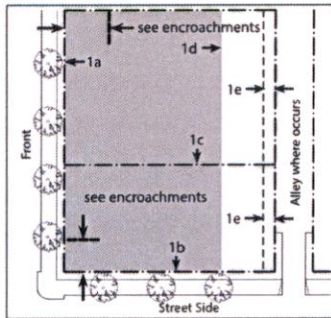
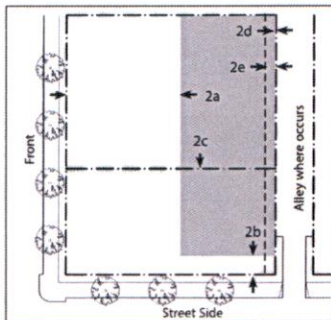


Table UC-2, entitled Building Setback Standards identifies the minimum setbacks required and, where noted, maximum setbacks permitted. The setbacks shall apply to all stories of a building.

Table UC-2. Building Setback Standards.

Setback	Min.	Max.
(1a) Front yard	0' [a]	0'
(1b) Street Side	0' [a]	10'
(1c) Side yard	0'	No reqmt
(1d) Rear yard	15'	No reqmt

[a] In situations where the existing sidewalk is 10 feet or less in width, at the discretion of the City of Santa Ana, a setback greater than identified in the above table may be required to effectively result in a 10 foot wide sidewalk.

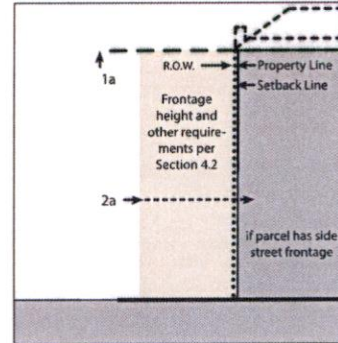


c. d. Parking setback standards. Table UC-6 identifies the minimum setback standards for the off-street parking.

Table UC-6. Parking Setback Standards.

Setback	Above Grade	Subterranean
(2a) Front yard	min 50% lot depth	5' min
(2b) Street side	5' min	5' min
(2c) Side yard	5' min	5' min
(2d) Rear yard	5' min	5' min
(2e) Alley yard	3' min	3' min

(c) Frontage Requirements.

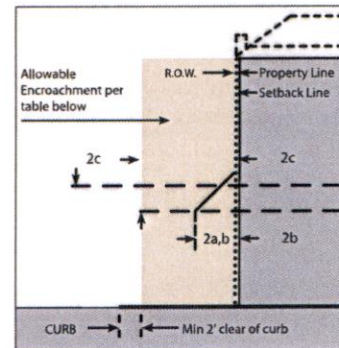


The ground floor fronting a street or other right-of-way (not including alleys) shall comply with the standards for the applicable frontage type, Sections 41-2033 through 41-2039 and the Table UC-3 entitled Permitted Frontage Types.

Table UC-3. Permitted Frontage Types

Frontage Types Permitted	% of frontage
Shopfront	min 65
Forecourt	max 50; remainder of frontage per allowed types
Stoop	max 50
Frontyard/Porch	max 100

(e) Encroachments



(1) Outdoor dining - Such encroachments per approval of PBA and PWA Directors, separate permit and agreement.

(2) Encroachments. Awnings, Signage, Balconies, Bay windows and Frontage Types may encroach into the required setback subject to the standards identified in Table UC-7, entitled Encroachments.

Table UC-7. Encroachments

Encroachment	Vertical	Horizontal
(2a) except awnings	min 8' clear	max 18"
(2b) except awnings	min 12' clear	max 24"
(2c) awnings	min 10' clear	within 2' of curb
Side yard	N/A	0'
Rear yard	to eave [1]	5'
Alley yard	to eave [1]	3'

[1] Eave allowed to 3' of property line.

Section 41-2013 Corridor (CDR).

(a) Permitted building types and maximum height

Table CDR-1, entitled Building Types and Maximum Height identifies the approved building types and the maximum height that is permitted for each building type within the CDR zone subject to compliance with all applicable standards.

Table CDR-1. Building Types and Maximum Height.

Building Types	Max Stories in CDR
Tower-on-Podium	not allowed
Flex Block	3
Lined Block	not allowed
Stacked Dwellings	not allowed
Hybrid Court	not allowed
Courtyard Housing	not allowed
Live-Work	3
Rowhouse	not allowed
Tuck-Under Housing	not allowed
Bungalow Court	not allowed
Duplex/Triplex/Quadplex	not allowed
House	not allowed

(d) Parking.

(1) Driveway Standards. Table CDR-4 identifies the minimum and maximum width of driveways and permitted parking on driveways.

Table CDR-4. Driveway Standards

Type	Min width	Max width
1-way	8'	12'
2-way	20'	25' [a]
Parking	not permitted	not permitted

[a] Except as modified to meet fire and trash service requirements.

(2) Off-street parking standards

Table CDR-5, entitled Off-Street Parking Standards identifies the minimum off-street parking spaces that shall be provided. All fractions in the parking calculations shall be rounded up to the next whole number.

Table CDR-5. Off-Street Parking Standards.

Use-Type	Parking	Guest Pkg
Residential [a]	2 / unit min	0.25 / unit
Live-Work	2 / unit min	0.25 / unit
Non-Residential	1 / 200 sq ft	-

[a] Permanent Special Need Housing including senior housing, will be parked at 1 space per unit min.

(3) Vehicular Access. Vehicular access to the off-street parking is permitted only from an alley or side street when present. Vehicular access to the off-street may be taken from primary street only when an alley or side street is not present.

(b) Building Setbacks.

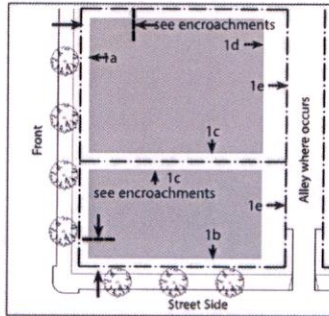
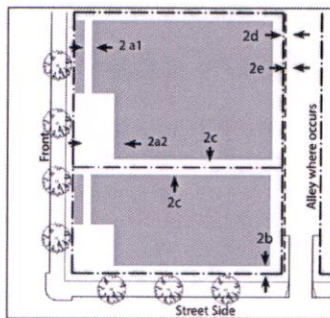


Table CDR-2, entitled Building Setback Standards identifies the minimum setbacks required and, where noted, maximum setbacks permitted. The setbacks shall apply to all stories of a building.

Table CDR-2. Building Setback Standards.

	Setback	Min.	Max.
(1a)	Front yard	5' [a] [b]	15' [b]
(1b)	Street side	5' [a] [c]	10' [c]
(1c)	Side yard	0'	Not applicable
(1d)	Rear yard	15'	Not applicable
(1e)	Alley yard	3'	Not applicable

- [a] In situations where the existing sidewalk is 10 feet or less in width, at the discretion of the City of Santa Ana, a setback greater than identified in the above table may be required to effectively result in a 10 foot wide sidewalk.
- [b] Setback at Grand Ave. is 20' min - 30' max measured from R.O.W as it exists in 2009.
- [c] Setback at Grand Ave. is 15' min - 25' max measured from R.O.W as it exists in 2009.



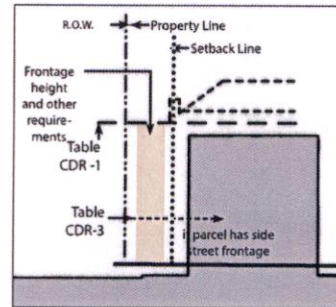
■ Parking Permitted

(4) Parking Setback Standards. Table CDR-6, entitled Parking Setback Standards identifies the minimum setback standards for the off-street parking.

Table CDR-6. Parking Setback Standards

Setback	Above Grade
(2 a1) Front yard	5' for 50% of lot width
(2 a2) Front yard	20% of lot depth for 50% of lot width
(2b) Street side	5' min
(2c) Side yard	5' min
(2d) Rear yard	5' min
(2e) Alley yard	3' min

(c) Frontage Requirements.

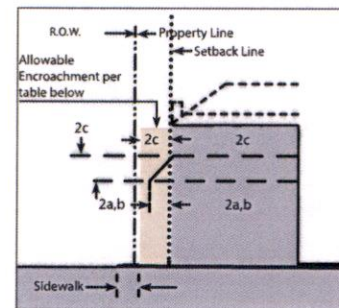


The ground floor fronting a street or other right-of-way (not including alleys) shall comply with the standards for the applicable frontage type, Sections 41-2033 through 41-2039 and the Table CDR-3 entitled Permitted Frontage Types.

Table CDR-3- Permitted Frontage Types

Frontage Types Permitted	% of frontage
Gallery	min 65
Forecourt	max 50; remainder of frontage per allowed types
Shopfront	min 65

(e) Encroachments



- (1) Outdoor dining. Such encroachments per approval of PBA and PWA Directors, separate permit and agreement.
- (2) Encroachments. Awnings, Signage, Balconies, Bay windows and Frontage Types may encroach into the required setback subject to the standards identified in Table CDR-7, entitled Encroachments.

Table CDR-7. Encroachments

Encroachment	Min Vertical	Max Horizontal
(2a) Front	(2c) 8' clear	2'
(2b) Side Street	(2c) 10'	2'
(2c) Awnings	min 10' clear	2'
Side yard	Not applicable	0'
Rear yard	to eave [1]	5'
Alley yard	to eave [1]	3'

[1] Eave permitted to 3' of property line.

Section 41-2014. Urban Neighborhood 2 (UN-2)

(a) Permitted building types and maximum height.

Table UN2-1, entitled Building Types and Maximum Height identifies the approved building types and the maximum height that is permitted for each building type within the UN-2 zone subject to compliance with all applicable standards.

Table UN2-1. Building Types and Maximum Height.

Building Types	Max Stories in UN2
Tower-on-Podium	not allowed
Flex Block	not allowed
Lined Block	not allowed
Stacked Dwellings	not allowed
Hybrid Court	5 [a]
Courtyard Housing	4
Live-Work	3
Rowhouse	3
Tuck-Under Housing	3
Bungalow Court	2
Duplex/Triplex/Quad-plex	3
House	2

[a] See Regulating Plan for allowable location

(d) Parking.

(1) Driveway Standards. Table UN2-4 identifies the minimum and maximum width of driveways and permitted parking on driveways.

Table UN2-4. Driveway Standards

Type	Min Width	Max Width
1-way	8'	12' or width of garage
2-way	20'	20' [a]
Parking [a] [b]	permitted	permitted

[a] provided the vehicles on such driveway do not obstruct access to parking spaces serving any other unit
[a] Except as modified to meet fire and trash service requirements.

[b] Provided the vehicles on such driveway do not obstruct access to parking spaces serving any other unit.

(2) Off-street parking standards

Table UN2-5, entitled Off-Street Parking Standards identifies the minimum off-street parking spaces that shall be provided. All fractions in the parking calculations shall be rounded up to the next whole number.

Table UN2-5. Off-Street Parking Standards.

Use-Type	Parking	Guest Pkg
Residential [a]	2 / unit min	0.25 / unit
Live-Work	2 / unit min	0.15 / unit
Non-Residential	1 / 300 sq ft	-

[a] Permanent Special Need Housing including senior housing, will be parked at 1 space per unit min.

(3) Vehicular access to the off-street parking is permitted only from an alley or side street when present. Vehicular access to the off-street may be taken from primary street only when an alley or side street is not present.

(b) Building Setbacks.

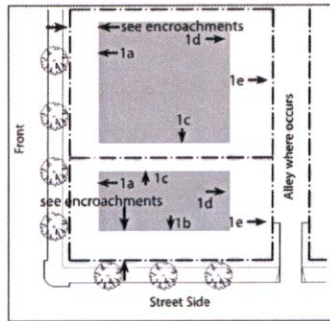


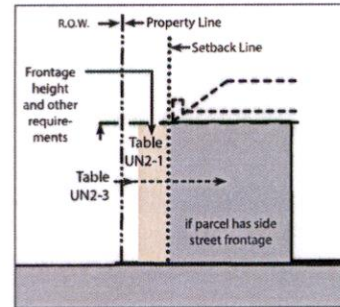
Table UN2-2, entitled Building Setback Standards identifies the minimum setbacks required and, where noted, maximum setbacks permitted. The setbacks shall apply to all stories of a building.

Table UN2-2. Building Setback Standards.

	Setback	Min.	Other Min.
(1a) Front yard	10' [a]	25' min (Grand Ave 2009 r.o.w.)	
(1b) Street side	10' [a]		Not applicable
(1c) Side yard	5'-1/2 story	8'-3 story; 12'-4+ stories	
(1d) Rear yard	15'		Not applicable
(1e) Alley yard	3'		Not applicable

[a] In situations where the existing sidewalk is 10 feet or less in width, at the discretion of the City of Santa Ana, a setback greater than identified in the above table may be required to effectively result in a 10 foot wide sidewalk.

(c) Frontage Requirements.

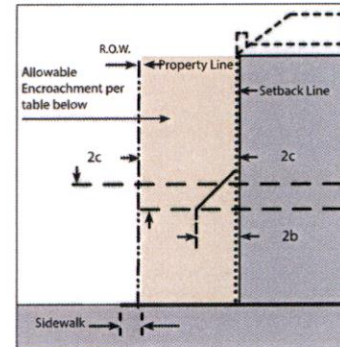


The ground floor fronting a street or other right-of-way (not including alleys) shall comply with the standards for the applicable frontage type, Sections 41-2033 through 41-2039 and the Table UN2-3 entitled Permitted Frontage Types.

Table UN2-3. Permitted Frontage Types

Frontage Types Permitted	% of frontage
Shopfront	min 65
Forecourt	max 50; remainder of frontage per allowed types
Stoop	max 50
Frontyard/Porch	max 100

(e) Encroachments

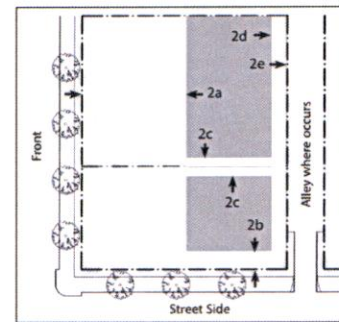


1. Outdoor dining - Such encroachments per approval of PBA and PWA Directors, separate permit and agreement.
2. Encroachments. Awnings, Signage, Balconies, Bay windows and Frontage Types may encroach into the required setback subject to the standards identified in Table UN2-7, entitled Encroachments.

Table UN2-7. Encroachments

	Encroachment	Vertical	Horizontal
(2a)	except awnings	min 8' clear	max 18"
(2b)	except awnings	min 12' clear	max 24"
(2c)	awnings	min 10' clear	2'
	Side yard	N/A	0'
	Rear yard	to eave [1]	5'
	Alley rear yard	to eave [1]	3'

[1] Eave allowed to 3' of property line.



(4) Parking Setback Standards - Table UN2-6, entitled Parking Setback Standards identifies the minimum setback standards for the off-street parking.

Table UN2-6. Parking Setback Standards

Setback	Above Grade	Subterranean
(2a) Front yard	50% lot depth	10' min
(2b) Street side	10' min	10' min
(2c) Side yard	5' min	5' min
(2d) Rear yard	5' min	5' min
(2e) Alley yard	3' min	3' min

Section 41-2015. Urban Neighborhood 1 (UN-1)

(a) Permitted building types and maximum height

Table UN1-1, entitled Building Types and Maximum Height identifies the approved building types and the maximum height that is permitted for each building type within the UN1 zone subject to compliance with all applicable standards.

Table UN1-1. Building Types and Maximum Height.

Building Types	Max Stories in UN1
Tower-on-Podium	not allowed
Flex Block	not allowed
Lined Block	not allowed
Stacked Dwellings	not allowed
Hybrid Court	not allowed
Courtyard Housing	not allowed
Live-Work	2
Rowhouse	not allowed
Tuck-Under Housing	not allowed
Bungalow Court	2
Duplex/Triplex/Quadplex	2
House	2

(d) Parking.

(1) Driveway Standards. Table UN1-4 identifies the minimum and maximum width of driveways and permitted parking on driveways.

Table UN1-4. Driveway Standards

Type	Min Width	Max Width
1-way	8'	12' or width of garage
2-way	20'	25' [a]
Parking [a] [b]	permitted	permitted

[a] provided the vehicles on such driveway do not obstruct access to parking spaces serving any other unit. Except as modified to meet fire and trash service requirements.

[b] Provided the vehicles on such driveway do not obstruct access to parking spaces serving any other unit.

(2) Off-street parking standards

Table UN1-5, entitled Off-Street Parking standards identifies the minimum off-street parking spaces that shall be provided. All fractions in the parking calculations shall be rounded up to the next whole number.

Table UN1-5. Off-Street Parking Standards.

Use-Type	Parking	Guest Pkg
Residential [a]	2 / unit min	0.25 / unit
Live-Work	2 / unit min	0.25 / unit
Non-Residential: <750 sq ft	1 / unit min	-
Non-Residential: 751-1200 sq ft	2 / unit min	-
Non-Residential: 1201-1500 sq ft	2 + 0.5 / 500 s.f.	-

[a] Permanent Special Need Housing including senior housing, will be parked at 1 space per unit min.

(3) Vehicular access to the off-street parking is permitted only from an alley or side street when present. Vehicular access to the off-street may be taken from primary street only when an alley or side street is not present.

(b) Building Setbacks.

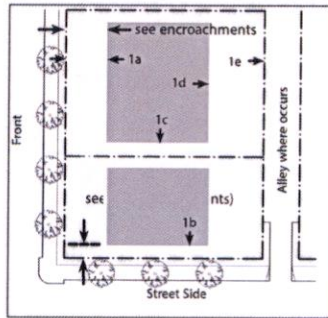
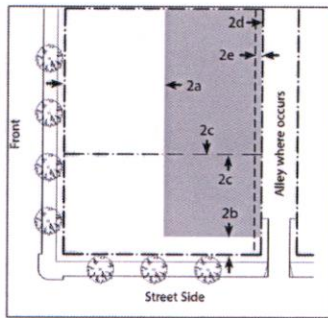


Table UN1-2, entitled Building Setback Standards identifies the minimum setbacks required. The setbacks shall apply to all stories of a building.

Table UN1-2. Building Setback Standards.

	Setback	Min.
(1a)	Front yard	20'
(1b)	Street side	10'
(1c)	Side yard	5'
(1d)	Rear yard	20'
(1e)	Alley yard	3'



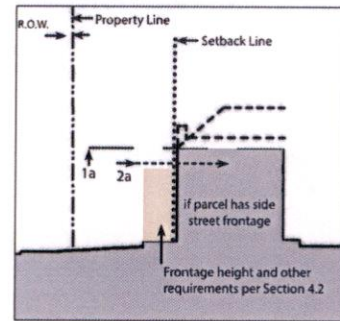
■ Parking Permitted

(4) Parking Setback Standards - Table UN1-6, entitled Parking Setback Standards identifies the minimum setback standards for the off-street parking.

Table UN1-6. Parking Setback Standards

Setback	Above Grade
(a) Front yard	20% lot depth
(b) Street side	10' min
(c) Side yard	0' min
(d) Rear yard	0' min
(e) Alley yard	3' min

(c) Frontage Requirements.

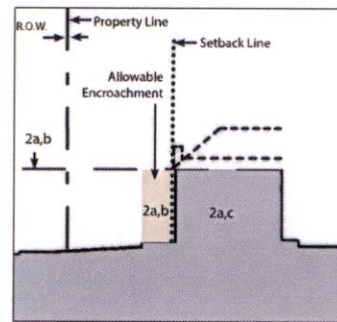


The ground floor fronting a street or other right-of-way (not including alleys) shall comply with the standards for the applicable frontage type, Sections 41-2033 through 41-2039 and the Table UN1-3 entitled Permitted Frontage Types.

Table UN1-3- Permitted Frontage Types

Types Permitted	% of frontage
Stoop	max 50
Frontyard/Porch	max 100

(e) Encroachments



1. Outdoor dining - Not permitted.
2. Encroachments. Awnings, Signage, Balconies, Bay windows and Frontage Types may encroach into the required setback subject to the standards identified in Table UN1-7, entitled Encroachments.

Table UN1-7. Encroachments

	Encroachment	Horizontal	Vertical
(2a)	Porch	max 5'	see 41-2039
(2b)	Bay window, balcony	max 2'	to eave [1]
(2c)	Side yard	max 2'	to eave [1]
	Rear yard	5'	to eave [1]
	Alley rear yard	3'	to eave [1]

[1] Eave allowed to 3' of property line.

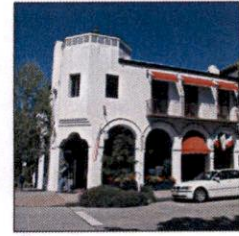
Division 4.
Architectural Standards/Building Types.

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.



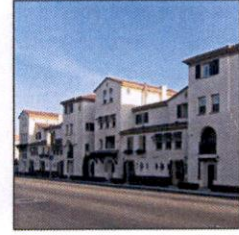
A Tower-on-Podium



B Flex Block



C Live-Work



D Rowhouse

Table BT-1. Permitted 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	min - max	max		TV	DT	UC	CDR	UN-2	UN-1	
A. Tower-on-Podium	YES	YES	75 - 90	200' min	200'-250'	25	25'	25	Y	-	-	-	-	-	-
B. Flex Block	YES	YES	30 - 40	+70 100' min	75'-	10	10'	10	Y	Y	Y	Y	-	-	-
C. Lined Block	YES	YES	45 - 50	+70 100' min	125'-300'	5 [7]	5'	5	Y	Y	Y	-	-	-	-
D. Stacked Dwellings	YES	YES	40 - 50	+70 100' min	125'-200'	6	6'	6	Y	Y	Y	-	-	-	-
E. Hybrid Court	YES	YES	45 - 50	160'-250'	150'-200'	5	5'	5	-	-	-	-	Y [5]	-	-
F. Courtyard Housing	YES	YES	20 - 30	130'-250'	125'-200'	5	5'	5	Y	Y	Y	-	Y	-	-
G. Live/Work	NO	YES	12 - 15	100'-200'	75'-125'	3	3'	3	Y	Y	Y	Y	Y	Y	Y
H. Rowhouse	YES	YES	7 - 18	100'-200'	75'-150'	3	3'	3	-	-	-	-	Y	-	-
I. Tuck-Under	YES	YES	12 - 18	75'min	94'-250'	3	3'	3	Y	Y	Y	-	Y	-	-
J. Bungalow Court	YES	YES	10 - 15	130' min	100'-180'	2	2'	2	-	-	-	-	Y	Y	Y
K. Duplex/Triplex/Quadplex	YES	YES	10 - 15	100' min	50'-125'	3	3'	3	-	-	-	-	Y	Y [6]	Y
L. House	NO	YES	5 - 7	100' min	40'-60'	2	2'	2	-	-	-	-	Y	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.

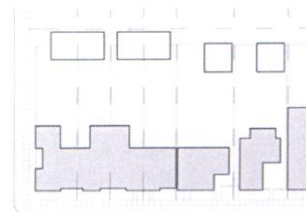
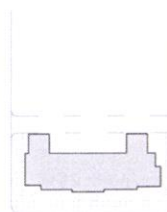
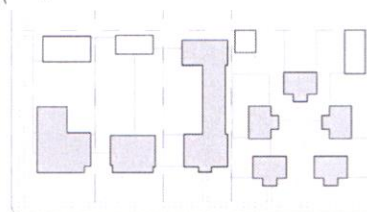
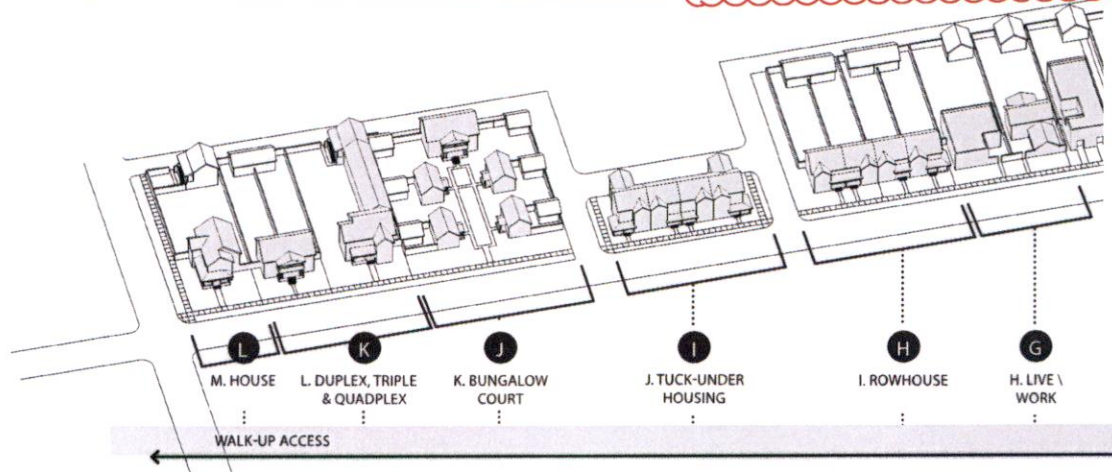
[3] Measured along the front property line of the lot

[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





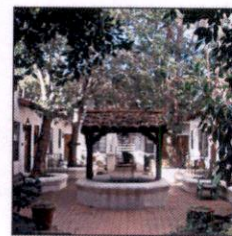
C Lined Block



D Stacked Dwellings



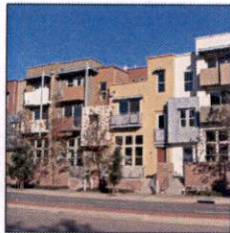
E Hybrid Court



F Courtyard Housing



I Bungalow Court



J Tuck-Under Housing



K Duplex/Triplex/Quadplex



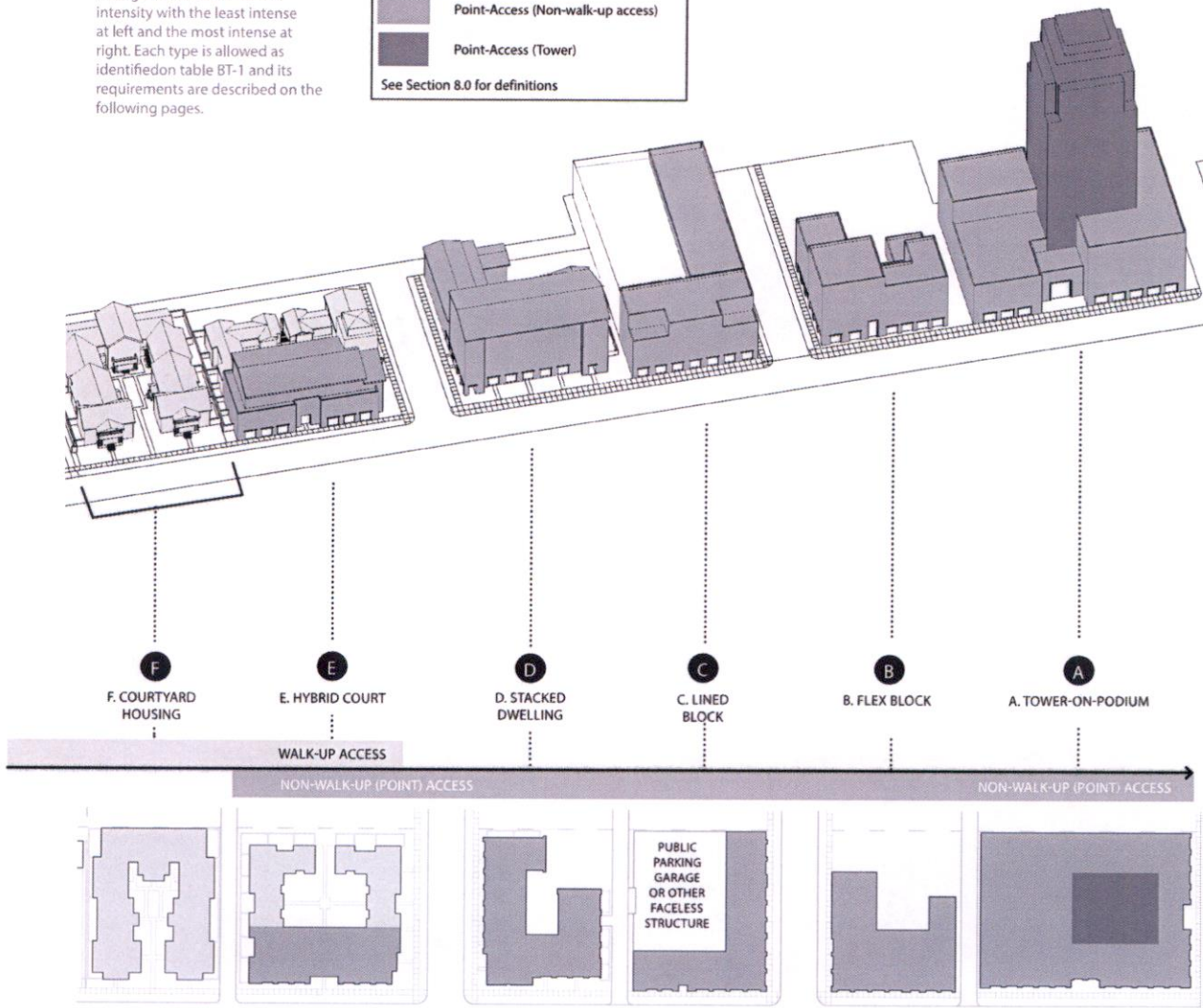
L House

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 identified on 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:

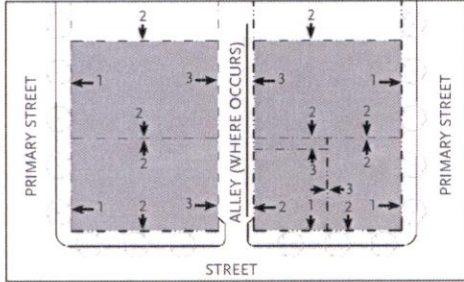
(1) Lot width and Depth:

- 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.

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-8

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:

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	

- 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 height 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.

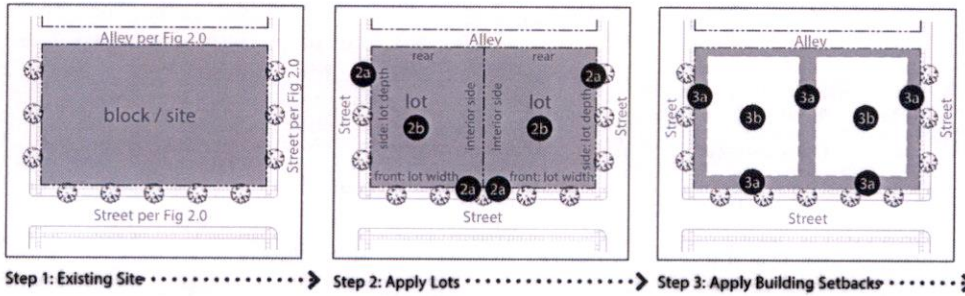
(9) Accessory Dwellings:

- 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.

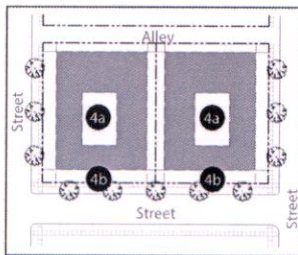
Figure BT-B. Determining Permitted Building Size (Ground Floor Footprint) and Volume



- 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.

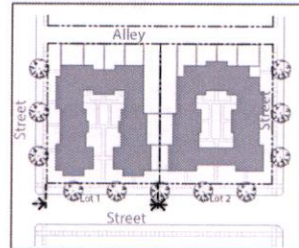
- Step 2: Apply Lots**>
- 2a. Per allowed building types identified in Table BT-1, select building type(s);
 - 2b. Apply lot standards for each selected building type and identify lot(s) to receive a building.

- 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).

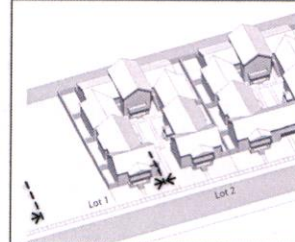


- Step 4. Apply open space requirements.**
See Figure BT-C
- 4a. Per the Open Space Standards of the applicable Building Type, subtract the required area to lot (e.g., 15%).
Lot (to receive a building)
(-) minus setbacks required
(-) minus open space area required
(=) equals 100% Ground Floor Footprint
 - 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



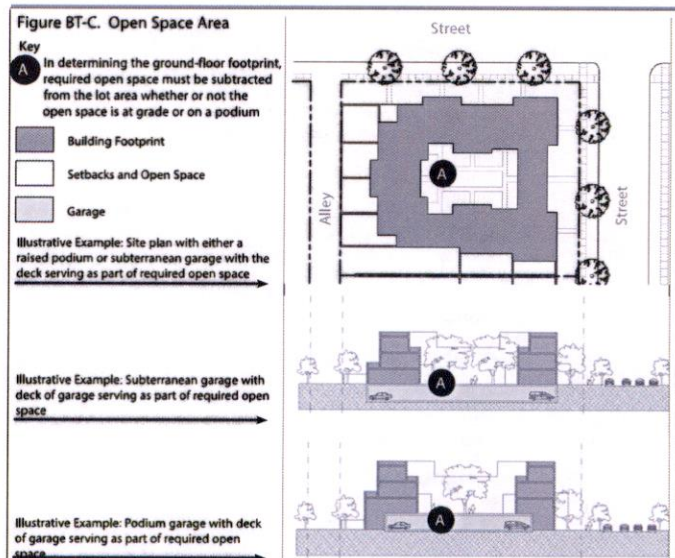
Illustrative Example: Axonometric Diagram
Two adjacent courtyard housing buildings / lots

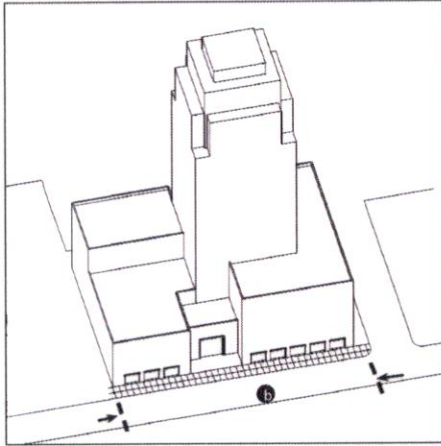


Step 5. Apply individual design

- 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 buildings being designed for one courtyard housing building each.





Illustrative Axonometric Diagram



Illustrative Photo: Tower on Podium



Illustrative Photo: Tower with stoop front-



Left: Illustrative Photo: Tower-on podium

Sec. 41-2021. Tower-on Podium Building Type

(a) Tower-on-Podium is a multi-level building organized around a central core with the first two to five floors expressed as a podium building.

(b) Lot Width and Depth. The minimum lot width shall be 200 feet and the maximum lot width shall be 250 feet. The depth of the lot shall be a minimum of 200 feet. The minimum and maximum lot width and the minimum lot depth shall be as prescribed in Table BT-1 (Permitted Building Types).

(c) Access Standards

- (1) Entrance to the tower shall be through a street level lobby.
- (2) Entrance to each ground floor unit shall be directly from the street at least every 50 feet. The entrance to each podium floor unit shall be directly from the podium.
- (3) Access to all other units shall be through a lobby and elevator.
- (4) Access to each unit above the third level, not accessed through a podium, shall be through a central interior corridor of at least 6 feet in width with recessed doors or seating alcoves/off-sets at least every 100 feet.
- (5) Each level of the building shall have access to the garage via an elevator.
- (6) Entrance to the residential portion of the building shall be through a dedicated street level lobby, or through a dedicated podium lobby accessible from the street or through a side yard.

(d) Parking Standards

- (1) Required parking shall be in a completely concealed garage. If the garage is partially or wholly on the ground, then it shall be lined by a commercial or residential units.
- (2) Dwellings shall have indirect access to their parking stall(s).

(e) Service Standards

- (1) Utility meters shall be screened from view from the street and shall not be located within any required landscape or setback area.
- (2) Mail boxes shall not be located in any required open space, landscape or setback areas or detract from the primary entrance to the development.

(f) Open Space Standards

- (1) A quadrangle-shaped common open space (hereinafter 'quad') of at least 20 percent of the lot shall be located on the ground level, on a podium or on a roof garden. The quad shall be open to the sky.
- (2) Minimum dimensions for the quad shall be 60 feet in each direction. Permitted frontage types and architectural projections are permitted on all sides of the quad provided that the overall minimum dimension of quad is maintained.
- (3) Private open space shall be provided for each residential unit and shall be no less than 50 square feet with a minimum dimension of 6 feet in each direction.
- (4) Private open space may be substituted for additional common open space or common interior space, the size of which will be equivalent to the displaced private open space. The minimum dimension of this space shall be 20 feet in each direction.

(g) Landscape Standards

- (1) A minimum of four (4), 36-inch box canopy trees shall be planted per quad.
- (2) Where side yards are present, one (1) 24-inch box tree per 30 lineal feet to protect privacy of neighbors. The trees may be placed in groups in order to achieve a particular design.
- (3) Smaller quads in interior courtyards will require shade tolerant plant materials.
- (4) Six (6), five-gallon size shrubs, ten (10) one-gallon size herbaceous perennials/shrubs and turf or acceptable dry climate ground cover shall be planted for every required tree.

(h) Frontage Standards

- (1) Arcades, galleries, shopfront and forecourt may not encroach into the required minimum dimension of a quad.

(i) Building Size and Massing Standards

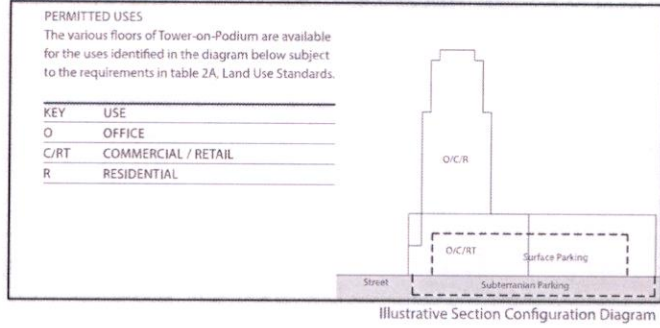
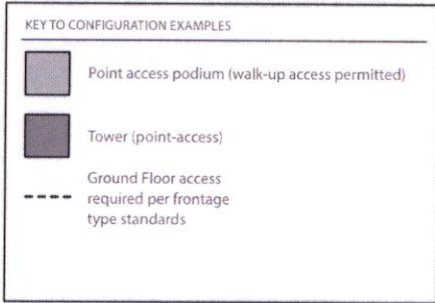
- (1) Buildings shall be composed of bases and towers. Bases shall be 2 to 5 stories with towers representing a proportionally smaller footprint as specified in Table BT-3, entitled Maximum Ratio for each Tower-on-Podium Story and composed as bundles of different heights to enrich the skyline of the City.
- (2) Buildings may contain any of 3 types of dwellings: flats, townhouses and lofts.
- (3) Units may be as repetitive or unique as deemed by individual designs.
- (4) Buildings may be composed of one dominant volume, flanked by secondary ones.
- (5) The Towers-on-Podium shall comply with the height ratios established in Table BT-3:

Table BT-3. Maximum Ratio for Each Tower-on-Podium Story				
STORY	Maximum Ratio of each Tower-on-Podium Story			
	Ground Floor	2-5	6-20 (or middle 3/5 of the building)	21-25 (or top 1/5 of the building)
% of ground floor by story	100%	100%	50% [1]	35%

[1] For any percentage less than 100%, the percentage refers to the percentage of the ground floor footprint of the building area that is permitted for this particular story.

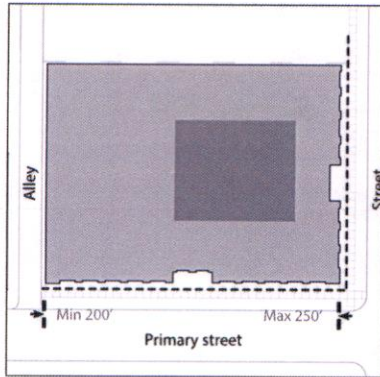
(j) Accessory Dwellings. Accessory dwellings shall not be permitted.

(k) Accessory Structures. Accessory structures shall not be permitted.

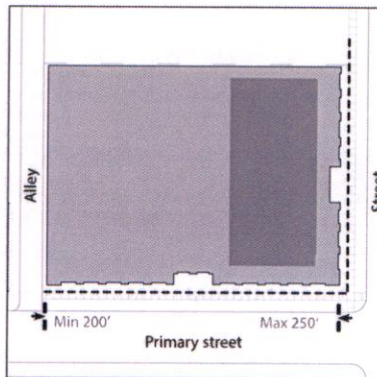


Below: Examples of allowed Tower-on-Podium site configurations

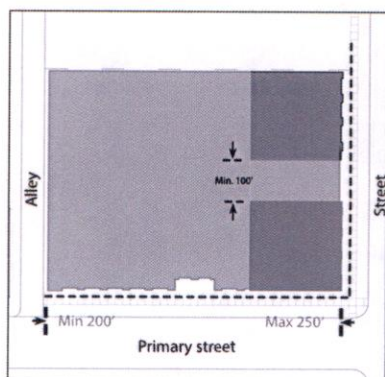
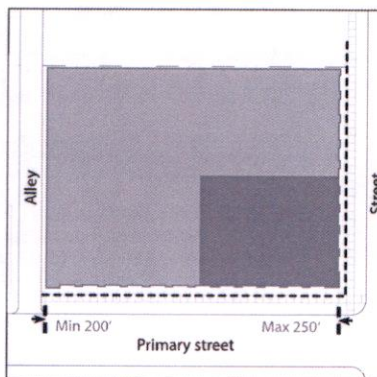
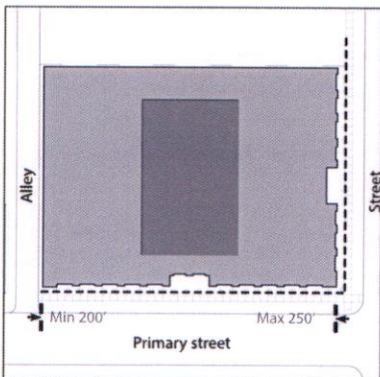
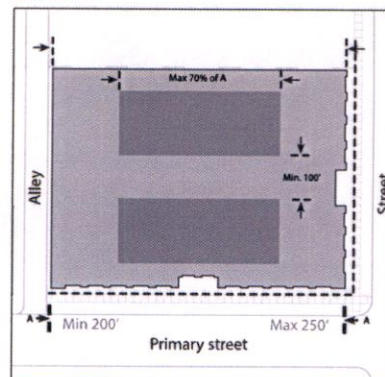
Central

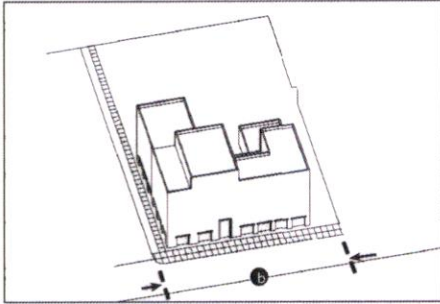


Asymmetrical



Distributed





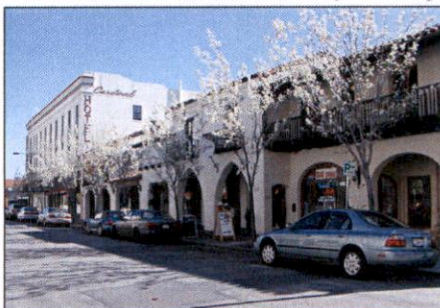
Illustrative Axonometric Diagram



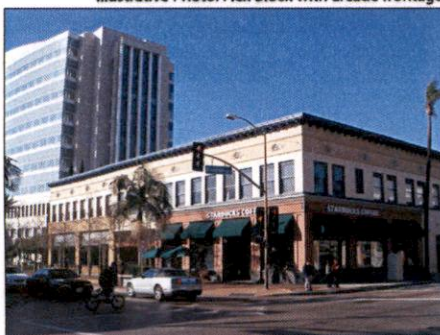
Illustrative Photo: Multi-Story example with shopfront front-



Illustrative Photo: Flex Block with shopfront frontage



Illustrative Photo: Flex Block with arcade frontage



Illustrative Photo: Flex Block with shopfront frontage

Sec. 41-2022. Flex Block Building Type

(a) Flex Block is a building generally of a single massing element, designed for occupancy by retail, service, or office uses on the ground floor, with upper floors also configured for those uses or for residences.

(b) Lot Width and Depth. The minimum lot width shall be 200 feet and the maximum lot width shall be 250 feet. The depth of the lot shall be a minimum of 200 feet. The minimum and maximum lot width and the minimum lot depth shall be as prescribed in Table BT-1 (Permitted Building Types).

(c) Access Standards

- (1) The main entrance to each ground floor unit shall be directly from the street.
- (2) Entrance to the residential portions shall be through a dedicated street-level lobby, or through a dedicated podium lobby accessible from the street or through a side yard.
- (3) Access to each unit above the second level, not accessed through a podium, shall be through an interior corridor of at least 6 feet in width with recessed doors or seating alcoves/offsets at least 100 feet.
- (4) Each level of the building shall have access to the garage via an elevator.

(d) Parking Standards

- (1) Required parking shall be accommodated in an underground garage, surface parking, truck under parking, or a combination thereof.
- (2) Dwellings shall have indirect access to their parking stall(s).

(e) Service Standards

- (1) Utility meters shall be screened from view from the street and shall not be located within any required landscape or setback area.
- (2) Mail boxes shall not be located in any required open space, landscape or setback areas or detract from the primary entrance to the development.

(f) Open Space Standards

- (1) The common open space shall be at the rear or side yard designed as a courtyard, or in the front as a forecourt. This area shall be equal to 15 percent of the lot and shall be open to the sky. Courtyards may be located on the ground or on a podium. Side yards may also be formed to provide outdoor patios connected to ground floor commercial uses to serve as additional open space.
- (2) Minimum courtyard dimensions shall be 40 feet when the long axis of the courtyard is oriented EW and 30 feet for a NS orientation. Courtyard proportions shall not be less than 1:1 between the width of the courtyard and the height of the building for at least 2/3 of the court's perimeter. Horizontal shifts in upper floors adjacent to a court may not exceed 1/2 the height of each upper floor.
- (3) In 40 foot wide courtyards, frontages and architectural projections are permitted on two opposing sides of the courtyard provided that an overall minimum width of 40 feet is maintained. Frontages and architectural projections are permitted on one side of a 30 foot wide courtyard provided an overall minimum width of 30 feet is maintained.
- (4) Private open space shall be provided for each residential unit and shall be no less than 50 square feet with a minimum dimension of 6 feet in each direction.
- (5) Private open space may be substituted for additional common open space or common interior space the size of which will be equivalent to the displaced private open space. The minimum dimension of this space shall be 15 feet in each direction.

(g) Landscape Standards

- (1) Where rear yards are present, at least one (1) 36-inch box canopy tree per 30 lineal feet shall be planted directly in the ground.
- (2) Courtyards located over garages shall be designed to avoid the sensation of forced podium hardscape.
- (3) Sideyard trees shall be placed to create a particular sense of place at a rate of one (1) 24-inch box tree per 30 lineal feet.
- (4) Where a front yard is present, at least one (1) 24-inch box tree per 25 lineal feet shall be planted. The trees may be placed in groups in order to achieve a particular design.
- (5) One 36-inch box specimen tree is required per courtyard that meets the minimum dimensions. For courtyards that exceed the minimum dimensions, two or more 24-inch box smaller size trees may be substituted for the 36-inch box tree.
- (6) Six (6) 5-gallon sized shrubs, ten (10) one-gallon size herbaceous perennials/shrubs and turf or acceptable dry climate ground covers shall be planted for every required tree.
- (7) Where rear yards are present, at least one (1) 36-inch box canopy tree per 30 lineal feet shall be planted directly in the ground.

(h) Frontage Standards

- (1) Entrance doors and social rooms, such as living rooms and dining rooms located on the ground floor, are oriented fronting toward the courtyard(s) or street when fronting to one.

(i) Building Size and Massing Standards

- (1) Each unit shall have at least one side exposed to the outdoors with direct access to common or private open space.
- (2) Buildings may contain any of three types of dwellings: flats, townhouses and lofts.
- (3) Units may be as repetitive or unique as deemed by individual designs.
- (4) Buildings are allowed to be composed of one dominant volume.
- (5) The Flex Blocks shall comply with the height ratios established in Table BT-4 entitled Maximum Ratio for Each Flex Block Story.

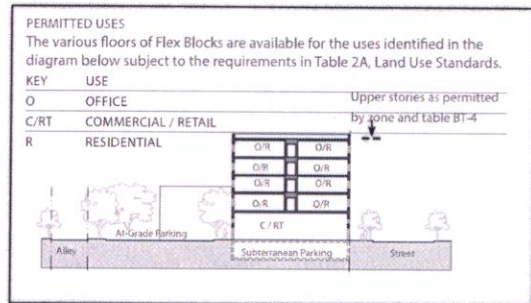
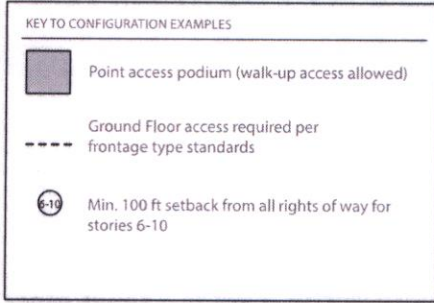
Table BT-4 Maximum Ratio of Each Flex Block Story				
STORY	Ground Floor	2	3-5	6-10 (H)
% of ground floor by story	100%	100%	85% (I)	48 85%

(H) This area shall be setback at least 100 feet from any right-of-way.

(I) For any percentage less than 100%, the percentage refers to the percentage of the ground floor footprint of the building area that is permitted for this particular story.

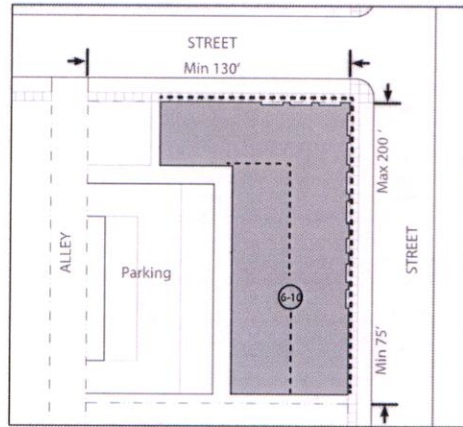
(j) Accessory Dwellings. Accessory dwellings shall not be permitted.

(k) Accessory Structures. Accessory structures shall not be permitted.

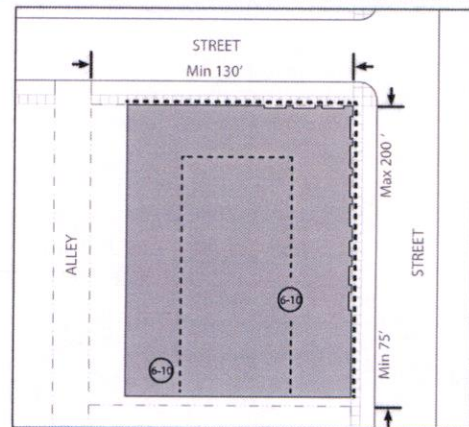


Illustrative Section Configuration Diagram

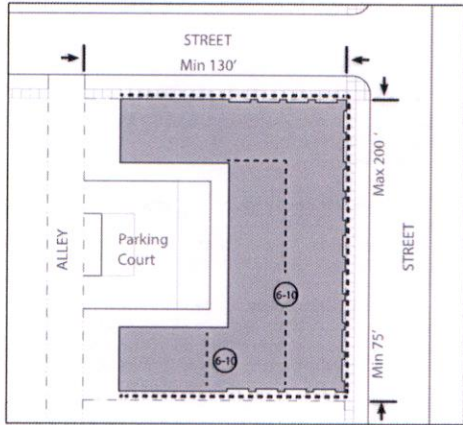
Below: Examples of allowed Flex Block site configurations



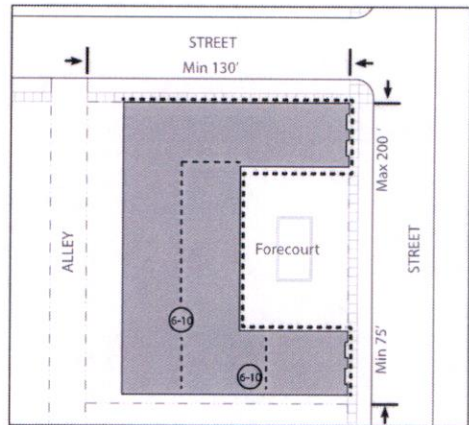
Illustrative Plan Diagram - Example A



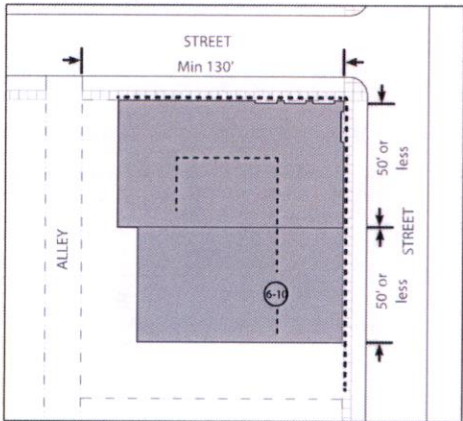
Illustrative Plan Diagram - Example B



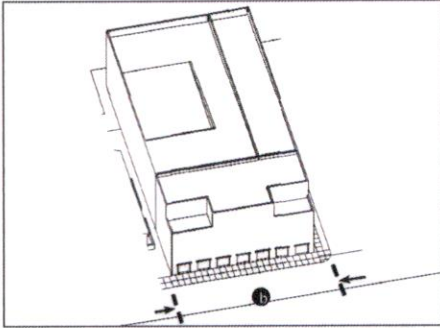
Illustrative Plan Diagram - Example C



Illustrative Plan Diagram - Example D



Illustrative Plan Diagram - Example E



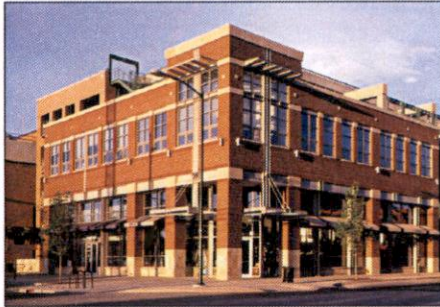
Illustrative Axonometric Diagram: Lined Block



Illustrative Photo: Lined block with shopfronts and street



Illustrative Photo: Lined block with shopfront frontage



Illustrative Photo: Lined block with shopfront frontage

Sec. 41-2023. Lined Block Building Type

(a) Lined block is a building that conceals a public garage or other faceless buildings, designed for occupancy by retail, service, or office uses on the ground floor, with upper floors also configured for such uses or residences.

(b) Lot Width and Depth. The minimum lot width shall be 200 feet and the maximum lot width shall be 250 feet. The depth of the lot shall be a minimum of 200 feet. The minimum and maximum lot width and the minimum lot depth shall be as prescribed in Table BT-1 (Permitted Building Types).

(c) Access Standards

- (1) The main entrance to each ground floor shall be directly from the street.
- (2) Entrance to residential portions of the building shall be through a dedicated street level lobby, or through a dedicated podium lobby accessible from the street or through a side yard.
- (3) Access to each unit above the second level, not accessed through a podium, shall be through an interior corridor of at least 6 feet in width with recessed doors or seating alcoves/offsets at least every 100 feet.
- (4) Each level of the building shall have access to the garage via an elevator.

(d) Parking Standards

- (1) Required parking shall be accommodated in an underground or above-ground garage, tuck under parking, or a combination thereof.
- (2) Dwellings shall have indirect access to their parking stall(s).

(e) Service Standards

- (1) Utility meters shall be screened from view from the street and shall not be located within any required landscape or setback area.
- (2) Mail boxes shall not be located in any required open space, landscape or setback areas or detract from the primary entrance to the development.

(f) Open Space Standards

- (1) The common open space shall be at the rear or side yard designed as a courtyard, or in the front as a forecourt. This area shall be equal to 15 percent of the lot and shall be open to the sky. Courtyards may be located on the ground or on a podium. Side yards may be formed to provide outdoor patios connected to ground floor commercial uses.
- (2) Minimum courtyard dimension shall be 20 feet when the long axis of the courtyard is oriented EW and 15 feet for a NS orientation. Courtyard proportions shall not be less than 1:1 between the width of the courtyard and the height of the building for at least 2/3 of the court's perimeter. Horizontal shifts in upper floors adjacent to a court shall not exceed 1/2 the height of each upper floor.
- (3) In 20 foot wide courtyards, frontages and architectural projections are permitted on two opposing sides of the courtyard provided that an overall minimum width of 20 feet is maintained. Frontages and architectural projections are permitted on one side of a 15 foot wide courtyard provided an overall minimum width of 15 feet is maintained.
- (4) Private open space shall be provided for each residential unit and shall be no less than 50 square feet with a minimum dimension of 6 feet in each direction.
- (5) Private open space may be substituted for additional common open space or common interior space the size of which will be equivalent to the displaced private open space. The minimum dimension of this space shall be 15 feet in each direction.

(g) Landscape Standards

- (1) Where a front yard is present, one (1) 24" box size tree per 25 lineal feet shall be provided. The trees may be placed in groups in order to achieve a particular design.
- (2) Six (6) 5-gallon size shrubs, ten (10) one-gallon size herbaceous perennials/shrubs and turf or acceptable dry climate ground cover shall be planted for every required tree.
- (3) Courtyards located over garages shall be designed to avoid the sensation of forced podium hardscape.
- (4) Trees in the front yard shall be of small scale that do not exceed 12-15' height at maturity and suitable for built-in concrete planters or containers with a 36-inches minimum width.
- (5) One 36-inch box specimen tree is required per courtyard that meets the minimum dimensions. For courtyards that exceed the minimum dimensions, two or more 24-inch box smaller size trees may be substituted for the 36-inch box tree.
- (6) Where rear yards are present, at least one (1) 36-inch box canopy tree per 30 lineal feet shall be planted directly in the ground.
- (7) When side yards are present, at least one (1) 24-inch box tree per 30 lineal feet shall be planted to protect privacy of neighbors. The trees may be placed in groups in order to achieve a particular design.

(h) Frontage Standards

- (1) Entrance doors are oriented fronting toward the courtyard(s) or the street when fronting to

(i) Building Size and Massing Standards

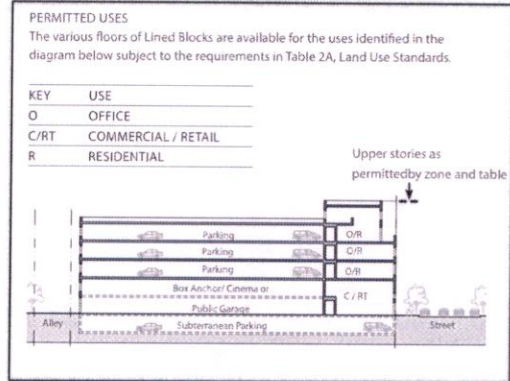
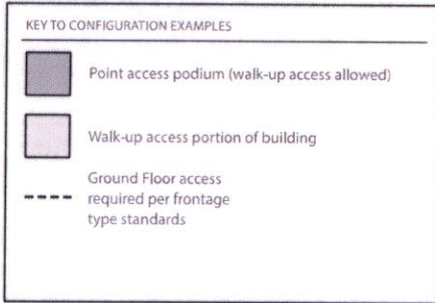
- (1) Each unit shall have at least one side exposed to the outdoors with direct access to common or private open space.
- (2) Buildings may contain any of three types of dwellings: flats, townhouses and lofts.
- (3) Units may be as repetitive or unique as deemed by individual designs.
- (4) Buildings may be composed of one dominant volume.
- (5) A Lined Block shall comply with the height ratios established in Table BT-5, entitled Maximum Ratio for Each Lined Block Story.

Table BT-5				
Maximum Ratio of each Lined Block Story				
STORY	Ground Floor	2	3-5	6
% of ground floor by story	100%	100%	85% [1]	85%

[1] For any percentage less than 100%, the percentage refers to the percentage of the ground floor footprint of the building area that is permitted for this particular story.

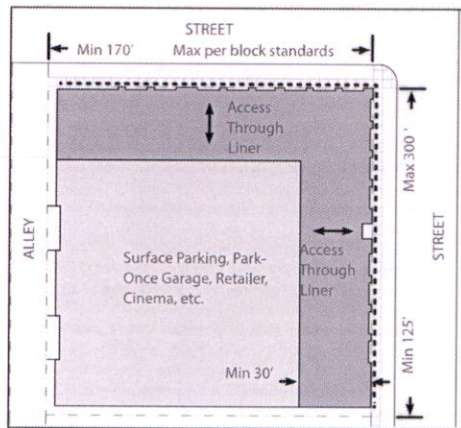
(j) Accessory Dwellings. Accessory dwellings shall not be permitted.

(k) Accessory Structures. Accessory structures shall not be permitted.

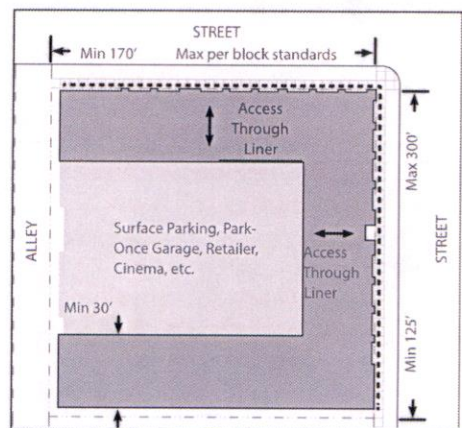


Illustrative Section Configuration Diagram

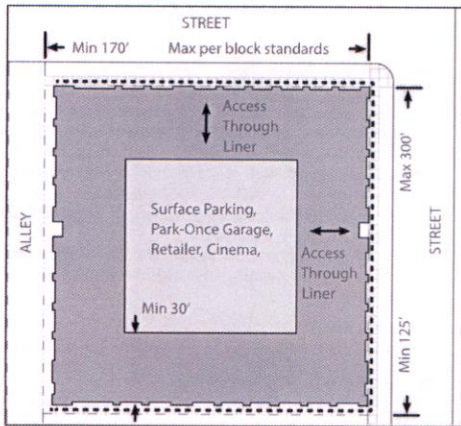
Below: Examples of allowed Lined Block site configurations



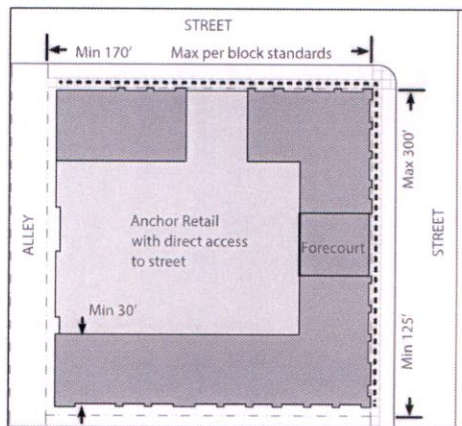
Illustrative Plan Diagram - Example A



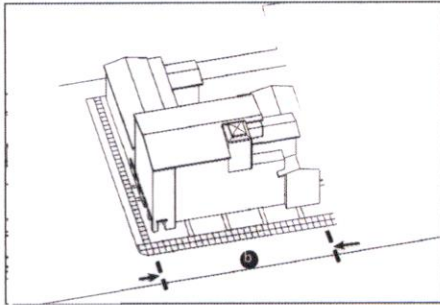
Illustrative Plan Diagram - Example B



Illustrative Plan Diagram - Example C



Illustrative Plan Diagram - Example D



Illustrative Axonometric Diagram



Illustrative Photo: Stacked Dwellings



Illustrative Photo: Stacked Dwellings with a stoop entry



Illustrative Photo: Stacked Dwellings with stoops

Sec. 41-2024. Stacked Dwellings Building Type.

(a) A Stacked Dwelling is a structure of single-floor or multi-floor dwellings of similar configuration either above or below that are stacked.

(b) Lot Width and Depth. The minimum lot width shall be 200 feet and the maximum lot width shall be 250 feet. The depth of the lot shall be a minimum of 200 feet. The minimum and maximum lot width and the minimum lot depth shall be as prescribed in Table BT-1 (Permitted Building Types).

(c) Access Standards

- (1) Entrance to the residential portions of the building shall be through a street level lobby, courtyard access, or through a combination of street/podium lobby directly accessible from the street.
- (2) The main entrance to each ground floor unit shall be directly from the street. Secondary access shall be through an elevator and corridor.
- (3) Access to each unit above the second level, not accessed through a podium, is through an interior corridor of at least 6 feet in width with recessed doors or seating alcoves/offsets at least every 100 feet.
- (4) Each level of the building shall have access to the garage via an elevator.

(d) Parking Standards

- (1) Required parking shall be accommodated in an underground garage, surface parking, tuck under parking, or a combination thereof.
- (2) Dwellings shall have indirect access to their parking stall(s).

(e) Service Standards

- (1) Utility meters shall be screened from view from the street and shall not be located within any required landscape or setback area.
- (2) Mail boxes shall not be located in any required open space, landscape or setback areas or detract from the primary entrance to the development.

(f) Open Space Standards

- (1) The common open space shall be at the rear or side yard designed as a courtyard. This common open space shall be equal to 15 percent of the lot and open to the sky. Courtyards may be located on the ground or on a podium. Side yards may be formed as common use gardens.
- (2) Minimum courtyard dimension is 40 feet when the long axis of the courtyard is oriented EW and 30 feet for a NS orientation. Courtyard proportions shall not be less than 1:1 between the width of the courtyard and the height of the building for at least 2/3 of the court's perimeter. Horizontal shifts in upper floors adjacent to a court shall not exceed 1/2 the height of each upper floor.
- (3) In 40 foot wide courtyards, frontages and architectural projections are permitted on two opposing sides of the courtyard provided a minimum courtyard width of 40 feet is maintained. Frontages and architectural projections are permitted on one side of a 30 foot wide courtyard provided a minimum courtyard width of 30 feet is maintained.
- (4) Private open space shall be provided for each residential unit and shall be no less than 50 square feet with a minimum dimension of 6 feet in each direction.
- (5) Private open space may be substituted for additional common open space or common interior space, the size of which will be equivalent to the displaced private open space. The minimum dimension of this space shall be 15 feet in each direction.

(g) Landscape Standards

- (1) Front yard trees shall not exceed the height of the buildings at maturity, except at the margins of the lot, where they may be used to frame and separate the building from its neighbors. The trees shall be planted at the rate of one (1) 24-inch box tree per 25 lineal feet of front yard. The trees may be placed in groups in order to achieve a particular design.
- (2) In the rear yard, at least one (1) 36-inch box canopy tree per 30 lineal feet shall be planted directly in the ground.
- (3) Courtyards located over garages shall be designed to avoid the sensation of forced podium hardscape.
- (4) One 36-inch box specimen tree is required per courtyard that meets the minimum dimensions. For courtyards that exceed the minimum dimensions, two or more 24-inch box smaller size trees may be substituted for the 36-inch box tree.
- (5) Six (6) 5-gallon size shrubs, ten (10) one-gallon size herbaceous perennials/shrubs and turf or acceptable dry climate ground cover shall be planted for every required tree.
- (6) Side yard trees shall be placed to create a particular sense of place at a rate of one 24-inch box tree per 30 lineal feet.

(h) Frontage Standards

- (1) Living rooms, dining rooms and bedrooms are oriented fronting toward the courtyard(s) or street. Service rooms are oriented backing to corridors.

(b) Stoops up to 3 feet in height may be placed above subterranean parking, provided the area

(i) Building Size and Massing Standards

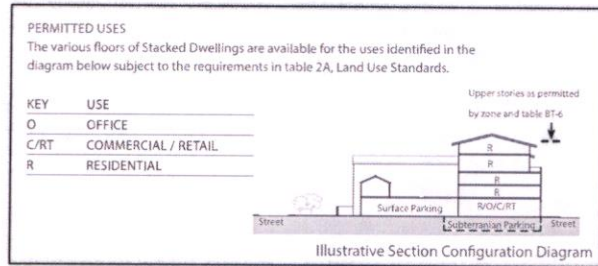
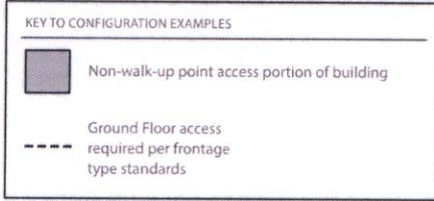
- (1) Buildings may contain any of 3 types of dwellings: flats, townhouses and lofts.
- (2) Units may be as repetitive or unique as deemed by individual designs.
- (3) Buildings may be composed of one dominant volume, flanked by secondary ones.
- (4) Each unit shall have at least one side exposed to the outdoors with direct access to common or private open space.
- (5) A Stacked Dwellings shall comply with the height ratios established in Table BT-6 entitled Maximum Ratio for Each Stacked Dwellings Story.

Table BT-6				
Maximum Ratio of each Stacked Dwellings Story				
STORY	Ground Floor	2	3-5	6
% of ground floor by story	100%	100%	75.85% ^[1]	50.85%

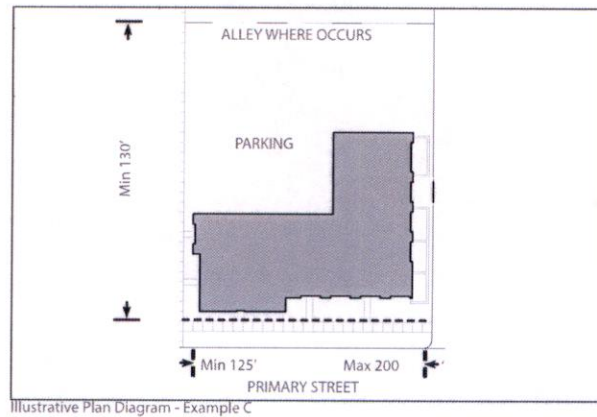
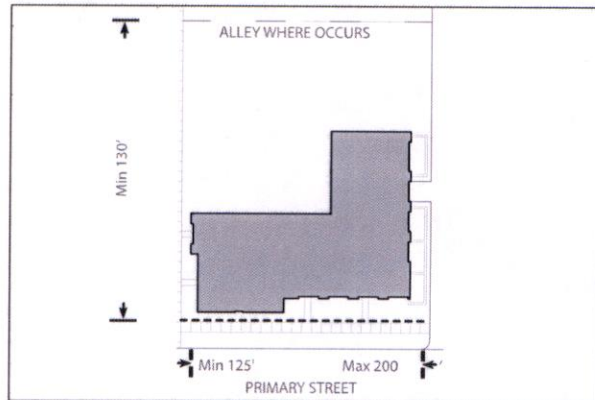
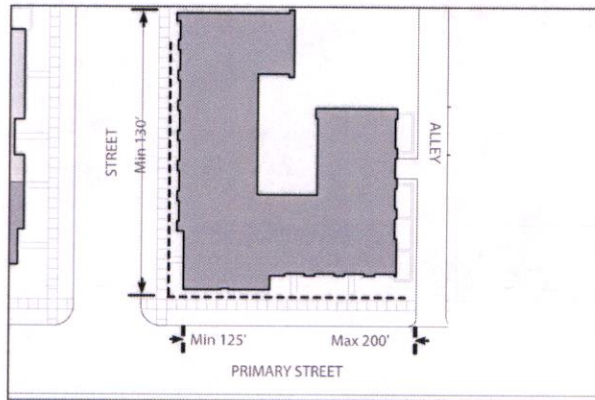
[1] For any percentage less than 100%, the percentage refers to the percentage of the ground floor footprint of the building area that is permitted for this particular story.

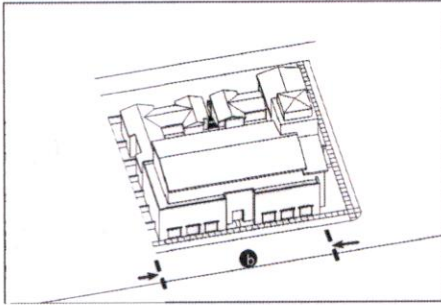
(j) Accessory Dwellings. Accessory dwellings shall not be permitted.

(k) Accessory Structures. Accessory structures shall not be permitted.



Below: Examples of allowed Stacked Dwelling site configurations





Illustrative Axonometric Diagram



Illustrative Photo: Hybrid Court with stoop frontages



Illustrative Photo: Hybrid Court courtyard



Illustrative Photo: Hybrid Court access to the second level

Sec. 41-2025. Hybrid Court Building Type.

(a) Hybrid Court is a building composed of two building types, the stacked dwelling and courtyard housing, arranged around a courtyard(s). This building type combines a point-access portion of the stacked dwelling building type (access through a double loaded corridor) with a walk-up portion of the courtyard housing building type (access directly from the street or courtyard). The building may be designed for occupancy by retail, service, or office uses on the ground floor, with upper floors also configured for those uses or for residences

(b) Lot Width and Depth. The minimum lot width shall be 200 feet and the maximum lot width shall be 250 feet. The depth of the lot shall be a minimum of 200 feet. The minimum and maximum lot width and the minimum lot depth shall be as prescribed in Table BT-1 (Permitted Building Types).

(c) Access Standards

- (1) The main entrance to each ground floor unit shall be directly from the street.
- (2) Entrance to the residential portions of the stacked dwelling element shall be through a dedicated street level lobby, or through a dedicated podium lobby accessible from the street or through a side yard.
- (3) Access to each unit above the second level in the stacked dwelling element not accessed from the podium is through an interior, double-loaded corridor of at least 6 feet in width with recessed doors or seating alcoves/offsets at least every 100 feet. For other units, access shall be directly off a common courtyard or through stairs serving up to 3 dwellings.
- (4) Elevator access shall be provided between the garage and each level of the stacked dwellings portion of the building.

(d) Parking Standards

- (1) Required parking shall be accommodated in an underground garage, surface parking, tuck under parking, or a combination thereof.
- (2) Dwellings shall have indirect access to their parking stall(s).

(e) Service Standards

- (1) Utility meters shall be screened from view from the street and shall not be located within any required landscape or setback area.
- (2) Mail boxes shall not be located in any required open space, landscape or setback areas or detract from the primary entrance to the development.

(f) Open Space Standards

- (1) The common open space shall be designed as a central courtyard or partial, multiple, separated or interconnected courtyards. This area shall equal to 15 percent of the lot and shall be open to the sky. Courtyards may be located on the ground or on a podium. Side yards may be formed as common use gardens.
- (2) Minimum courtyard dimension is 40 feet when the long axis of the courtyard is oriented EW and 30 feet for a NS orientation. Courtyard proportions shall not be less than 1:1 between the width of the courtyard and the height of the building for at least 2/3 of the court's perimeter. Horizontal shifts in upper floors adjacent to a court shall not exceed 1/2 the height of each upper floor.
- (3) In 40 foot wide courtyards, frontages and architectural projections are permitted on two opposing sides of the courtyard provided that an overall minimum width of 40 feet is maintained. Frontages and architectural projections are permitted on one side of a 30 foot wide courtyard provided an overall minimum width of 30 feet is maintained.
- (4) Private open space is required for each residential unit and shall be no less than 50 square feet with a minimum dimension of 6 feet in each direction.
- (5) Private open space may be substituted for additional common open space or common interior space, the size of which will be equivalent to the displaced private open space. The minimum dimension of this space shall be 15 feet in each direction.

(g) Landscape Standards

- (1) Where a front yard is present, one (1) 24-inch box tree per 25 lineal feet shall be planted. The trees may be placed in groups in order to achieve a particular design.
- (2) Courtyards located over garages shall be designed to avoid the sensation of forced podium hardscape.
- (3) Side yard trees shall be placed to create a particular sense of place at a rate of one (1) 24-inch box tree per 30 lineal feet.
- (4) One 36-inch box specimen tree is required per courtyard that meets the minimum dimensions. For courtyards that exceed the minimum dimensions, two or more 24-inch box smaller size trees may be substituted for the 36-inch box tree.
- (5) Six (6) 5-gallon size shrubs, ten (10) one-gallon size herbaceous perennials/shrubs and turf or acceptable dry climate ground cover shall be planted for every required tree.
- (6) In the rear yard, at least one (1) 24-inch box canopy tree per every 25 lineal feet planted directly in the ground.
- (7) Front yard trees shall be of small scale that shall not exceed 12-15' height at maturity and are suitable for built-in concrete planters or containers with a 36" minimum width.

(h) Frontage Standards

- (1) Entrance doors and social rooms, such as living rooms and dining rooms are oriented fronting toward the courtyard(s) or the street when fronting one. Service rooms are oriented to the degree possible backing to corridors in the Stacked Dwellings portion and to side yards, service yards and rear yards in the courtyard housing portion.
- (2) Stoops up to 3 feet in height may be placed above subterranean parking, provided the area adjacent is landscaped and the stoops are scaled to the street and building.

(i) Building Size and Massing Standards

- (1) Each unit shall have at least one side exposed to the outdoors with direct access private or common open space.
- (2) Buildings may contain any of three types of dwellings: flats, townhouses and lofts.
- (3) Units may be as repetitive or unique as deemed by individual designs.

(4) The Stacked Dwellings portion of the building may be composed of one dominant volume flanked by secondary ones. The courtyard housing portion of the building shall follow the courtyard housing standards.

(5) A Hybrid Court shall comply with the height ratios established in Table BT-7 entitled Maximum Ratio for Each Hybrid Courts Story.

STORY	Ground Floor	2	3	3-5	6
% of ground floor by story	100%	100%	85%	50%	40%

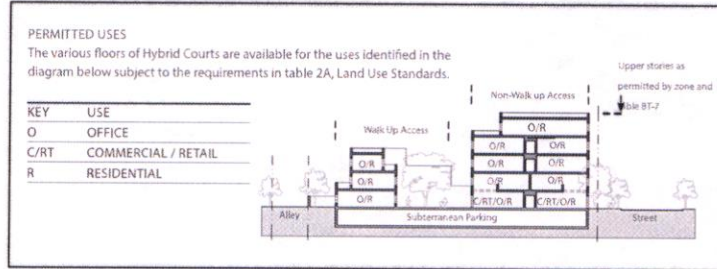
(1) For any percentage less than 100%, the percentage refers to the percentage of the ground floor footprint of the building area that is permitted for this particular story.

(j) Accessory Dwellings. Accessory Dwellings shall not be permitted.

(k) Accessory Structures. Accessory structures shall not be permitted. Detached garages shall be permitted

KEY TO CONFIGURATION EXAMPLES

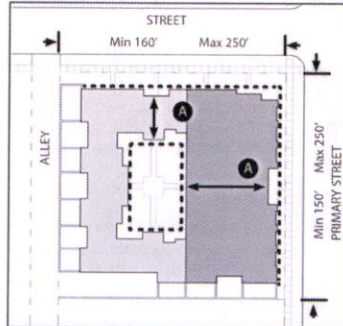
- Non-walk-up (point) access portion of building
- Walk-up access portion of building
- Ground Floor access required per frontage type standards
- Minimum of 1 access point required from street directly to courtyard (total number of access points as determined by PBA).



Illustrative Section Configuration

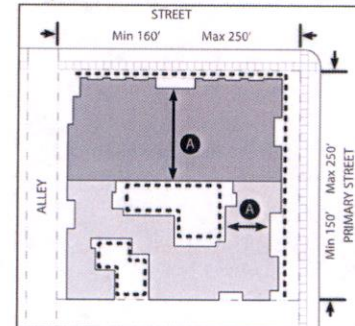
Below: Examples of allowed Hybrid Court site configurations

Single Court

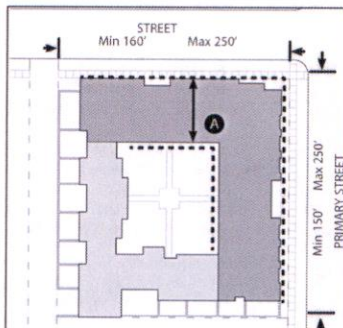


Illustrative Plan Diagram - Example A

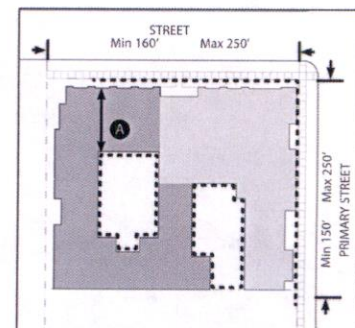
Multiple Courts



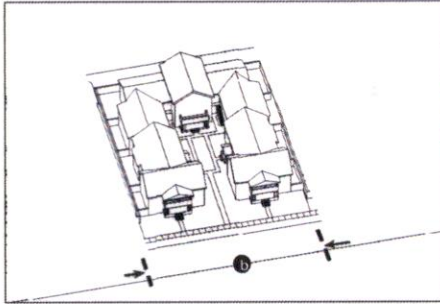
Illustrative Plan Diagram - Example B



Illustrative Plan Diagram - Example C



Illustrative Plan Diagram - Example D



Illustrative Axonometric Diagram



Illustrative Photo: Courtyard with fountain and individual gar-



Illustrative Photo: Courtyard with direct street and court



Illustrative Photo: Courtyard with zaguan linking two court-

Sec. 41-2026. Courtyard Housing Building Type

(a) Courtyard Housing is a building type consisting of residences that may be arranged in four possible configurations: townhouses, townhouses over flats, flats, and flats over flats. The structures are arranged next to each other on one or more courts that are partly or wholly open to the street.

(b) Lot Width and Depth. The minimum lot width shall be 200 feet and the maximum lot width shall be 250 feet. The depth of the lot shall be a minimum of 200 feet. The minimum and maximum lot width and the minimum lot depth shall be as prescribed in Table BT-1 (Permitted Building Types).

(c) Access Standards

- (1) The main entry to each ground floor unit shall be directly off a common courtyard or from the street.
- (2) Access to second story units not accessed directly from a podium shall be through stairs, serving up to 3 units.
- (3) Elevator access, if any, shall be provided between the garage and courtyard/podium only.

(d) Parking Standards

- (1) Required parking shall be accommodated in an underground or above-ground garage, surface parking, tuck under parking, or a combination thereof.
- (2) Dwellings may have direct or indirect access to their parking stall(s), or direct access to stalls enclosed within the garage.

(e) Service Standards

- (1) Utility meters shall be screened from view from the street and shall not be located within any required landscape or setback area.

(f) Open Space Standards

- (1) The common open space shall be designed as a central courtyard or partial, multiple, separated or interconnected courtyards. The common open space shall be at least 15 percent of the lot and must be open to the sky.
- (2) Courtyard proportions shall not be less than 1:1 between the width of the courtyard and height of the building for at least 2/3 of the court's perimeter. Horizontal shifts in upper floors adjacent to a court shall not exceed 1/2 the height of each upper floor. In a project with multiple courtyards, at least two of the courtyards shall conform to the patterns above.
- (3) In 40 foot wide courtyards, frontages and architectural projections are permitted on two opposing sides of the courtyard provided that an overall minimum width of 40 feet is maintained. Frontages and architectural projections are permitted on one side of a 30 foot wide courtyard provided an overall minimum width of 30 feet is maintained.
- (4) Courtyards shall be connected to each other and to the public way by zaguanos or paseos.
- (5) Private open space is required for each residential unit and shall be no less than 90 square feet with a minimum dimension of 6 feet in each direction.
- (6) Private open space may be substituted for additional common open space or common interior space, the size of which shall be equivalent to the displaced private open space. The minimum dimension of this space shall be 15 feet in each direction.

(g) Landscape Standards

- (1) Landscape shall not obscure front yards on adjacent lots or the shopfront of ground floor flex space. Front yard trees shall not exceed 1.5 times the height of the porch at maturity, except at the margins of the lot, where they may be no more than 1.5 times the height of building at maturity. Trees shall be planted at the rate of one (1) 36-inch box tree per 25 lineal feet of front yard. Trees may be placed in groups in order to achieve a particular design.
- (2) In the rear yard, at least one (1) 24-inch canopy tree per 25 lineal feet shall be planted directly in the ground.
- (3) One 36-inch box specimen tree is required per courtyard that meets the minimum dimensions. For courtyards that exceed the minimum dimensions, two or more 24-inch box smaller size trees may be substituted for the 36-inch box tree.
- (4) In courtyards over garages, one (1) 24-inch box size tree of small scale (12-15' height at maturity) or similar tall shrubs shall be used in planters with a 36" minimum dimension.
- (5) Side yard trees shall be placed at a rate of one (1) 24-inch box tree per 30 lineal feet for privacy of neighbors.
- (6) Six (6) 5-gallon size shrubs, ten (10) one-gallon size herbaceous perennials/shrubs and turf or acceptable dry climate ground cover shall be planted for every required tree.

(h) Frontage Standards

- (1) Entrance doors and social rooms such as living rooms and dining rooms are oriented toward the courtyard(s) and the fronting street. Service rooms shall be oriented backing to side yards, service yards and rear yards to the degree possible.
- (2) Frontages and architectural projections or features such as towers, loggias and entry stairs shall not encroach into the required minimum dimension of a courtyard.
- (3) Stoops up to 3 feet in height may be placed above subterranean parking, provided the area adjacent is landscaped and the stoops are scaled to the street and building.

(i) Building Size and Massing Standards

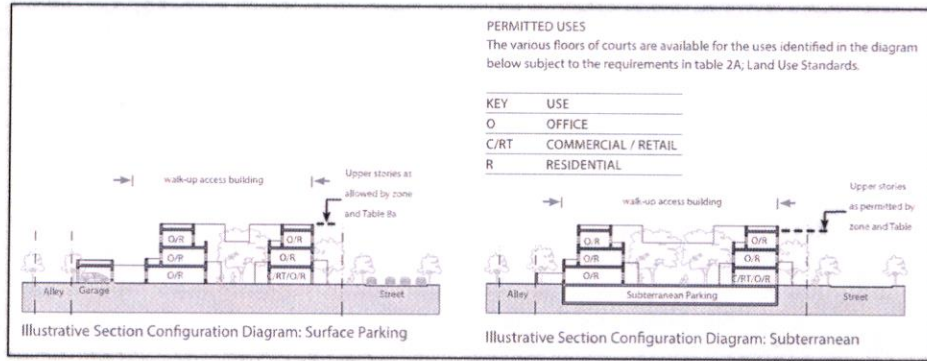
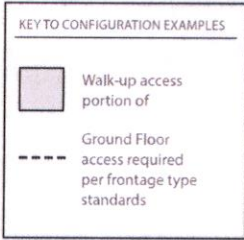
- (1) Buildings shall be composed of one, two and three story masses, each designed to house scale, and not necessarily representing a single dwelling.
- (2) 3-story buildings shall be composed of single story and stacked units. In this case, the visibility of elevators and of exterior corridors at the third story shall be minimized by incorporation into the mass of the building.
- (3) Buildings may contain any three types of dwellings: flats, townhouses, and lofts.
- (4) Units may to be as repetitive or unique as deemed by individual designs.
- (5) 4 and 5-story masses shall be minimized inside courtyards and apparent on street frontages.
- (6) The intent of these standards is to provide for courtyard housing projects with varying building heights. Courtyard housing shall comply with the height ratios established in Table BT-8, entitled Maximum Ratio for Each Courtyard Housing Story.

	Maximum Ratio of Each Courtyard Housing Story				
STORY	Ground Floor	2	3	4	5
% of ground floor by story	100%	100%	85%[1]	55%	40%

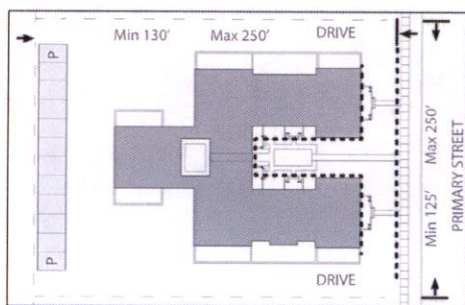
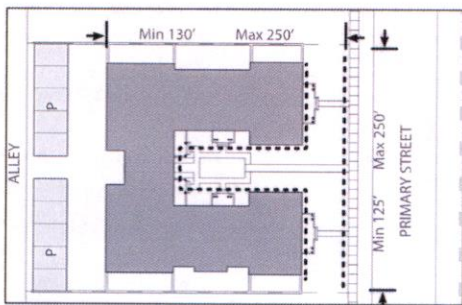
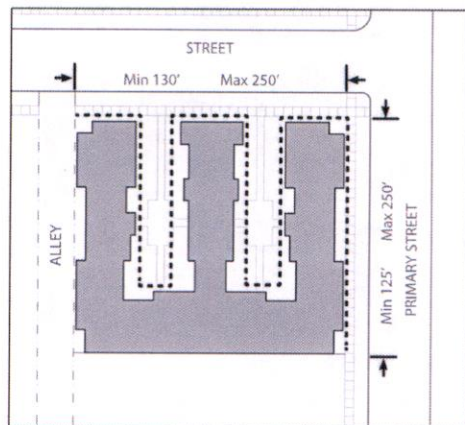
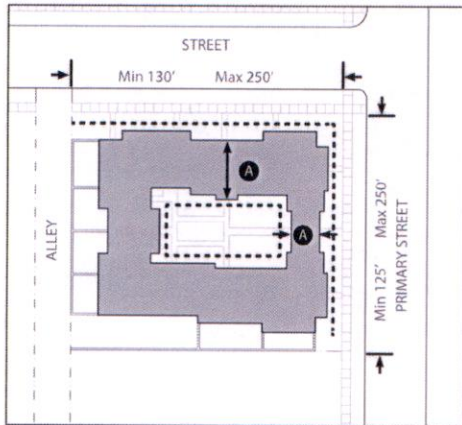
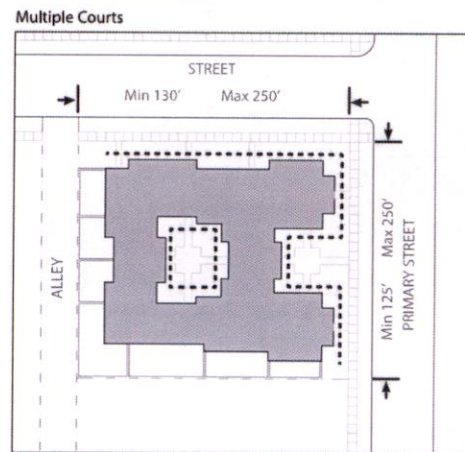
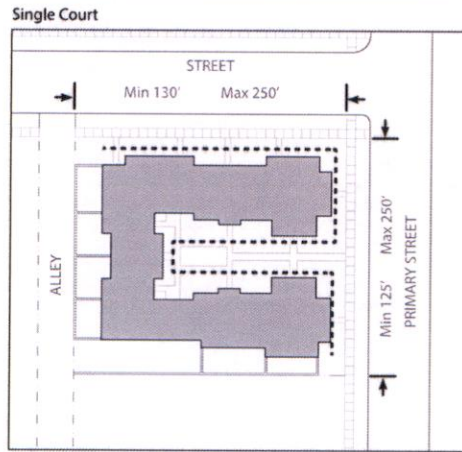
[1] For any percentage less than 100%, the percentage refers to the percentage of the ground floor footprint of the building area that is permitted for this particular story.

(j) Accessory Dwellings: Accessory dwellings shall not be permitted

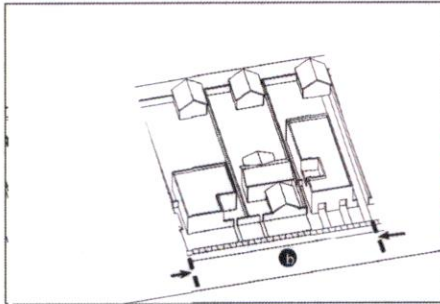
(k) Accessory Structures shall not be permitted. Detached garages shall be permitted.



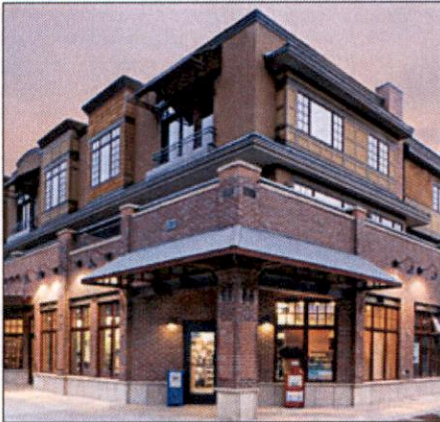
Below: Examples of allowed courtyard housing site configurations



A Required access to courtyard directly from street (minimum 1 access point; total number of access points as determined by PBA).



Illustrative Axonometric Diagram



Illustrative Photo: Live-work type with office and retail front-



Illustrative Photo: Live-work type with shopfront frontage



Sec. 41-2027. Live/Work Building Type.

(a) Live/Work is an integrated residence and work space (located on the ground floor), occupied and utilized by a single household in an array of at least 3 such structures, or a structure with at least 3 units arranged side by side along the primary frontage, that has been designed or structurally modified to accommodate joint residential occupancy and work activity.

(b) Lot Width and Depth. The minimum lot width shall be 200 feet and the maximum lot width shall be 250 feet. The depth of the lot shall be a minimum of 200 feet. **The minimum and maximum lot width and the minimum lot depth shall be as prescribed in Table BT-1 (Permitted Building Types).**

(c) Access Standards

- (1) The main entrance to the ground floor work space shall be accessed directly from and face the street.
- (2) The upstairs dwelling shall be accessed by a separate entrance, and by a stair or elevator.
- (3) For lots without alleys, garages and services shall be accessed by a driveway 8 to 10 feet in width with 2-foot planters on each side when serving a private 2-car garage and 18 to 20 feet in width with 2-foot planters on each side when serving more than one private 2-car garage.
- (4) Accessibility should be accommodated between a pair of units and not in the front yard to the degree possible.

(d) Parking Standards

- (1) At least one required parking space shall be in a garage, attached to or detached from the dwelling.
- (2) Additional required parking spaces may be enclosed, covered or open.

(e) Service Standards

- (1) Services (including all utility access, aboveground equipment, and trash containers) shall be located on an alley when present, or in the rear of the lot for those lots without alley-access.

(f) Open Space Standards

- (1) For all buildings, except for those with a tuck-under garage, the private open space shall be in the rear yard of each unit. The private open space shall be no less than 15% of the area of the lot or portion of the lot allocated for the unit. The private open space shall be of a regular geometry and open to the sky. The minimum dimension of each rear yard shall be 15 feet.
- (2) For buildings with tuck-under garage, one primary common open space of a regular geometry shall be provided. This common open space shall be equal to 15 percent of the lot, and shall be open to the sky. The minimum dimension for the common open space shall be 30 feet in each direction. Additionally, private open space shall be provided for each unit. The private open space shall be equal to 50 square feet per unit. Private open space may be substituted for additional common open space or common interior space, the size of which will be equivalent to the displaced private open space. The minimum dimension of the substituted common open space shall be 15 feet in each direction.

(g) Landscape Standards

- (1) Landscape shall not obscure front yards on adjacent lots or the shopfront of ground floor flex space. Front yards trees shall not exceed 1.5 times the height of the porch at maturity, except at the margins of the lot, where they may be no more than 1.5 times the height of building at maturity. Trees shall be planted at the rate of one (1) 36-inch box tree per 25 lineal feet of front yard. Trees may be placed in groups in order to achieve a particular design.
- (2) In each unit's rear yard, at least one (1) 24-inch canopy tree shall be provided for shade and privacy.
- (3) Side yards trees shall be placed a rate of one (1) 24-inch box tree per 30 lineal feet to protect the privacy of neighbors.
- (4) Six (6) 5-gallon size shrubs, ten (10) one-gallon size herbaceous perennials/shrubs and turf or acceptable dry climate ground cover shall be planted for every required tree.

(h) Frontage Standards

- (1) Each live/work unit shall be designed so that social areas (e.g., living room, family room, dining room, etc.), rather than sleeping and service rooms, are oriented toward the fronting street or to the courtyard.

(i) Building Size and Massing Standards

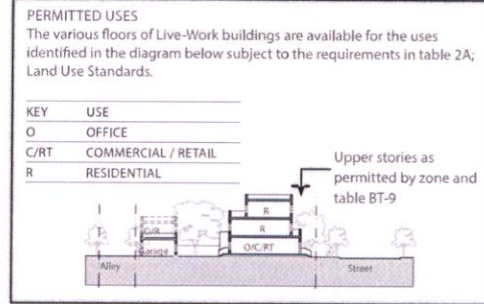
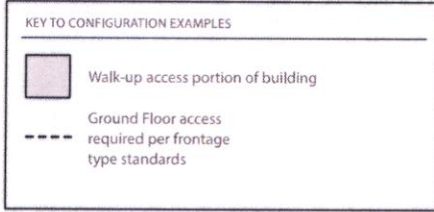
- (1) Buildings shall be composed of 2 or 3-story volumes in compliance with the standards for the applicable zone.
- (2) Buildings on corner lots shall be designed with two front facades.
- (3) The minimum unit frontage shall be 21 feet.
- (4) A live/work shall comply with the height ratios established in Table BT-9, entitled Maximum Ratio for Each Live/Work Story.

Table BT-9			
Maximum Ratio of each Live/Work Story			
All Zones Except UN-1 & UN-2 Zones			
Story	Ground Floor	2	3
		100%	100%
% of ground floor by story	UN-1 & UN-2 Zones		
	100%	80% [1]	50%

[1] For any percentage less than 100%, the percentage refers to the percentage of the ground floor footprint of the building area that is permitted for this particular story.

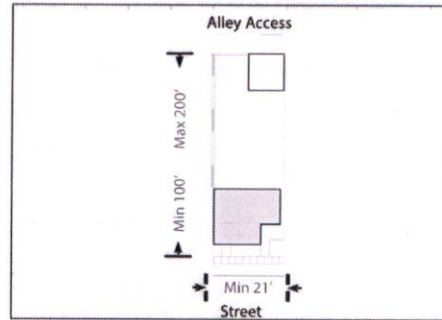
(j) Accessory Dwellings. Accessory dwellings shall not be permitted.

(k) Accessory Structures. Accessory structures shall be permitted.

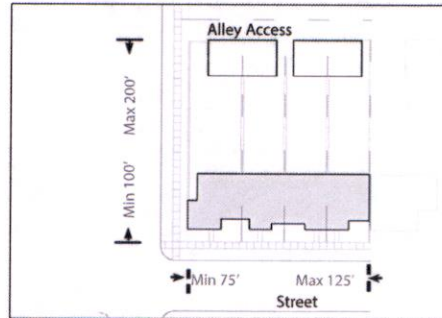


Illustrative Section Configuration Diagram

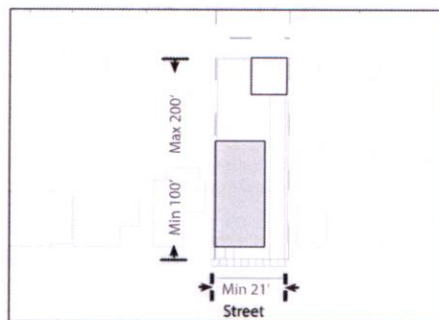
Below: Examples of allowed Live-Work type site configurations



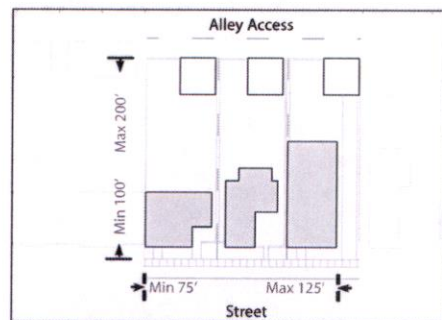
Illustrative Plan Diagram-Example A



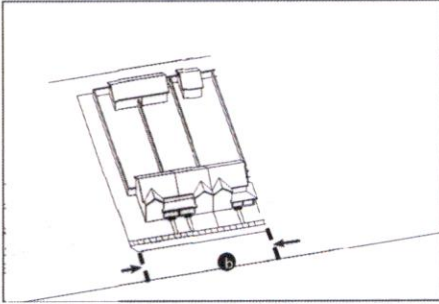
Illustrative Plan Diagram- Example B



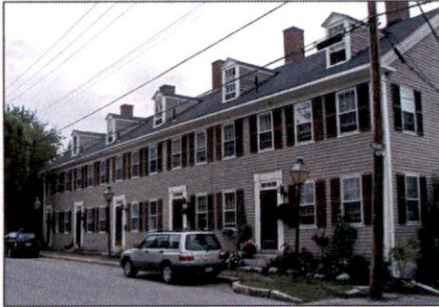
Illustrative Plan Diagram: Street access- Example D



Illustrative Plan Diagram- Example C



Illustrative Axonometric Diagram



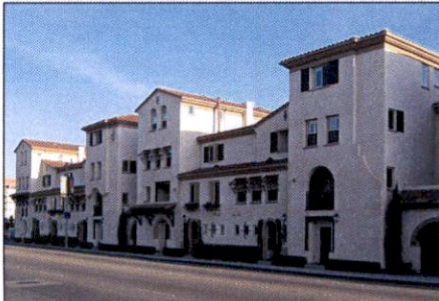
Illustrative Photo: Rowhouse building with stoop frontages



Illustrative Photo: Rowhouse building with stoop frontages



Illustrative Photo: Individual Rowhouses with stoop frontages



Illustrative Photo: Rowhouse Building with direct sidewalk access

Sec. 41-2028. Rowhouse Building Type

(a) Rowhouse is an individual structure on a parcel with a private rear yard and individual garage accessed from an alley, occupied by one primary residence in an array of at least 3 such structures or a structure of 3 multiple townhouse unit types arranged side by side along the primary frontage.

(b) Lot Width and Depth. The minimum lot width shall be 200 feet and the maximum lot width shall be 250 feet. The depth of the lot shall be a minimum of 200 feet. **The minimum and maximum lot width and the minimum lot depth shall be as prescribed in Table BT-1 (Permitted Building Types).**

(c) Access Standards

- (1) The main entrance to each unit shall be accessed directly from and face the street.
- (2) Garages and services shall be accessed from an alley.
- (3) Accessibility should be accommodated between a pair of units and not in the front yard to the degree possible.

(d) Parking Standards

- (1) Required residential unit parking shall be in a garage, which may be attached to or detached from the dwelling.
- (2) Additional required parking spaces may be enclosed, covered or open.

(e) Service Standards

- (1) Services, including all utility access, aboveground equipment and trash containers shall be located on an alley when present or on the rear of the lot for those without alley access.

(f) Open Space Standards

- (1) Private open space shall be located in the rear yard of each unit. The private open space shall be no less than 15% of the area of the lot or portion of the lot allocated for the unit. The private open space shall be of a regular geometry and open to the sky. The minimum dimension for the private open space shall be 15 feet in each direction.

(g) Landscape Standards

- (1) Landscape shall not obscure front yards on adjacent lots. Front yards trees shall not exceed 1.5 times the height of the porch at maturity, except at the margins of the lot, where they may be no more than 1.5 times the height of building at maturity. The trees shall be planted at the rate of one (1) 36-inch box tree per 25 lineal feet of front yard. The trees may be placed in groups in order to achieve a particular design.
- (2) At least one (1) 24-inch canopy tree shall be provided in each private open space for shade and privacy.
- (3) Side yards trees shall be placed a rate of one (1) 24-inch box tree per 30 lineal feet for privacy of neighbors.
- (4) Six (6) 5-gallon size shrubs, ten (10) one-gallon size herbaceous perennials/shrubs and turf or acceptable dry climate ground cover shall be planted for every required tree.

(h) Frontage Standards

- (1) Each rowhouse ground level shall be designed so that social areas such as the living room, family room, dining room, rather than sleeping and service rooms, are oriented toward the fronting street or to the courtyard to the degree possible.

(i) Building Size and Massing Standards

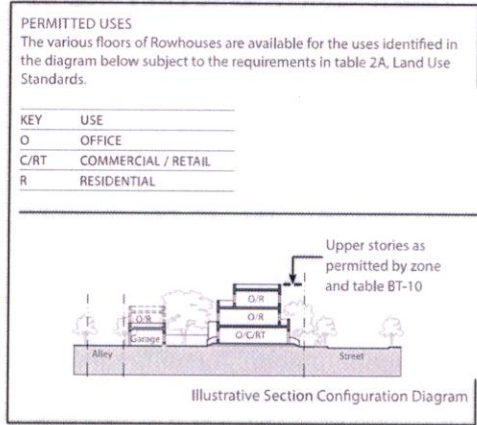
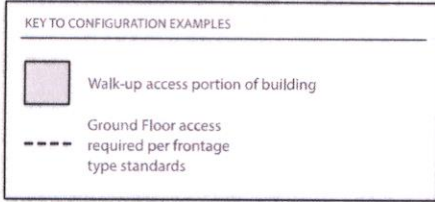
- (1) Buildings shall be composed of 2 or 3-story volumes in compliance with the standards for the applicable zone.
- (2) Buildings on corner lots shall be designed with two front facades.
- (3) Each rowhouse building shall have direct access to yards.
- (4) In a 3-story building, a townhouse dwelling may be stacked over a ground floor flat. In this case, the flat shall be accessed by its own front door at the frontage, and the townhouse dwelling shall be accessed by a separate front door and a stair.
- (5) The minimum unit frontage shall be 21 feet.
- (6) A rowhouse shall comply with the height ratios established in Table BT-10, entitled Maximum Ratio for Each Rowhouse Story.

Table BT-10			
Maximum Ratio of each Rowhouse Story			
All Zones Except UN-1 & UN-2 Zones			
Story	Ground Floor	2	3
% of ground floor by story	100%	100%	100%
	UN-1 & UN-2 Zones		
	100%	80%[1]	50%

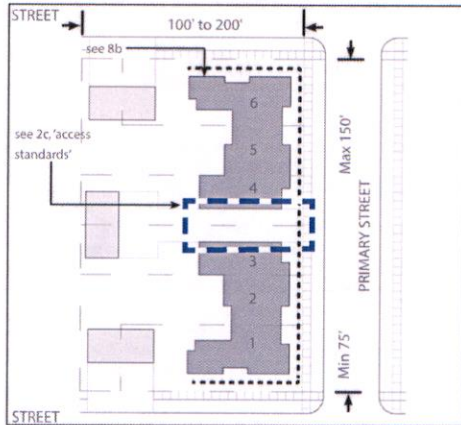
[1] For any percentage less than 100%, the percentage refers to the percentage of the ground floor footprint of the building area that is permitted for this particular story.

(j) **Accessory Dwellings:** Accessory dwellings are not permitted, except in compliance with SAMC section 41-194, Second Dwelling Units.

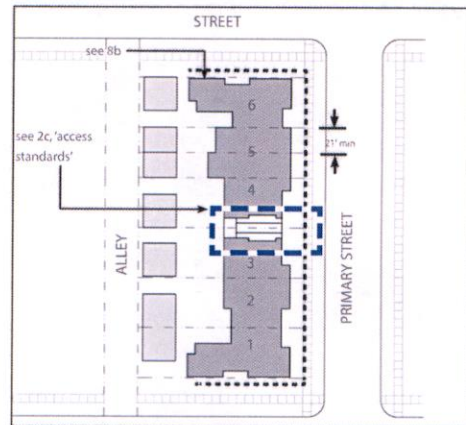
(k) **Accessory Structures:** Accessory structures are permitted.



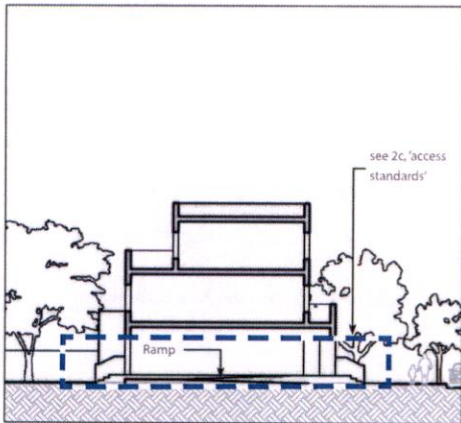
Top Row: Examples of allowed Rowhouse site configurations
Bottom Row: Examples of accommodating Accessibility per Standard (c)(3).



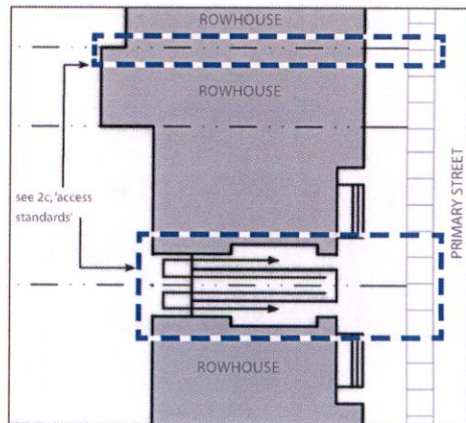
Illustrative Plan Diagram - Example A: Rowhouses in 2 buildings



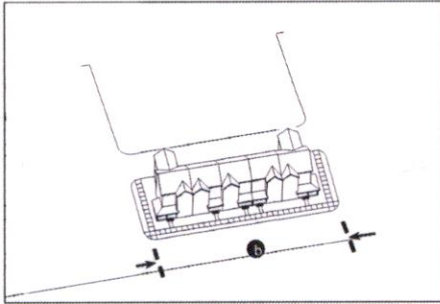
Illustrative Plan Diagram - Example B: 6 Rowhouses in 1 building



Illustrative Section and Plan: ADA Access Between Pair of Rowhouses



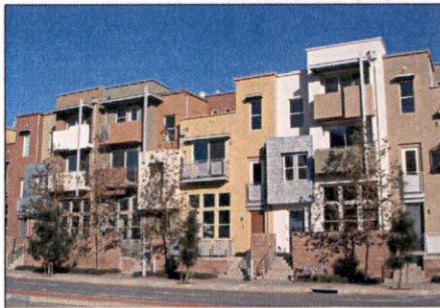
Enlarged site plan



Illustrative Axonometric Diagram



Illustrative Photo: Tuck-under garage access



Illustrative Photo: Tuck-under with stoop frontage



Illustrative Photo: Alley providing service and garage access



Illustrative Photo: Architecture of two individual tuck-under buildings combined at the alley access that separates the two buildings

Sec. 41-2029. Tuck-Under Housing Building Type.

(a) Tuck-under housing is an individual structure on a parcel with no private rear yard and where its garage is tucked under the rear of the house and accessed by an alley. The structure is occupied by one primary residence arranged with at least 4 such structures or at least 4 multiple townhouse units types arranged side by side along the primary frontage.

(b) Lot Width and Depth. The minimum lot width shall be 200 feet and the maximum lot width shall be 250 feet. The depth of the lot shall be a minimum of 200 feet. The minimum and maximum lot width and the minimum lot depth shall be as prescribed in Table BT-1 (Permitted Building Types).

(c) Access Standards

- (1) The main entrance to each unit adjacent to a street shall be directly from and face the street. The main entrance to all other units shall be from a courtyard.
- (2) Garages and services shall be accessed from an alley.
- (3) A back entry from the alley, and beside each garage shall be required for each unit. These entries are to be set back into the lot at a minimum distance of 5 feet so as not to be flush with the alley-facing garage doors.
- (4) Buildings at a street corner may span across the alley provided emergency access is maintained and all required clearances are maintained.
- (5) Accessibility should be accommodated between a pair of units and not in the front yard to the degree possible.

(d) Parking Standards

- (1) Required residential unit parking shall be in a garage that is attached to the dwelling.
- (2) All garages shall be accessed from a parking court separate but adjacent to the alley right-of-way.
- (3) The garage for the dwellings at the end of the structure shall not be accessed directly from the alley. They should be access from parking court.
- (4) Additional required parking spaces may be enclosed, covered, or open.

(e) Service Standards

- (a) Services, including all utility access, aboveground equipment and trash containers shall be located on an alley when present or on the rear of the lot for those without alley access.

(f) Open Space Standards

- (1) One primary common open space of regular geometry is required. This area shall be equal to 15 percent of the lot and shall be open to the sky. The common open space may be located on the ground or on a podium. The minimum dimension for this area shall be 30 feet in each direction.
- (2) Private open space shall be provided for each residential unit. The private open space shall be no less than 90 square feet with a minimum dimension of 6 feet in each direction and shall be open to the sky.
- (3) Private patios are permitted in front yards, subject to encroachments permitted per zone, in building interiors, and on upper floors.
- (4) Single loaded courtyards adjacent to alleys or interior lot lines shall be at least 20 feet in width. The length of such courtyard shall equal to the length of the building frontage.
- (5) Up to 50 percent of the private open space may be substituted for additional common open space or common interior space, the size of which will be equivalent to the displaced private open space. The minimum dimension of this space shall be 15 feet in each direction.

(g) Landscape Standards

- (1) Landscape shall not obscure front yard on adjacent lots. Trees shall be planted at the rate of one (1) 36-inch box tree per 25 lineal feet of front yard. The trees can be placed in groups in order to achieve a particular design.
- (2) Where rear yard setbacks are present, at least one (1) 24-inch canopy tree per unit shall be provided for shade and privacy.
- (3) Side yard trees shall be placed at a rate of one (1) 24-inch box tree per 30 lineal feet for privacy of neighbors.
- (4) Six (6) 5-gallon shrubs, ten (10) one-gallon size herbaceous perennials/shrubs and turf or acceptable dry climate ground cover shall be planted for every required tree.

(h) Frontage Standards

- (1) Each dwelling's ground level shall be designed so that social areas such as the living room, family room, dining room rather than sleeping and service rooms, are oriented toward the fronting street to the degree possible.

(i) Building Size and Massing Standards

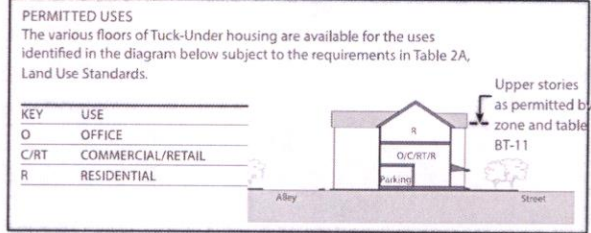
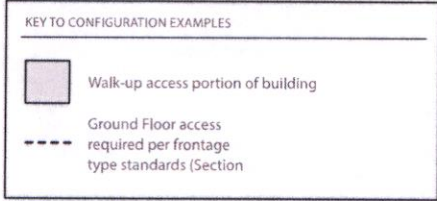
- (1) Buildings shall be composed of 2 or 3-story volumes in compliance with the standards for the applicable zone.
- (2) Buildings on corner lots shall be designed with two front facades.
- (3) Each building shall maintain setbacks from property lines and in compliance with the standards for the applicable zone, providing as much direct access to yards as possible.
- (4) The minimum unit frontage shall be 21 feet.
- (5) A tuck-under shall comply with the height ratios established in Table BT-11, entitled Maximum Ratio for Each Tuck-under Story.

Story	Maximum Ratio of each Tuck-under Story		
	Ground Floor	2	3
% of ground floor by story	100%	80%	50%

[1] For any percentage less than 100%, the percentage refers to the percentage of the ground floor footprint of the building area that is permitted for this particular story.

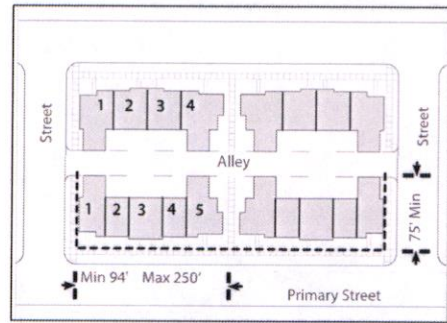
(j) Accessory Dwellings Accessory dwellings shall not be permitted.

(k) Accessory Structures Accessory structures shall not be permitted.

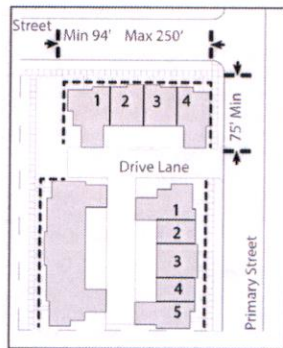


Illustrative Section Configuration Diagram

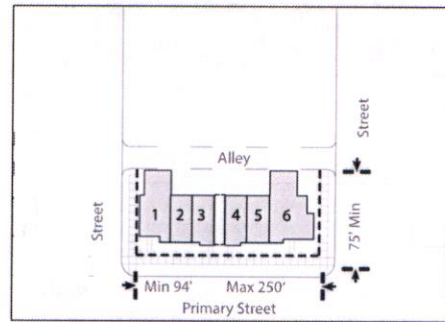
Below: Examples of allowed tuck-under type site configurations



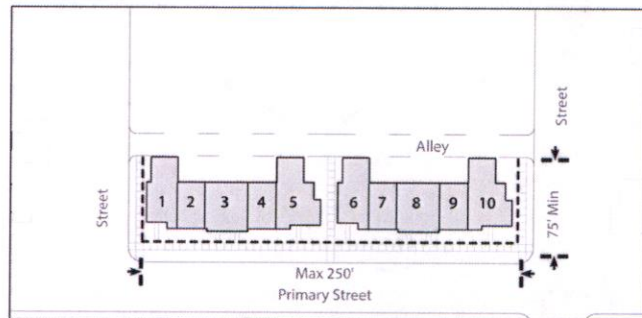
Illustrative Plan Diagram: 5 units in 1 building.



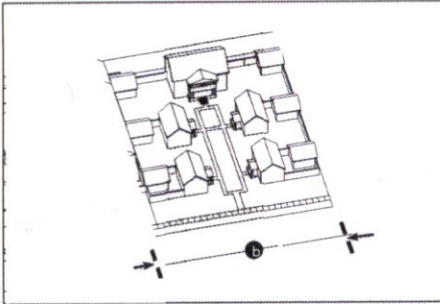
Illustrative Plan Diagram: With drive lane



Illustrative Plan Diagram: 6 units in 1 building with paseo.



Illustrative Plan Diagram: 10 units in 2 buildings



Illustrative Axonometric Diagram

Sec 41-2030. Bungalow Court Building Type

(a) Bungalow court is a configuration of single units arranged around a common, shared courtyard that is wholly open to the street. The individual buildings are arranged next to each other to form the bungalow court building type.

(b) Lot Width and Depth. The minimum lot width shall be 200 feet and the maximum lot width shall be 250 feet. The depth of the lot shall be a minimum of 200 feet. The minimum and maximum lot width and the minimum lot depth shall be as prescribed in Table BT-1 (Permitted Building Types).

(c) Access Standards

- (1) Entrance to units shall be directly from the front yard or from the courtyard.
- (2) Where an alley is not present, parking and services shall be accessed by a driveway 8 to 10 feet wide, with 2-foot planters on each side when serving a private 2-car garage, and 18 to 20 feet in width with 2-foot planters on each side when serving more than one private 2-car garage.
- (3) On a corner lot without access to an alley, parking and services shall be accessed from the side street.

(d) Parking Standards

- (1) Required residential unit parking shall be within individual garages, which shall contain up to four cars.
- (2) Garages on corner lots without alleys shall front onto the side street and shall have 1-car garage doors and driveways no more than 8 feet wide that are separated by planters at least 2 feet wide.
- (3) Garages shall not front the primary street.
- (4) Additional required parking spaces may be enclosed, covered, or open.

(e) Service Standards

- (1) Services, including all utility access, aboveground equipment and trash containers shall be located on an alley when present.
- (2) Where an alley is not present, utility access, above ground equipment and trash containers shall be located in a side or rear yard, at least 10 feet behind the front of the house, and be screened from view from the street with a hedge or solid fence.

(f) Open Space Standards

- (1) The common open space shall be designated as a central courtyard. This area shall be at least 15 percent of the lot of a regular geometry and shall be open to the sky.
- (2) Minimum courtyard dimensions are 40 feet when the long axis of the courtyard is oriented East/West and 30 feet when the courtyard is oriented North/South.
- (3) In 40 foot wide courtyards, frontages and architectural projections are permitted on two opposing sides of the courtyard provided that an overall minimum width of 40 feet is maintained. Frontages and architectural projections are permitted on one side of a 30 foot wide courtyard provided an overall minimum width of 30 feet is maintained.
- (4) Each dwelling shall have a private open space of at least 150 square feet, which may be located in a side yard, rear yard, or adjacent, but separate from the courtyard.
- (5) The private open space shall be at least 10 feet in each direction and enclosed by a fence, wall or hedge.
- (6) Up to 50 percent of the private open space may be substituted for additional common open space or common interior space, the size of which will be equivalent to the displaced private open space. The minimum dimension of this space shall be 15 feet in each direction.
- (7) Each unit shall be separated from the adjacent dwelling by at least 10 feet.
- (8) Porches and stoops may encroach into the required yard setbacks as permitted by the urban standards for the zone.
- (9) Private patios are permitted in any yard.

(g) Landscape Standards

- (1) Landscape shall not obscure front yards on adjacent lots. Front yards trees shall not exceed 1.5 times the height of the porch at maturity, except at the margins of the lot, where they may be no more than 1.5 times the height of building at maturity. The trees shall be planted at the rate of one (1) 36-inch box tree per 25 lineal feet of front yard. The trees may be placed in groups in order to achieve a particular design.
- (2) At least one (1) 24-inch canopy tree shall be provided in each unit rear yard for shade and privacy.
- (3) Side yards trees shall be placed a rate of one (1) 24-inch box tree per 30 lineal feet to protect the privacy of neighbors.
- (4) Six (6) 5-gallon size shrubs, ten (10) one-gallon size herbaceous perennials/shrubs and turf or acceptable dry climate ground cover shall be planted for every required tree.
- (5) One 36-inch box specimen tree is required per courtyard that meets the minimum dimensions.



Above and Below:
Illustrative Photo: Individual houses fronting the court



Above and to the left: Illustrative Photos: Individual houses fronting a court with the entry porch and/or stoop encroaching into the common space.



Above: Illustrative Photo: Individual houses fronting a court with the entry porch and/or stoop encroaching into the common space.

(h) Frontage Standards

For the facade of the ground floor, the design shall be such that the porches, stoops, stairs, porches, terraces, fireplaces, family room, and dining may be substituted for the living and dining rooms, are oriented toward the fronting street or to the courtyard.

(i) Building Size and Massing Standards

- (1) Buildings shall be composed of one or two story volumes and massed as houses.
- (2) Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least three (3) feet, and one vertical break of at least two (2) feet.
- (3) Dwellings within the buildings may be flats or townhouses.
- (4) Buildings on corner lots shall be designed with two front facades.
- (5) A Bungalow Court shall comply with the height ratios established in Table BT-12, entitled Maximum Ratio for Each Bungalow Court Story.

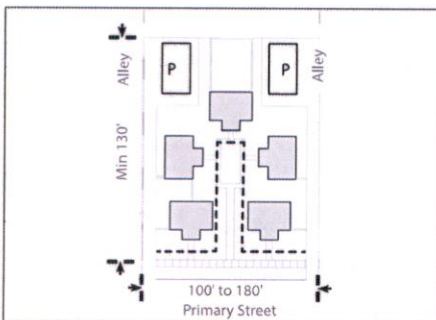
Maximum Ratio of each Bungalow Court Story	
Ground Floor	2
% of ground floor by story	100% 80%[1]

[1] For any percentage less than 100%, the percentage refers to the percentage of the ground floor footprint of the building area that is permitted for this particular story.

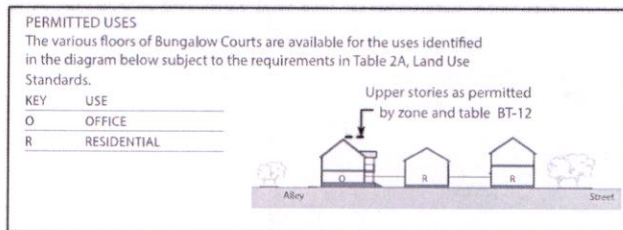
(j) Accessory Dwellings: Accessory dwellings shall not be permitted.

(k) Accessory Structures: Accessory structures shall be permitted.

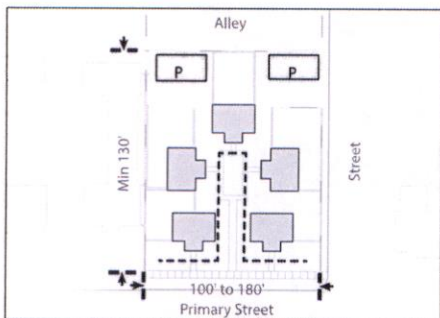
Below: Examples of allowed bungalow-court type site configurations



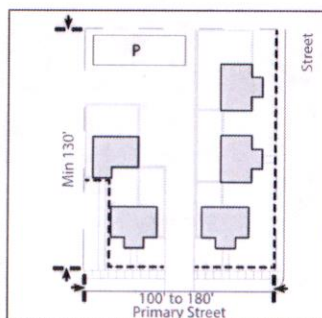
Illustrative Plan Diagram: Street Access



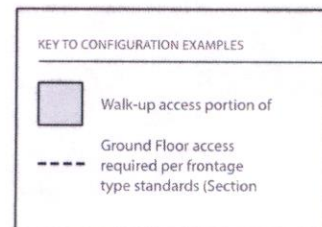
Illustrative Section Configuration Diagram

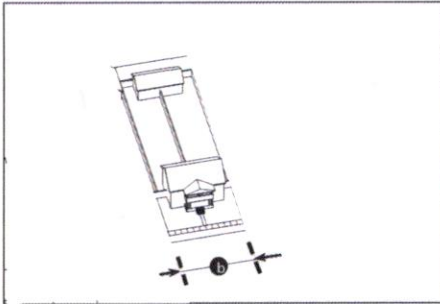


Illustrative Plan Diagram: Alley Access



Illustrative Plan Diagram: Non Alley Access





Illustrative Axonometric Diagram



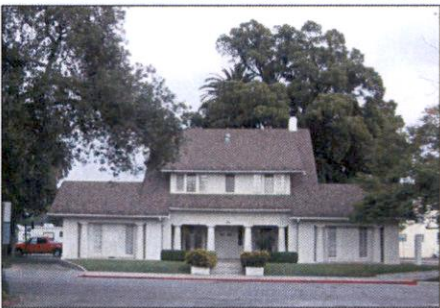
Illustrative Photo: Duplex with Porch Frontage



Illustrative Photo: Triplex with frontyard frontage



Illustrative Photo: Duplex with frontyard and porch frontage



Illustrative Photo: Quadplex with stoop frontage

Sec. 41-2031. Duplex, Triplex, and Quadplex Building Type

(a) Duplex, triplex, and quadplex are multiple dwelling types that are architecturally presented as large single-family houses in their typical neighborhood setting. Such buildings may be used for residential, office, retail, or in combination as permitted by the applicable zone.

(b) Lot Width and Depth. The minimum lot width shall be 200 feet and the maximum lot width shall be 250 feet. The depth of the lot shall be a minimum of 200 feet. The minimum and maximum lot width and the minimum lot depth shall be as prescribed in Table BT-1 (Permitted Building Types).

(c) Access Standards

- (1) The main entrance to each ground floor unit shall be accessed directly from and face the street. Access to second floor units shall be by a stair, which may be open or enclosed, but shall not face the street.
- (2) Where an alley is not present, parking and services shall be accessed by a driveway 8 to 10 feet wide with 2-foot planters on each side when serving a private 2-car garage and 18 to 20 feet in width with 2-foot planters on each side when serving more than one private 2-car garage.
- (3) On a corner lot without access to an alley, parking and services shall be accessed from the side street.

(d) Parking Standards

- (1) Required residential parking shall be within individual garages, which shall contain up to four cars.
- (2) Garages on corner lots without alleys may front onto the side street only if provided with 1-car garage doors, and driveways up to 8 feet wide that are separated by planters at least 2 feet wide.
- (3) A street facing garage may accommodate no more than 2 cars and shall have 1-car garage doors and driveways no more than 8 feet wide that are separated by planters at least 2 feet wide.
- (4) Additional required parking spaces may be enclosed, covered or open.

(e) Service Standards

- (1) Where an alley is not present, services including, utility access, above ground equipment and trash containers shall be located at least 10 feet behind the front of the house, and be screened from view from the street with a hedge or solid fence.

(f) Open Space Standards

- (1) One primary common open space of regular geometry is required. This area shall be equal to 15 percent of the lot, shall be open to the sky and may be located on the ground or on a podium. The minimum dimension for the common open space shall be 15 feet in each direction.
- (2) Private open space is required for each ground floor residential unit. The private open space shall be no less than 150 square feet with a minimum dimension of 10 feet in each direction, enclosed by a fence, wall or hedge and open to the sky.
- (3) Porches and stoops may encroach into a required yard, as specified in the Urban Standards for the zone.

(g) Landscape Standards

- (1) Landscape shall not obscure front yards on adjacent lots. Front yards trees shall not exceed 1.5 times the height of the porch at maturity, except at the margins of the lot, where they may be no more than 1.5 times the height of building at maturity. The trees shall be planted at the rate of one (1) 36-inch box tree per 25 lineal feet of front yard. The trees may be placed in groups in order to achieve a particular design.
- (2) In the rear yard, at least one (1) 24-inch canopy tree shall be provided for shade and privacy.
- (3) Side yards trees shall be planted at a rate of one (1) 24-inch box tree per 30 lineal feet to protect the privacy of neighbors.
- (4) Six (6) 5-gallon size shrubs, ten (10) one-gallon size herbaceous perennials/shrubs and turf or acceptable dry climate ground cover shall be planted for every required tree.

(h) Frontage Standards

- (1) Each dwelling's ground level abutting front yards shall be designed so that social areas such as the living room, family room, dining room rather than bedrooms and service rooms, are oriented toward the fronting street to the degree possible.
- (2) On corner lots, entrances to triplex and quadplex dwellings shall be located on both street frontages.

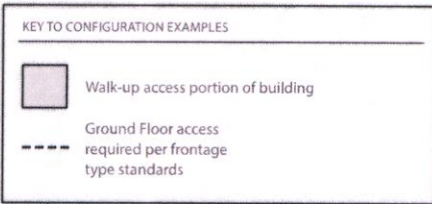
(i) Building Size and Massing Standards

- (1) Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least 3 feet, and one vertical break of at least 2 feet.
- (2) Buildings on corner lots shall be designed with two front facades.
- (3) Buildings shall be massed as large houses, composed principally of 2-story volumes, each designed to house scale.
- (4) Dwellings within buildings may be flats or townhouses.
- (5) Duplex, Triplex, and Quadplex shall comply with the height ratios established in Table BT-13

Table BT-13 Maximum Ratio of each Duplex, Triplex and Quadplex Story			
	Ground Floor	2	3
% of ground floor by story	100%	75%[1]	40%

[1] For any percentage less than 100%, the percentage refers to the percentage of the ground floor footprint of the building area that is permitted for this particular story.

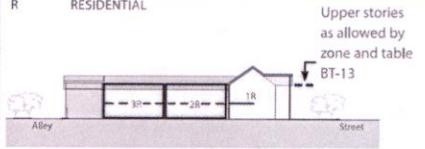
(j) Accessory Dwellings. Accessory dwellings shall not be permitted.



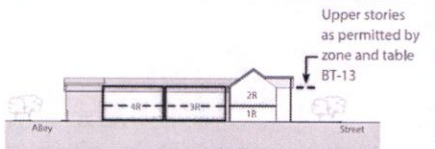
Below: Examples of allowed duplex/triplex/quadplex site configurations.

PERMITTED USES
 The various floors of duplex/triplex/quadplexes are available for the uses identified in the diagram below subject to the requirements in Table 2A, Land Use Standards.

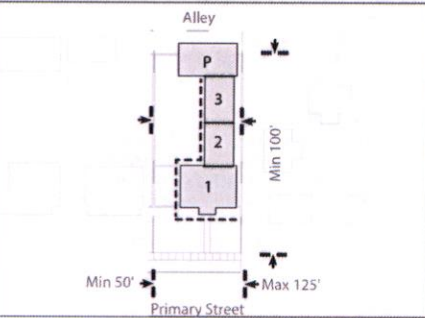
KEY	USE
R	RESIDENTIAL



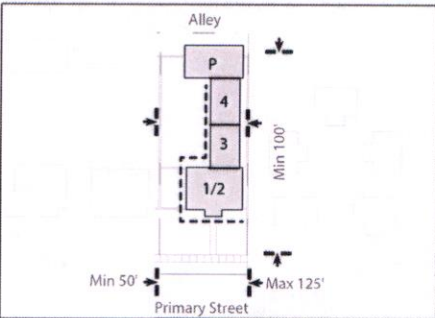
Illustrative Section Configuration Diagram of a triplex



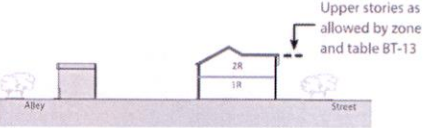
Illustrative Section Configuration Diagram of a quadplex



Illustrative Plan Diagram of a triplex: Alley access



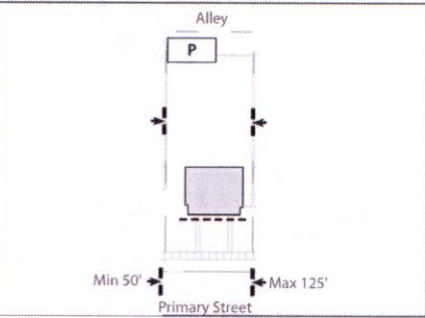
Illustrative Plan Diagram of a quadplex: Alley access



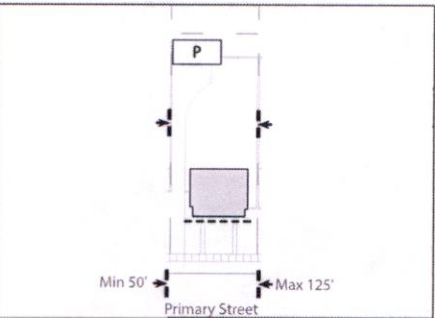
Illustrative Section Configuration Diagram of a duplex



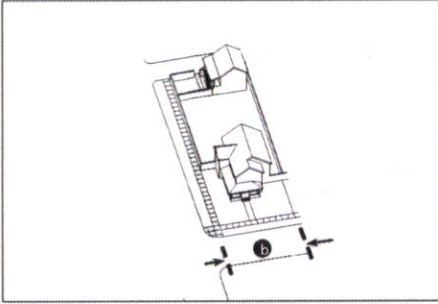
Illustrative Section Configuration Diagram of a duplex



Illustrative Plan Diagram of a duplex: Alley access



Illustrative Plan Diagram of a duplex: Street Access



Illustrative Axonometric Diagram



Illustrative Photo: Single dwelling with front yard frontage



Illustrative Photo: Single dwelling with front yard frontage



Illustrative Photo: Single dwellings with front yard frontage

Sec. 41-2032. House Building Type.

(a) House is a structure occupied by one primary residence that also accommodates commercial and office uses as permitted allowed. Such buildings may be used for residential, office, retail or in combination as permitted by the applicable zone.

(b) Lot Width and Depth. The minimum lot width shall be 200 feet and the maximum lot width shall be 250 feet. The depth of the lot shall be a minimum of 200 feet. The minimum and maximum lot width and the minimum lot depth shall be as prescribed in Table BT-1 (Permitted Building Types).

(c) Access Standards

- (1) The main entrance to the house shall be accessed directly from and face the street.
- (2) Where an alley is not present, parking and services shall be accessed by a driveway 8 to 10 feet wide, and with 2-foot planters on each side.
- (3) On a corner lot without access to an alley, parking and services shall be accessed from the side street.

(d) Parking Standards

- (1) Required residential parking shall be within a garage.
- (2) Street facing garage may accommodate no more than 2 cars side by side or 3 cars in a tandem configuration.
- (3) An alley-accessed garage may accommodate up to three cars side by side.
- (4) Additional parking may be provided in the driveway.
- (5) A street-facing garage shall have 1-car garage doors and driveways no more than 8 feet wide that are separated by planters at least 2 feet wide.

(e) Service Standards

- (1) Where an alley is not present, services including utility access, above ground equipment and trash containers shall be located at least 10 feet behind the front of the house and be screened from view from the street with a hedge or solid fence.

(f) Open Space Standards

- (1) Private open space shall be located in the rear or side yard and shall be no less than 15 percent of the area of the lot, of a regular geometry and open to the sky. The minimum dimension for this area shall be 15 feet in each direction.
- (2) At least one side yard shall be designed to provide an open area no less than 10 feet by 10 feet.
- (3) Porches and stoops may encroach into a required yard, as specified by the zone requirement section.

(g) Landscape Standards

- (1) Landscape shall not obscure front yards on adjacent lots. Front yards trees shall not exceed 1.5 times the height of the porch at maturity, except at the margins of the lot, where they may be no more than 1.5 times the height of building at maturity. Trees shall be planted at the rate of one (1) 36-inch box tree per 25 lineal feet of front yard. Trees may be placed in groups in order to achieve a particular design.
- (2) In the rear yard, at least one (1) 24-inch canopy tree shall be provided for shade and privacy.
- (3) Side yard trees shall be planted in required yards a rate of one (1) 24-inch box tree per 25 lineal feet to protect the privacy of neighbors.
- (4) Six (6) 5-gallon shrubs, ten (10) one-gallon size herbaceous perennials/shrubs and turf or acceptable dry climate ground cover shall be planted for every required tree.

(h) Frontage Standards

- (1) A house's ground level shall be designed so that social areas such as the living room, family room, dining room rather than sleeping and service rooms, are oriented toward the fronting street.

(i) Building Size and Massing Standards

- (1) Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least three feet, and one vertical break of at least two feet.
- (2) Houses on corner lots shall be designed with two front facades.
- (3) Buildings shall be composed of one and/ or two story volumes, each designed to house scale.
- (4) A house shall comply with the height ratios established in Table BT-14, entitled Maximum Ratio for Each House Story.

Table BT-14		
Maximum Ratio of each House Story		
	Ground Floor	2
% of ground floor by story	100%	80%[1]

[1] For any percentage less than 100%, the percentage refers to the percentage of the ground floor footprint of the building area that is permitted for this particular story.

(j) Accessory Dwellings. Accessory dwellings are permitted subject to the requirements of Sec. 41-194 - second dwelling units.

(k) Accessory Structures. Accessory structures are permitted.

75A-60