

REQUEST FOR Planning Commission Action



PLANNING COMMISSION MEETING DATE:

MAY 13, 2019

TITLE:

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

PLANNING COMMISSION SECRETARY

APPROVED

- As Recommended
- As Amended
- Set Public Hearing For _____

DENIED

- Applicant's Request
- Staff Recommendation

CONTINUED TO _____

Prepared by Ali Pezeshkpour, AICP
Selena Kelaher, AICP
Pedro Gomez

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Executive Director

A blue ink signature of the Planning Manager.

Planning Manager

RECOMMENDED ACTION

Adopt a resolution recommending that the City Council adopt an ordinance approving Zoning Ordinance Amendment (ZOA) No. 2019-03 to amend certain development and design standards of the Transit Zoning Code/ Specific Development (SD) No. 84.

Executive Summary

The City of Santa Ana is requesting approval of an amendment to the Transit Zoning Code amending development standards related to building height and massing, open space locations, options to satisfy required onsite parking, and other minor development standards relating to lot depth and driveway width requirements. The amendments will modernize development standards to facilitate construction of high-quality, mixed-use development projects in Downtown Santa Ana.

Project Background, Description, and Analysis

The Transit Zoning Code, Santa Ana Municipal Code (SAMC) Section 41-2000 et seq., was adopted by the City Council on June 7, 2010. Since then, a handful of smaller-scale mixed-use projects have been constructed or approved around the periphery of Downtown Santa Ana; and several affordable multiple-housing communities have been developed or approved in and near the Lacy Neighborhood, including, most recently, the Legacy Square project at 609 North Spurgeon Street.

In 2018, the City received development proposals for two large-scale mixed-use development projects (First American Title Co. and Red Oak/Northgate Gonzalez) and also entered into an Exclusive Negotiation Agreement (ENA) with Caribou Industries to redevelop the City-owned parking structure located at Third Street and Broadway (the "Third and Broadway" project). These three projects are the first large-scale, market-rate, mixed-use developments proposed in the Downtown

Santa Ana area in the nine years following the adoption of the Transit Zoning Code. Following review of the two projects and the initial information contained within the ENA, staff identified sections of the Transit Zoning Code that are outdated and in need of amendment to facilitate construction of high quality mixed use developments that accommodate state-of-the-art building standards and reflect current market demands. The proposed amendments are described and analyzed in Table 1: Summary of Amendments, below.

Table 1: Summary of Amendments

Topics and Code Section(s)	Issues and Resolutions
<p>Building Heights – Lined Block</p> <p>p. 3-1 TZC Section 41-2009 Table 3A Zone Summary of Standards 3.4 Downtown (DT)</p> <p>p. 3-4 TZC Section 41-2011 Table DT-1 Building Types and Maximum Height</p> <p>p. 4-1 TZC Section 41-2020 Table BT-1 Permitted Building Types and Stories</p>	<p>Issue: Although Flex Block and Lined Block are very similar building types, Flex Block is permitted to build 10 stories while Lined Block buildings are limited to 5 stories.</p> <p>Analysis: Increasing Lined Block height to 10 stories:</p> <ul style="list-style-type: none"> • Expands taller building types in the DT District • Takes advantage of the small blocks in the DT District. Lined Block, like Flex Block, fits well in the DT District. Other building types such as the Tower on Podium may be too large to fit on the small downtown blocks. • Allows a maximum 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. • Creates additional standardization of development regulations within the Transit Zoning Code. <p>Proposed Amendment: Amend Tables 3A, DT-1 and BT-1 to increase Lined Block building height from 5 stories to 10 in the downtown.</p>
<p>Off-Street Parking: In-Lieu Options and/or Park-Once Program</p> <p>p. 3-1 and 3-2 Table 3A -All Zones Off-Street Parking Standards</p> <p>p. 3-3 TZC Section 41-2010 Transit Village Table TV-5 Off-Street Parking Standards – Footnote [a]</p> <p>p. 3-4 TZC Section 41-2011 Downtown Table DT-6 Off-Street Parking Standards– Footnote [a]</p> <p>p. 3-5 TZC Section 41-2012 Urban Center Table UC-5 Off-Street Parking Standards– Footnote [a]</p>	<p>Issue: As written, the Transit Zoning Code allows one In-Lieu option, in-lieu fee payment or participation in the Park-Once Program, to be used to satisfy onsite parking requirements. In addition, Table 3A does not clearly indicate that there are other options besides paying a fee.</p> <p>Analysis: Modifying the code:</p> <ul style="list-style-type: none"> • The Park-Once program allows people to park their car once and circulate throughout downtown on transit or by walking. Benefits include utilization of existing parking structures, enhanced pedestrian mobility, and business viability. • Allowing a combination of onsite parking, -lieu fee payment, or participation in the Park-Once Program provides a broader range of options to satisfy onsite parking requirements. With the amendment, a development could construct a portion of required parking onsite or satisfy the requirements for parking by contributing to an in-lieu fee and/or participating in a Park-Once Program. • Clarifying the code language ensures that the reader understands there is another option besides paying an in-lieu fee. <p>Proposed Amendment:</p> <ul style="list-style-type: none"> • Table 3A Parking Standards: Amend <i>In-Lieu Fee</i> to <i>In-Lieu Option</i>. • Tables TV-5 and DT-6: Amend <i>In-Lieu Fee and Park-Once Program</i> to <i>In-Lieu and/or Park-Once Program</i>.

Topics and Code Section(s)	Issues and Resolutions
<p>Off-Street Parking Options: In-Lieu Payment and/or Park-Once Program Participation for Urban Center</p> <p>p. 3-2 TZC Section 41-2009 Table 3A Zone Summary of Standards p. 3-5 Urban Center (UC)</p>	<p>Issue: In-lieu options to satisfy onsite parking requirements, such as an in-lieu fee or Park-Once Program, are available only in the Transit Village and Downtown districts. The Urban Center district encompasses much of the downtown area but does not allow in-lieu options. The Urban Center district is similar to the Transit Village and Downtown districts as it encourages pedestrian oriented mixed-use development and is within walking distance to the City's parking structures which could be utilized with a park once program.</p> <p>Analysis: Expanding In-Lieu Options to the Urban Center District:</p> <ul style="list-style-type: none"> • Provides for more flexible development options in the downtown area. • Allows onsite parking requirements to be satisfied through a combination of means such as building onsite parking, paying an in-lieu fee, and/or participating in a Park Once Program. • Standardize development regulations within the Transit Zoning Code. <p>Proposed Amendment: Amend Table 3A Parking Standards to allow In-Lieu Parking Options, Table UC-5 added footnote [a], and changed the following letters to be sequential.</p>
<p>Off-Street Parking Options: Historic Buildings</p> <p>p. 3-5 TZC Section 41-2012 Urban Center Table UC-5 Off-Street Parking Standards</p>	<p>Issue: Historic buildings in the Urban Center Districts are not exempt from having to provide new parking if new tenants require more parking, while historic buildings in the Downtown District currently benefit from this exemption.</p> <p>Amendment Resolution: Modifies the Transit Zoning Code text to allow a combination of onsite parking, -lieu fee payment, or participation in the Park-Once Program. Moreover, modifies the Transit Zoning Code to establish consistency in parking requirements for historic buildings in both the Downtown and Urban Center districts.</p> <ul style="list-style-type: none"> • Provides a broader range of options to satisfy onsite parking requirements in the event that a development proposes to construct a portion of required parking onsite and wishes to satisfy requirements for the other portion by contributing an in-lieu fee and/or partaking in a park-once district. • Creates consistency between parking requirements for historic buildings in the downtown area by allowing new tenants to locate in historic buildings without needing to construct new parking. <p>Proposed Amendment: Added b. provisions for historic buildings off-street parking exemption and changed the following letters to be sequential.</p>

Topics and Code Section(s)	Issues and Resolutions
<p>Parking Driveway Standards</p> <p>p. 3-3 TZC Section 41-2010 Transit Village Table TV-4 Driveway Standards</p> <p>p. 3-4 TZC Section 41-2011 Downtown Table DT-5 Driveway Standards</p> <p>p. 3-5 TZC Section 41-2012 Urban Center Table UC-4 Driveway Standards</p> <p>p. 3-6 TZC Section 41-2013 Corridor Table CDR-4 Driveway Standards</p> <p>p. 3-7 TZC Section 41-2014 Urban Neighborhood 2 Table UN2-4 Driveway Standards</p> <p>p. 3-8 TZC Section 41-2015 Urban Neighborhood 1 Table UN1-4 Driveway Standards</p>	<p>Issue: Current driveway standards in the Transit Zoning Code may not be modified in order to accommodate Orange County Fire Authority and/or refuse collection access requirements.</p> <p>Analysis: In the event that driveways need to be constructed wider than the current 25 feet allowed by the Transit Zoning Code, permit approval of alternate driveway standards to satisfy Orange County Fire Authority and/or refuse collection requirements. Alternate driveway standards shall be reviewed on a case-by-case basis.</p> <ul style="list-style-type: none"> • Provides for administrative relief in the event that driveways need to be constructed wider than what the current code allows. • Creates flexible options to provide access to parking structures and refuse collection areas in a single, co-located location within a development. <p>Proposed Amendment: Amend Tables TV-4, DT-5, UC-4, CDR-4, UN2-4, and UN1-4 to include the following footnote:</p> <p style="text-align: center;"><i>[a] Except as modified to meet fire and trash service requirements.</i></p>
<p>Upper Story Setback</p> <p>p. 3-4 TZC Section 41-2011 Table DT-3 (Downtown District) Building Height and Frontage Requirements Footnote [1]</p>	<p>Issue: In the Downtown District the Transit Zoning Code requires a 100-foot setback for portions of buildings between 7 and 10 stories, while many lots in the downtown area have a lot depth of only 120 feet. Blocks in the Downtown District are small with depths and widths on average of 250 feet by 250 feet. The 100-foot setback from a public right-of-way severely limits development potential and building design.</p> <p>Analysis: Modifying the development standard to eliminate the 100-foot setback requirement for portions of buildings between 7 to 10 stories.</p> <ul style="list-style-type: none"> • Establishes a development standard that allows lots with only 120 feet depth to be redeveloped. • Provides additional standardization of Transit Zoning Code development standards by eliminating internal inconsistencies within the plan. <p>Proposed Amendment: Eliminate footnote [1] Table DT-3.</p>

Topics and Code Section(s)	Issues and Resolutions
<p><u>Lot Width and Depth Standards</u></p> <p>p. 4-1 TZC Section 41-2020 Table BT-1 Permitted Building Types and Lot Depth</p>	<p>Issue: As written, the Transit Zoning Code specifies minimum lot depths of at least 130 and 170 feet, which exceed the typical lot depths found in the downtown area that are currently 120 feet.</p> <p>Analysis: Modifies the development standard to specify a minimum 100-foot lot depth for Flex Block, Lined Block, and Stacked Dwelling building types.</p> <ul style="list-style-type: none"> • Creates a more realistic development standard that addresses current lot sizes and shapes in the downtown area. • Provides additional standardization of Transit Zoning Code development standards by eliminating internal inconsistencies within the plan. <p>Proposed Amendment: Table BT-1: Amend B. Flex Block minimum lot depth from 130 to 100 feet. Amend C. Lined Block minimum lot depth from 170 to 100 feet minimum. Amend D. Stacked Dwellings minimum lot depth from 130 to 100 feet minimum.</p>
<p><u>Open Space Standards</u></p> <p>p. 4-7 TZC Section 41-2022 Flex Block Building Type (f)</p> <p>p. 4-9 TZC Section 41-2023 Lined Block Building Type (f)</p> <p>p. 4-11 TZC Section 41-2024 Stacked Dwellings Building Type (f)</p>	<p>Issue: The Transit Zoning Code specifies that required open space areas for certain building types may only be located in the rear or side yard areas.</p> <p>Analysis: Modifies the development standard to allow construction of open space areas on any side of the building, including the front.</p> <ul style="list-style-type: none"> • Allows development of open space areas along the front of buildings. • Provides greater visibility and security of open space areas when located at the front of a building. • Provides greater opportunities for public enjoyment of the open space areas when located on the front side of buildings. <p>Proposed Amendment: Revise wording to allow open spaces to be located in any setback area.</p>
<p><u>Massing Standards</u></p> <p>p. 4-7 TZC Section 41-2022 Table BT-4 Flex Block</p> <p>p. 4-9 TZC Section 41-2023 Table BT-5 Lined Block</p> <p>p. 4-11 TZC Section 41-2024 Table BT-6 Stacked Dwellings</p>	<p>Issue: The Transit Zoning Code requires that portions of buildings between 3 and 5 stories 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.</p> <p>Analysis: Modifies the development standard to allow massing of 85 percent of the ground floor's volumes for buildings containing 3 or more stories.</p> <ul style="list-style-type: none"> • Creates more realistic development standards that takes into account the downtown area's smaller-than-average lot depths. • Accounts for engineering and design challenges of buildings when step-backs are required on upper levels. • Establishes greater internal consistency among development standards for various building types in the Transit Zoning Code. <p>Proposed Amendment: Table BT-4 amend massing of stories 3-5 from 80 to 85 percent and from 6-10 from 40 to 85 percent. Also, eliminate footnote 1 and renumber footnote 2 to 1. Table BT-5 amend massing 6 from 30 to 85 percent. Table BT-6 amend massing of stories 3-5 from 75 to 85 percent and 6 to from 50 to 85 percent.</p>

Topics and Code Section(s)	Issues and Resolutions
<p><u>Lot Width and Depth Standards Text Amendments</u></p> <p>p. 4-5 TZC Section 41-2021 Tower on Podium (b)</p> <p>p. 4-7 TZC Section 41-2022 Flex Block (b)</p> <p>p. 4-9 TZC Section 41-2023 Lined Block (b)</p> <p>p. 4-11 TZC Section 41-2024 Stacked Dwellings (b)</p> <p>p. 4-13 TZC Section 41-2025 Hybrid Court (b)</p> <p>p. 4-15 TZC Section 41-2026 Courtyard Housing (b)</p> <p>p. 4-17 TZC Section 41-2027 Live/Work (b)</p> <p>p. 4-19 TZC Section 41-2028 Rowhouse (b)</p> <p>p. 4-21 TZC Section 41-2029 Tuck-Under Housing (b)</p> <p>p. 4-23 TZC Section 41-2030 Bungalow Court (b)</p> <p>p. 4-25 TZC Section 41-2031 Duplex, Triplex, and Quadplex (b)</p> <p>p. 4-27 TZC Section 41-2032 House (b)</p>	<p>Issue: The Transit Zoning Code specifies minimum lot dimensions in multiple sections. Lot width and depth standards are primarily listed in Table BT-1, Permitted Building Types and Lot Depth, but are repeated in each building type’s subsection on pages 4-5, 4-7, 4-9, 4-11, 4-13, 4-15, 4-17, 4-19, 4-21, 4-23, 4-25, and 4-27, creating opportunities for inconsistencies between various code sections.</p> <p>Analysis: Modifies pages 4-5, 4-7, 4-9, 4-11, 4-13, 4-15, 4-17, 4-19, 4-21, 4-23, 4-25, and 4-27 to refer to the lot width and depth standards in Table BT-1, Permitted Building Types and Lot Depth.</p> <ul style="list-style-type: none"> • Reduces opportunity for inconsistencies among multiple pages and code sections. <p>Proposed Amendment: Modify pages 4-5, 4-7, 4-9, 4-11, 4-13, 4-15, 4-17, 4-19, 4-21, 4-23, 4-25, and 4-27, subsection b, to read “The minimum and maximum lot width and the minimum lot depth shall be as prescribed in Table BT-1 (Permitted Building Types).”</p>

Planning Commission Work-Study Session

On March 25, 2019, staff held a work-study session with the Planning Commission to review the proposed amendments and solicit feedback. The Planning Commission did not express any concerns or changes to the proposed amendments but asked questions to clarify parking requirements, floor area ratio (FAR), and encouraged staff to publicize the amendments. Because the code amendment has a broader impact, the proposed project was noticed in the Orange County Register which has a wider distribution than the Orange County Recorder which is the City’s standard method of notification. In addition, the Downtown and Lacy Neighborhood Association representatives were contacted to inform them of the proposed amendments.

Table 2: CEQA, Strategic Plan Alignment and Public Notification & Community Outreach


CEQA	
CEQA Type	Exempt per Section 15061(b)(3)
Reason(s) Exempt or Analysis	In accordance with the California Environmental Quality Act (CEQA) the recommended action is exempt from CEQA per Section 15061(b) (3). 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, therefore, the activity is not subject to CEQA. 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	
Goal(s) and Policy(s)	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 citywide, and the project site is not located within the boundaries of one single neighborhood association. However, the Downtown and Lacy Neighborhood Association representatives were contacted to inform them 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.

Conclusion

Based on the analysis provided within this report, staff recommends that the Planning Commission recommend that the City Council approve Zoning Ordinance Amendment No. 2019-03.


 Ali Pezeshkpour, AICP
 Senior Planner


 Selena Kelaher, AICP
 Associate Planner


 Pedro Gomez
 Associate Planner

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Exhibits: 1. Planning Commission Resolution

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EXHIBIT 1

RESOLUTION NO. 2019-xx

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF SANTA ANA ADOPT AN ORDINANCE 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 IN THE URBAN CENTER DISTRICT

Section 1. The Planning Commission 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. On May 13, 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.

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. The Planning Commission recommends that City Council adopt an ordinance 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, attached hereto as Exhibit A and incorporated by reference as though fully set forth herein.

Section 4. The Chairperson shall sign this Resolution and the Planning Commission Recording Secretary shall attest and certify to the adoption thereof.

PASSED, APPROVED, AND ADOPTED this 13th day of May, 2019.

AYES: Commissioners:

NOES: Commissioners:

ABSTAIN: Commissioners:

NOT PRESENT: Commissioners:

Mark McLoughlin
Chairperson

APPROVED AS TO FORM:
Sonia R. Carvalho, City Attorney

By: _____
Lisa Storck, Assistant City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, SARAH BERNAL, Recording Secretary, do hereby attest to and certify the attached Resolution No. 2019-xx to be the original resolution adopted by the Planning Commission of the City of Santa Ana on _____, 2019.

Date: _____

Recording Secretary
City of Santa Ana

ATTACHMENT A OF EXHIBIT 1

ORDINANCE NO. NS-XXXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA ANA 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. On May 13, 2019, the Planning Commission held a duly noticed public hearing and voted to recommend that the City Council adopt Zoning Ordinance Amendment No. 2019-3.
- D. The City Council, on June 4, 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

Division 3.

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

A. Requirements

1. 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.
2. 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.
3. 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

Intent and Character of DT 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	-

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

Notes continued on next page

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 yes	no 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

[[1] see Regulating Plan for allowed location

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 s.f	-
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.

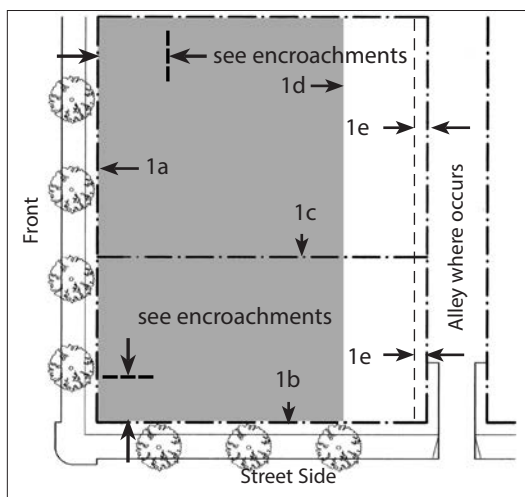


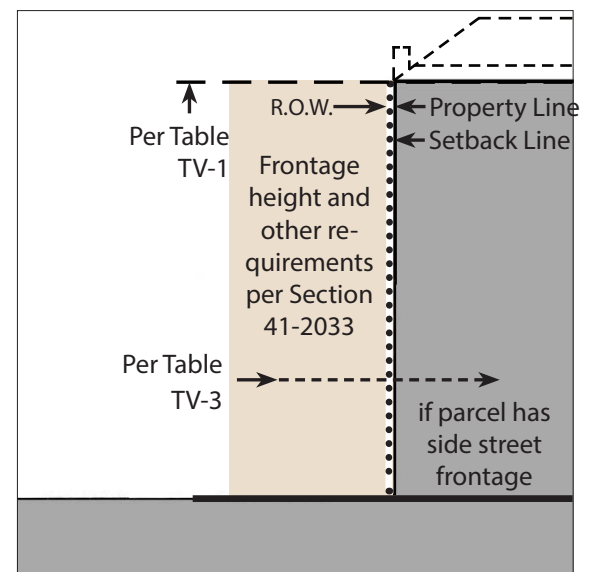
Table TV-2 identifies the minimum setbacks required and, where noted, maximum setbacks permitted. The setbacks shall apply to all stories of a building.

Table TV-2- Building Setback Standards.

	Setback	Min.	Max.
(1a)	Front yard	0' [a] [b]	10'
(1b)	Street Side	0' [a] [b]	10'
(1c)	Sidyard	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

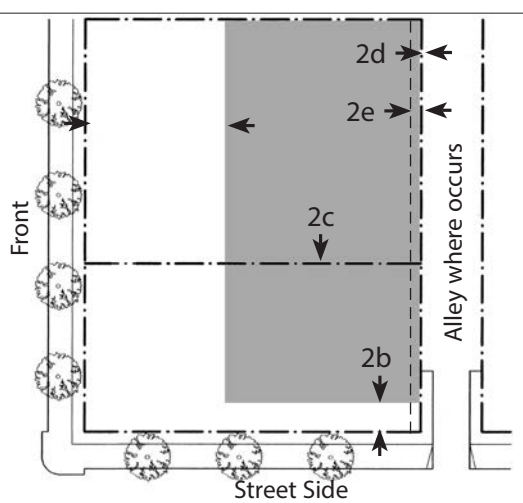
a. Table TV-5 identifies the minimum off-street parking spaces that shall be provided. All fractions shall be rounded up to the next whole number.

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 TV District, if established.
- [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.

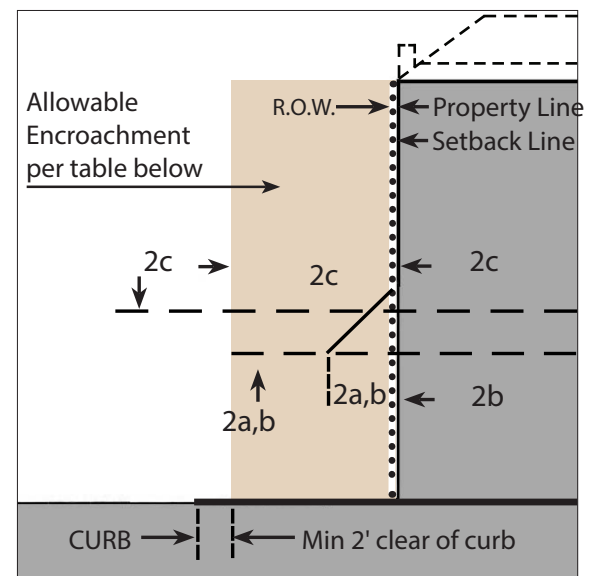


c. Parking setback standards. Table TV-6 identifies the minimum setback standards for the off-street parking. The setbacks shall apply to all stories of a building.

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/Quadplex	not allowed	not allowed
House	not allowed	not allowed

(b) Building Setbacks.

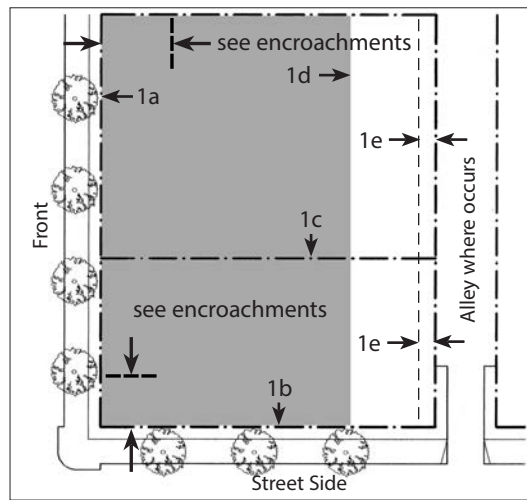


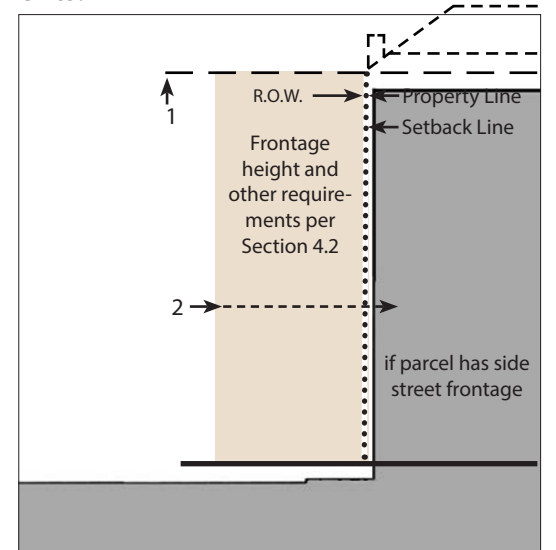
Table DT-2 identifies the minimum setbacks required and, where noted, maximum setbacks permitted. The setbacks shall apply to all stories of a building.

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.

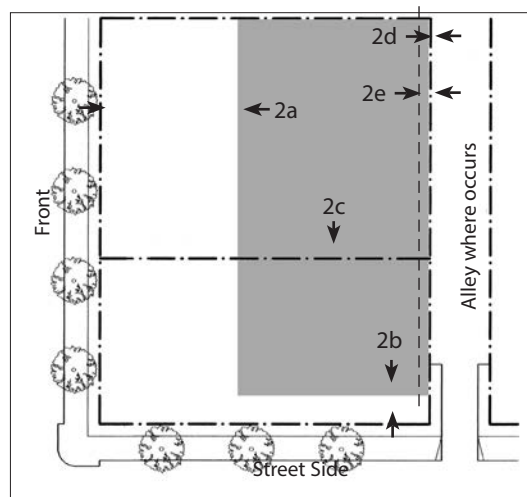
Table DT-6. Off-Street Parking Standards.

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 established.

[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 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.



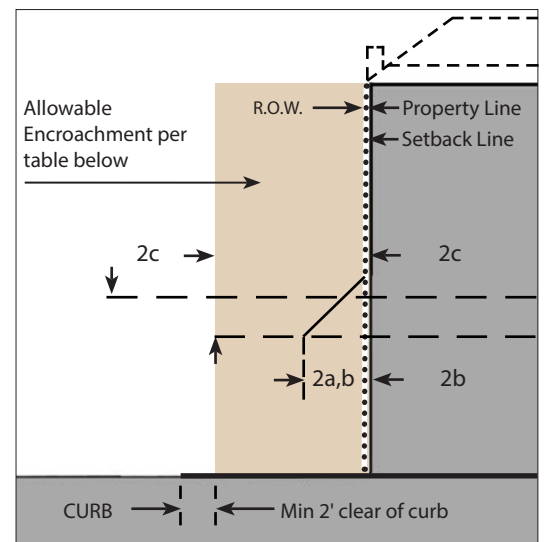
c. Vehicular access to the off-street parking is permitted only from an alley or side street when present. Vehicular access to the off-street parking may be taken from primary street only when an alley or side street is not present.

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'	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 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 [a]-[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 established.

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

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 when an alley or side street is not present.

(b) Building Setbacks.

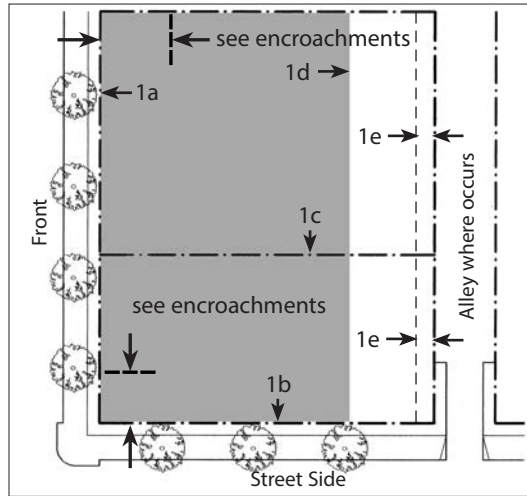
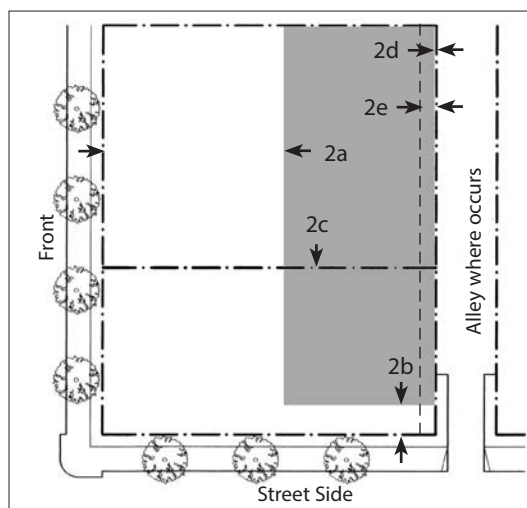


Table UC-2, entitled Building Setback Standards identifies the minimum setbacks required and, where noted, maximum setbacks permitted. The setbacks shall apply to all stories of a building.

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.



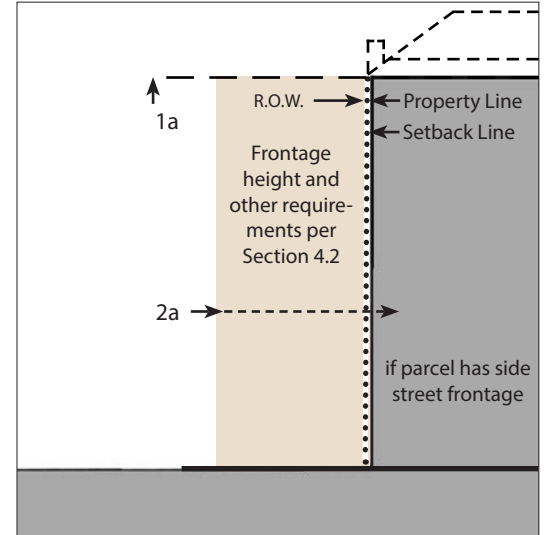
■ Parking Permitted

e. 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.

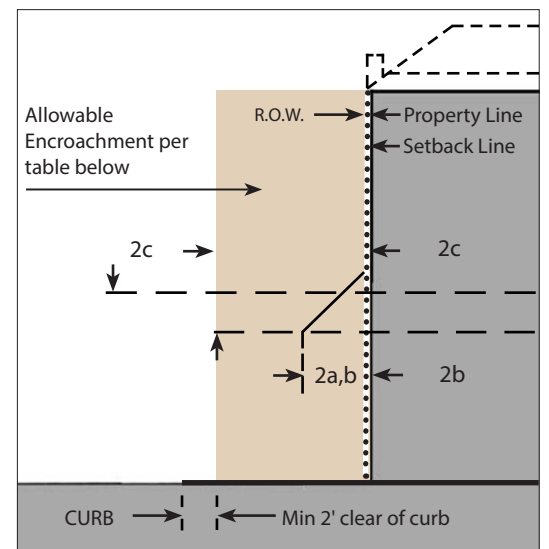


The ground floor fronting a street or other right-of-way (not including alleys) shall comply with the standards for the applicable frontage type, Sections 41-2033 through 41-2039 and the Table UC-3 entitled Permitted Frontage Types.

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.

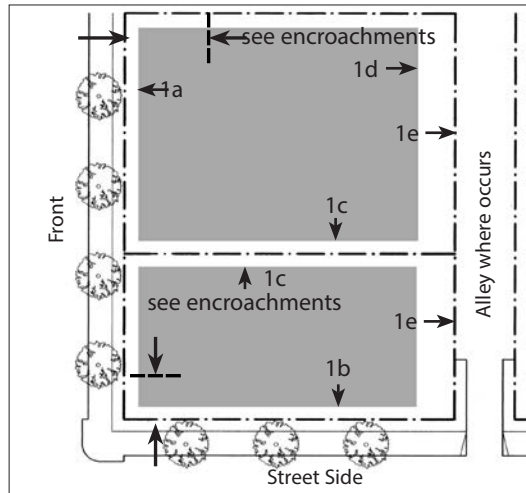
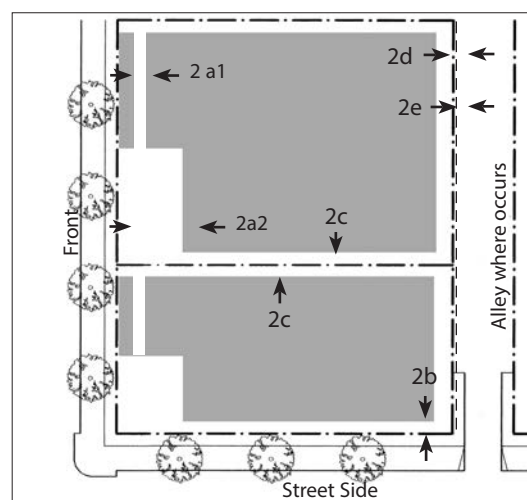


Table CDR-2, entitled Building Setback Standards identifies the minimum setbacks required and, where noted, maximum setbacks permitted. The setbacks shall apply to all stories of a building.

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.



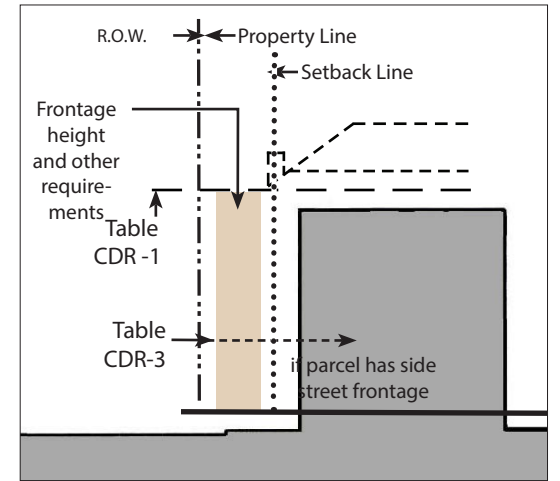
■ Parking Permitted

(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.

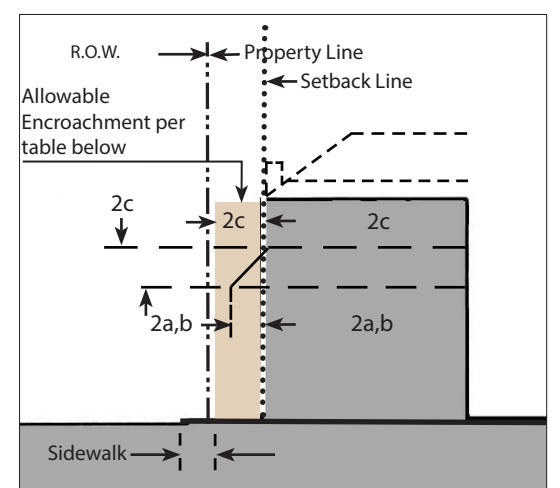


The ground floor fronting a street or other right-of-way (not including alleys) shall comply with the standards for the applicable frontage type, Sections 41-2033 through 41-2039 and the Table CDR-3 entitled Permitted Frontage Types.

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

(b) Building Setbacks.

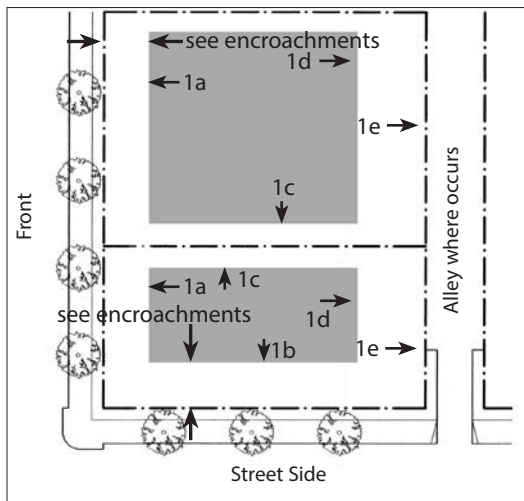


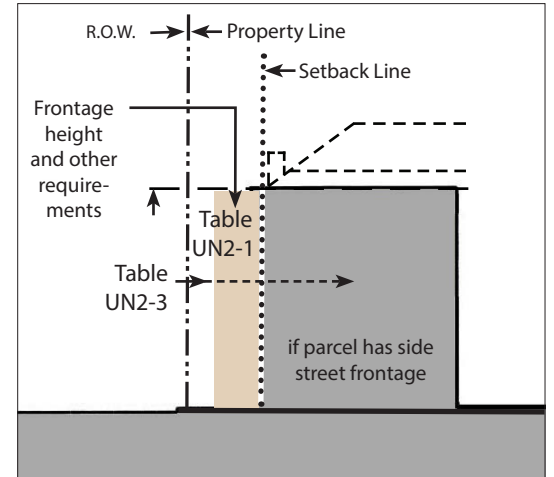
Table UN2-2, entitled Building Setback Standards identifies the minimum setbacks required and, where noted, maximum setbacks permitted. The setbacks shall apply to all stories of a building.

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

(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'	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 [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	-

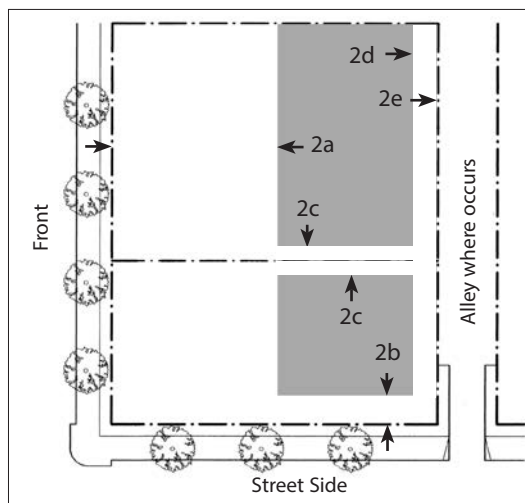
[a] Permanent Special Need Housing including senior housing, will be parked at 1 space per unit min.

(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.

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

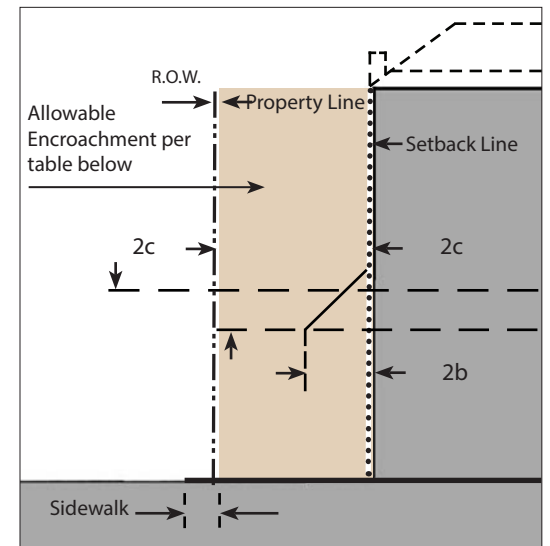
Table UN2-6. Parking Setback Standards

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



■ Parking Permitted

(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.

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

(b) Building Setbacks.

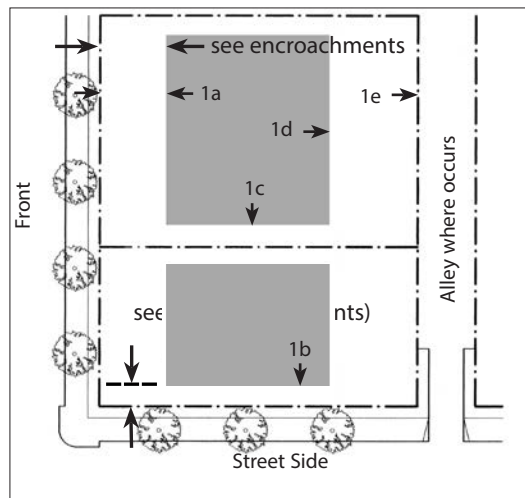
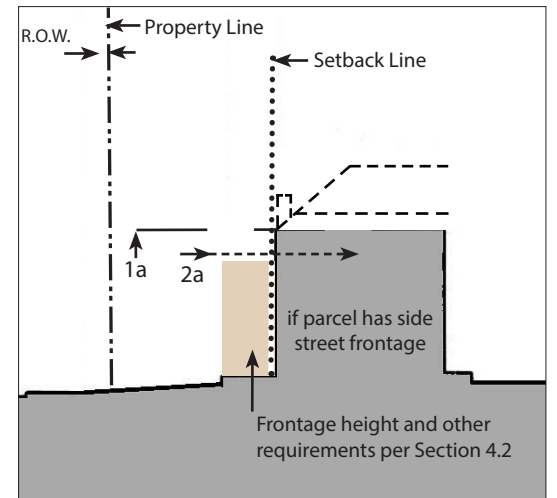


Table UN1-2, entitled Building Setback Standards identifies the minimum setbacks required. The setbacks shall apply to all stories of a building.

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'

(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

(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
[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

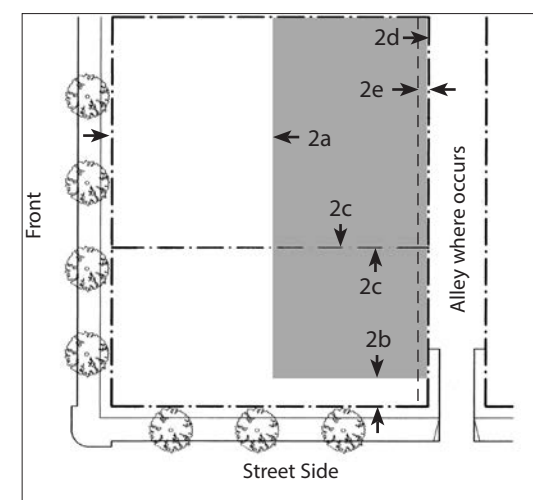
Table UN1-5, entitled Off-Street Parking standards identifies the minimum off-street parking spaces that shall be provided. All fractions in the parking calculations shall be rounded up to the next whole number.

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.



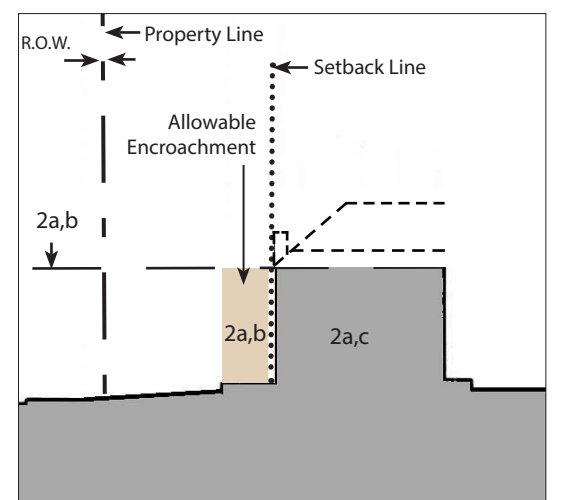
■ Parking Permitted

(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

(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



G Live-Work



H Rowhouse

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

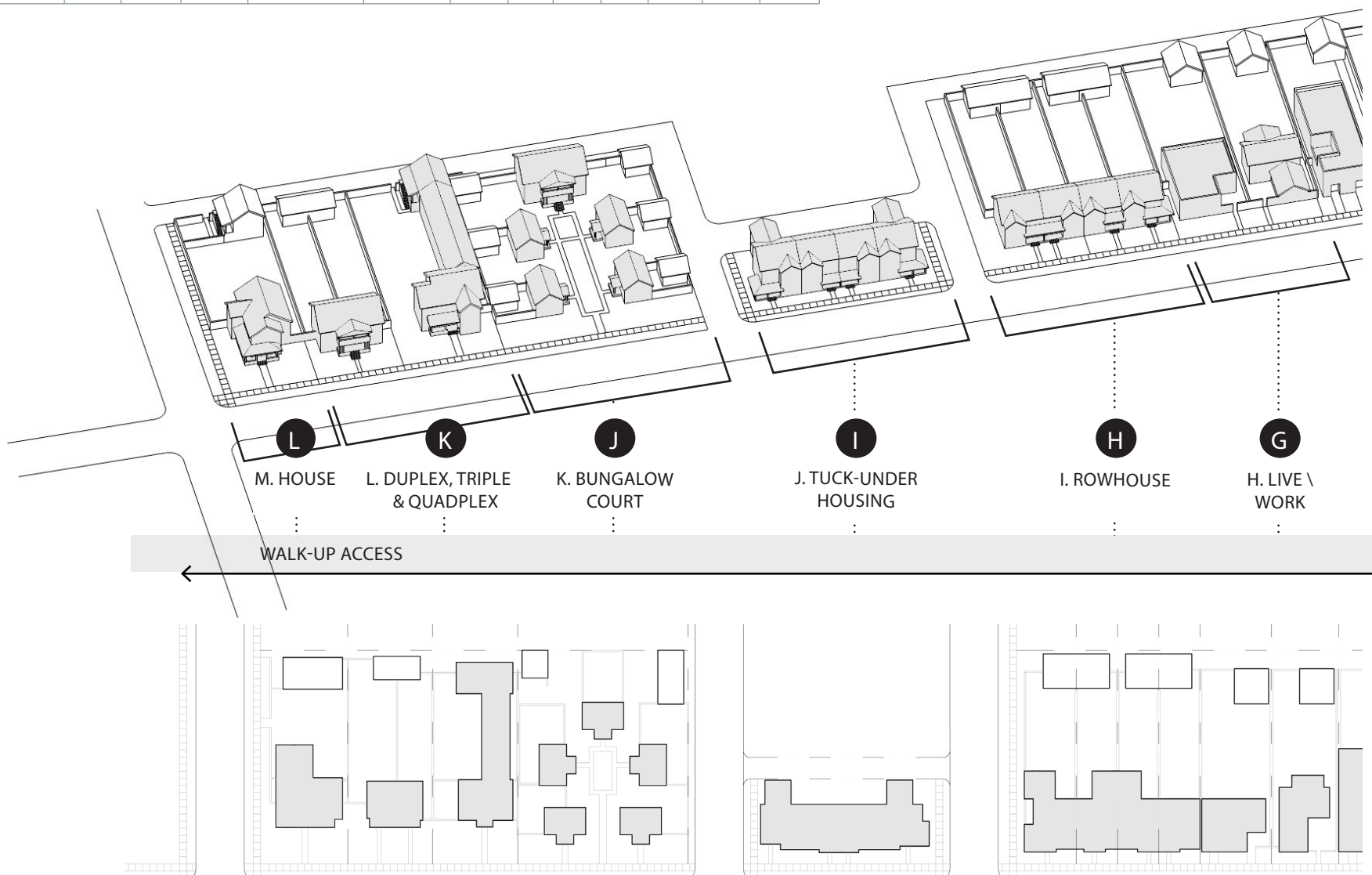
[3] Measured along the front property line of the lot

[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) All building types are subject to the following:

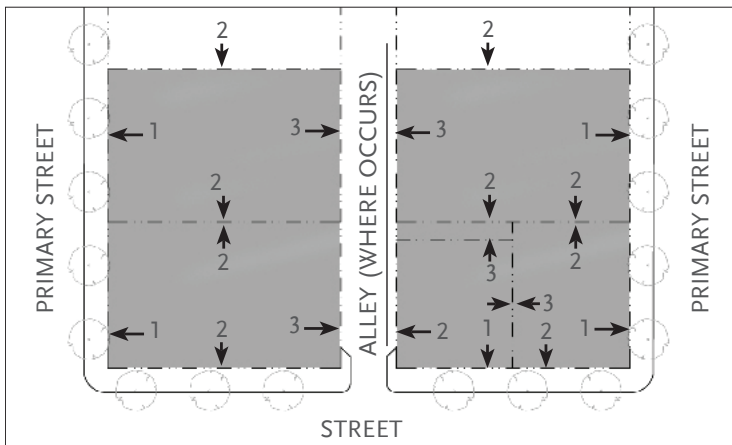
(1) Lot width and Depth:

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

All buildings shall be designed to an individual lot as required in Table BT-1. The lot is for design purposes and may be made permanent through the regular process for parcel or tract maps.

Lot width and depth shall be determined as described below.

- 1- Front (Lot Width): Primary (Principal) Frontage
- 2- Side (Lot Depth)
- 3- Rear (Lot Width)



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

(2) Access Standards:

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

(3) Parking Standards:

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

(4) Service Standards:

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

(5) Open Space Standards:

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

(6) Landscape Standards:

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

(7) Frontage Standards:

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

(8) Building Size and Massing Standards:

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

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

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

c. Story heights

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

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

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

d. Dwelling Unit Types

There are three basic dwelling unit types.

- 1. The flat is a single story unit.
- 2. The loft is a double-story height unit that may have a mezzanine.
- 3. A townhouse is a two or more story unit.

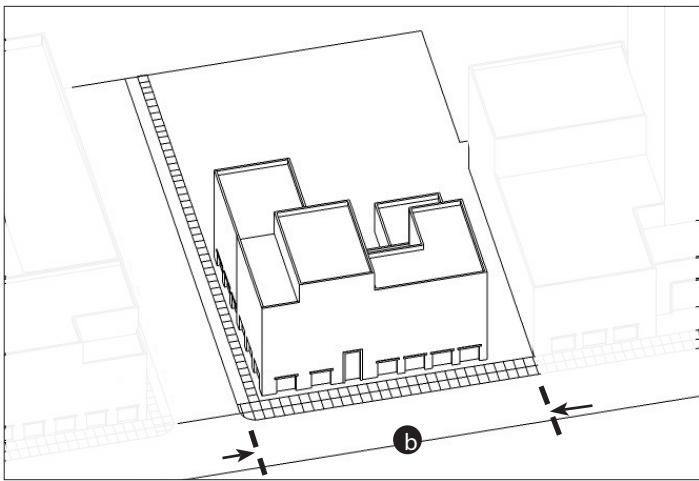
These dwelling units types may be used in any combination throughout a building, as permitted by the various buildings types.

(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.



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 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, 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 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.

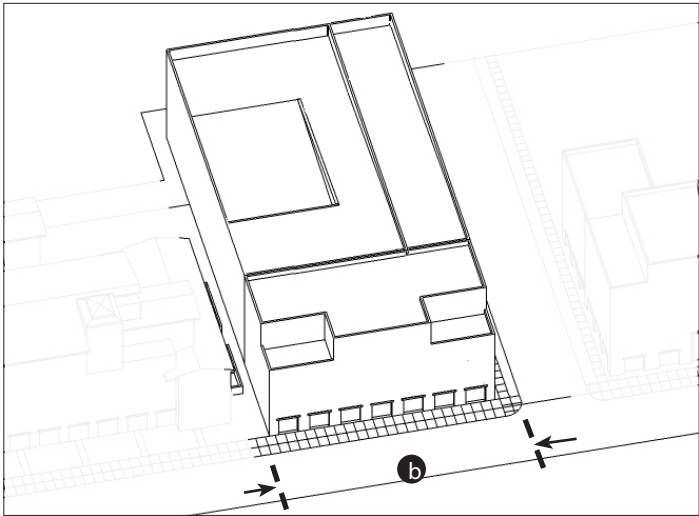
Table BT-4	Maximum Ratio of Each Flex Block Story			
	GROUND FLOOR	2	3-5	6-10 [1]
% of ground floor by story	100%	100%	80 85% [2] [1]	40 85%

[1] This area shall be setback at least 100 feet from any right-of-way.

[2] [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 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

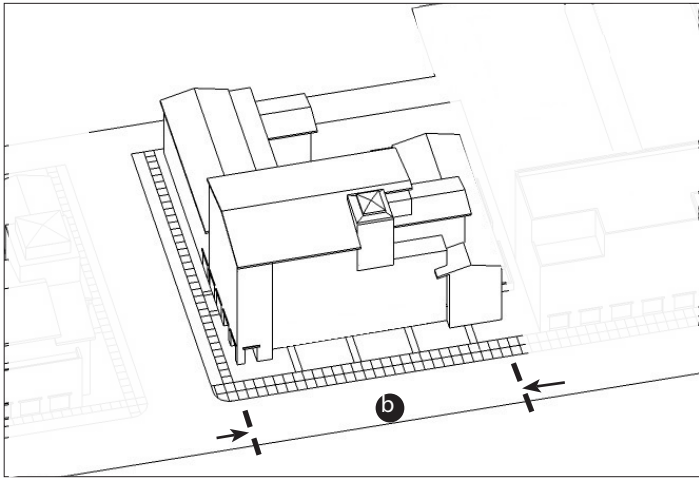
- (1) Each unit shall have at least one side exposed to the outdoors with direct access to common or private open space.
- (2) Buildings may contain any of three types of dwellings: flats, townhouses and lofts.
- (3) Units may be as repetitive or unique as deemed by individual designs.
- (4) Buildings 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]	30 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.



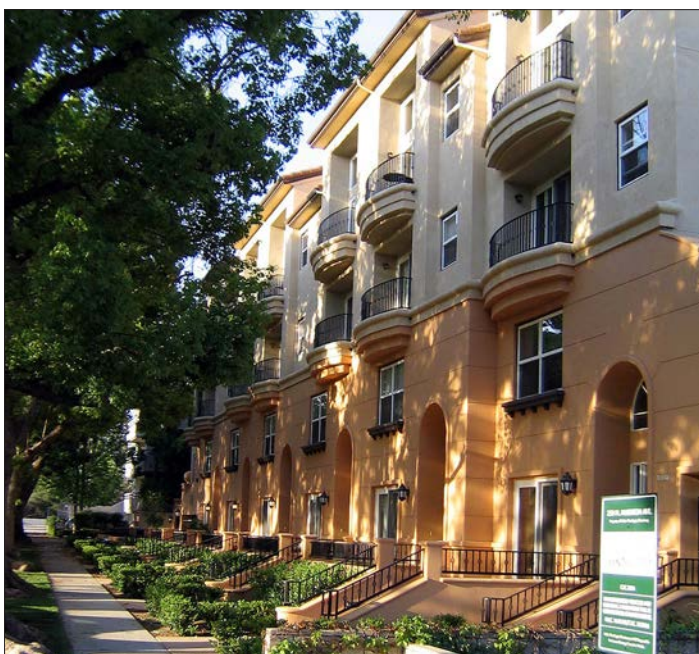
Illustrative Axonometric Diagram



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

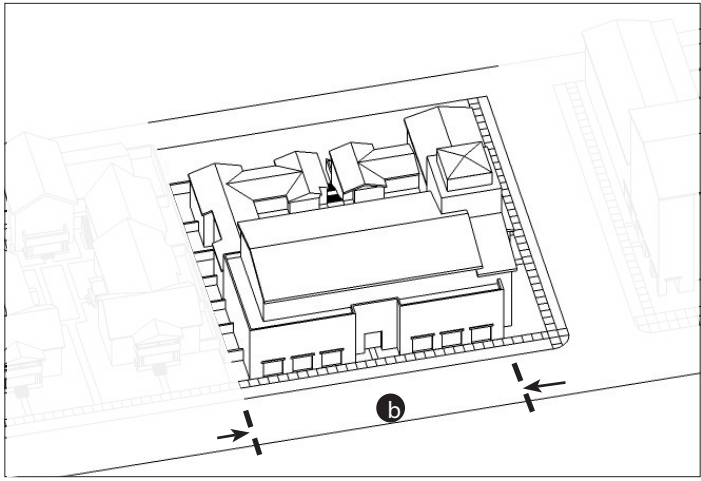
- (1) Buildings may contain any of 3 types of dwellings: flats, townhouses and lofts.
- (2) Units may be as repetitive or unique as deemed by individual designs.
- (3) Buildings may be composed of one dominant volume, flanked by secondary ones.
- (4) Each unit shall have at least one side exposed to 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.



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 TableBT-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

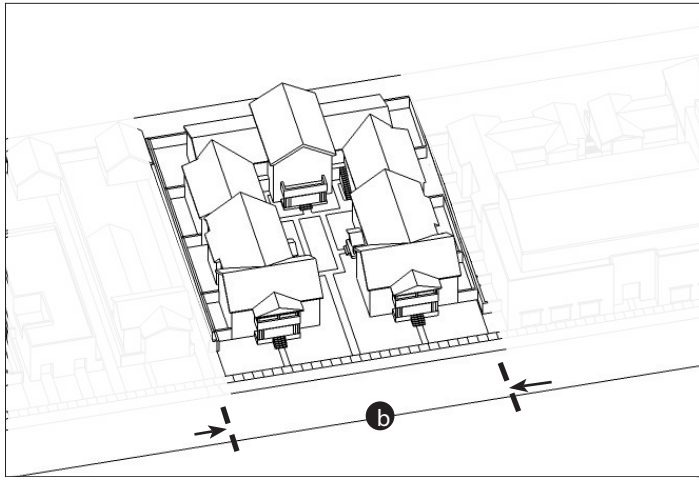
- (1) Where a front yard is present, one (1) 24-inch box tree per 25 lineal feet shall be planted. The trees may be placed in groups in order to achieve a particular design.
- (2) Courtyards located over garages shall be designed to avoid the sensation of forced podium hardscape.
- (3) Side yard trees 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

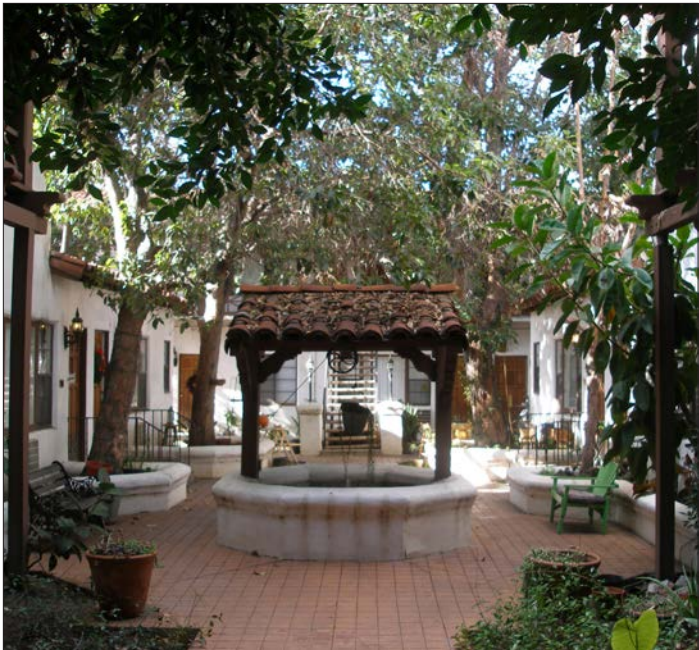
- (1) Entrance doors and social rooms, such as living rooms and dining rooms are oriented fronting toward the courtyard(s) or the street when fronting one. Service rooms are oriented to the degree possible backing to corridors in the Stacked Dwellings portion and to side yards, service yards and rear 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.



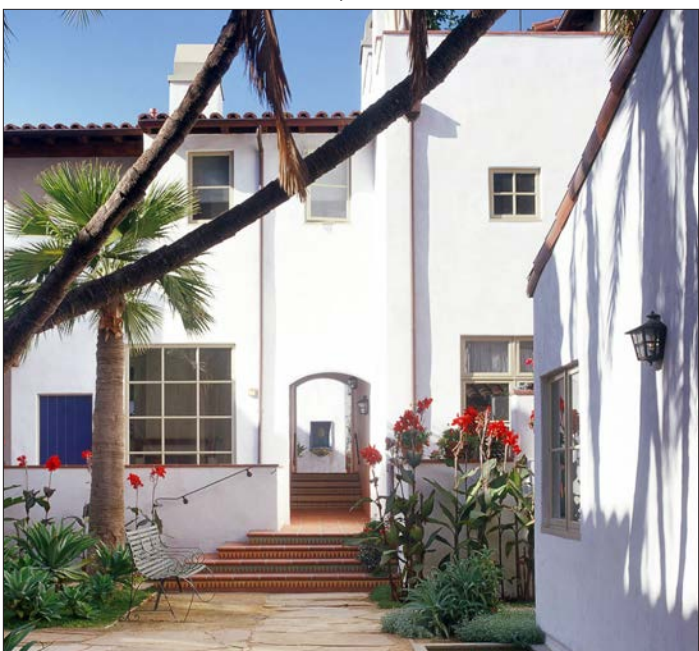
Illustrative Axonometric Diagram



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 TableBT-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 zaguan 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

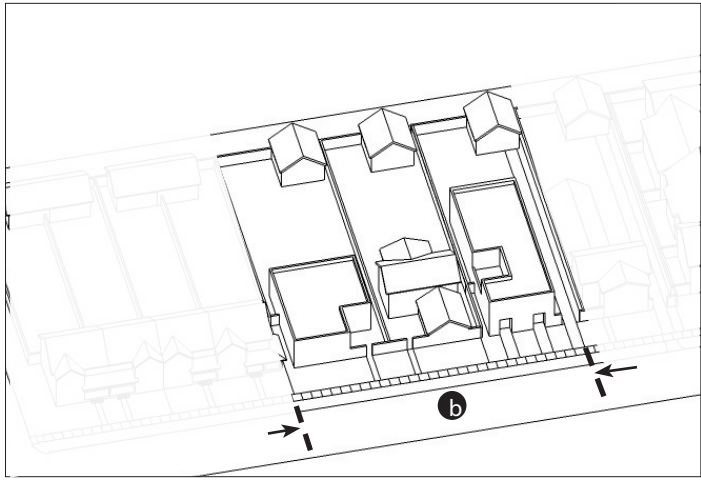
- (1) Buildings shall be composed of one, two and three story masses, each designed to house scale, and not necessarily representing a single dwelling.
- (2) 3-story buildings shall be composed of single story and stacked units. In this case, the visibility of elevators and of exterior corridors at the 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.

Table BT-8					
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.



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

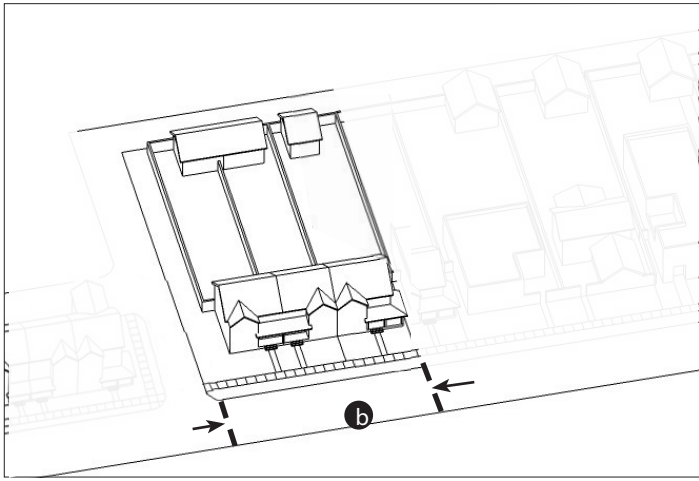
- (1) Buildings shall be composed of 2 or 3-story volumes in compliance with the standards for the applicable zone.
- (2) Buildings on corner lots shall be designed with two front facades.
- (3) The minimum unit frontage shall be 21 feet.
- (4) A live/work shall comply with the height ratios established 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
% 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 shall not be permitted.

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



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 TableBT-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

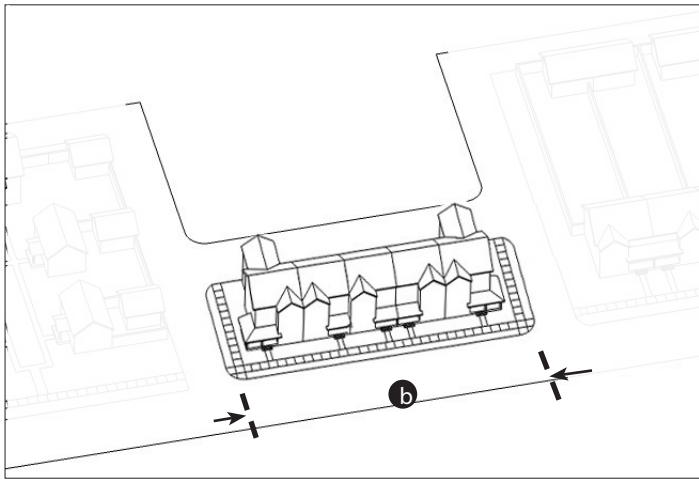
- (1) Buildings shall be composed of 2 or 3-story volumes in compliance with the standards for the applicable zone.
- (2) Buildings on corner lots shall be designed with two front facades.
- (3) Each rowhouse building shall have direct access to yards.
- (4) In a 3-story building, a townhouse dwelling 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.



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 TableBT-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

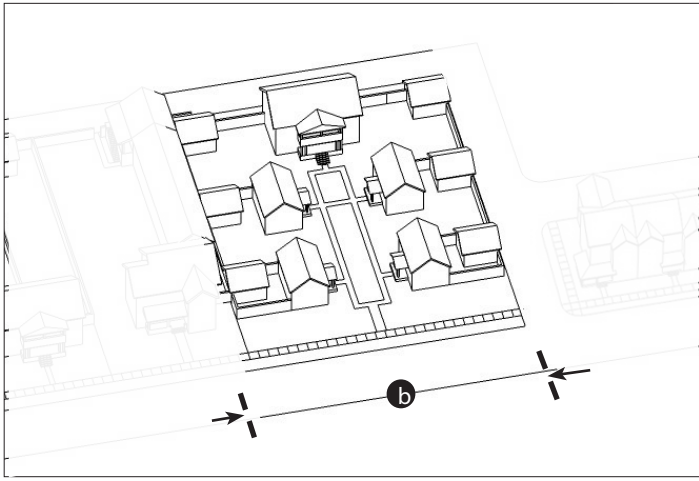
- (1) Buildings shall be composed of 2 or 3-story volumes in compliance with the standards for the applicable zone.
- (2) Buildings on corner lots shall be designed with two front facades.
- (3) Each building shall maintain setbacks from property lines and in compliance with the standards for the applicable 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

Table BT-11			
Maximum Ratio of each Tuck-under Story			
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 Axonometric Diagram



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



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 TableBT-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

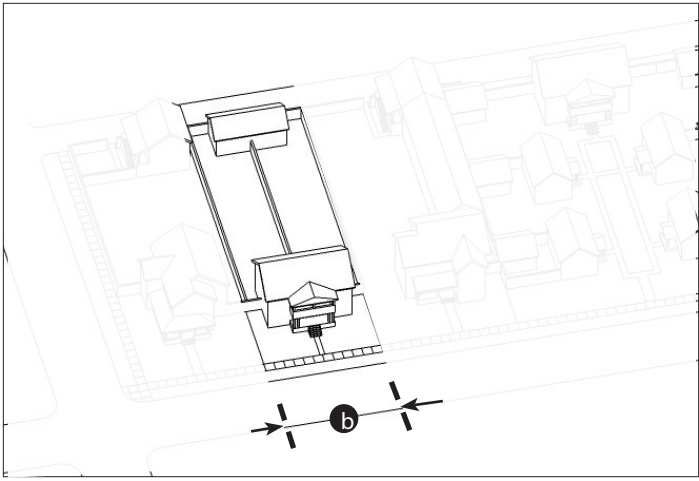
- (1) The common open space shall be designated as a central courtyard. This area shall be at least 15 percent of the lot of a regular geometry and shall be open to the sky.
- (2) Minimum courtyard dimensions are 40 feet when the long axis of the courtyard is oriented East/West and 30 feet when the courtyard 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 to the left: Illustrative Photos: Individual houses fronting a court with the entry porch and/or stoop encroaching into the common space.



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 TableBT-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 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 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.

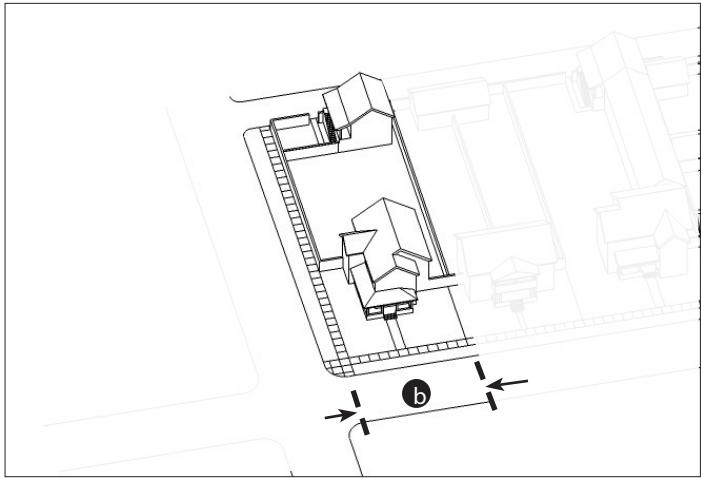
(i) Building Size and Massing Standards

- (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 with Maximum Ratio of each Duplex, Triplex and Quadplex Story.

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.



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 TableBT-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 of 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 seperated 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.