

A black and white photograph of a city street. On the left is a tall, ornate building with many windows and decorative elements. In the background, another tall building with a distinctive top is visible. The street has trees and a few people walking. The text 'District by District Development Strategy' and 'September 28, 2010' is overlaid on the right side of the image.

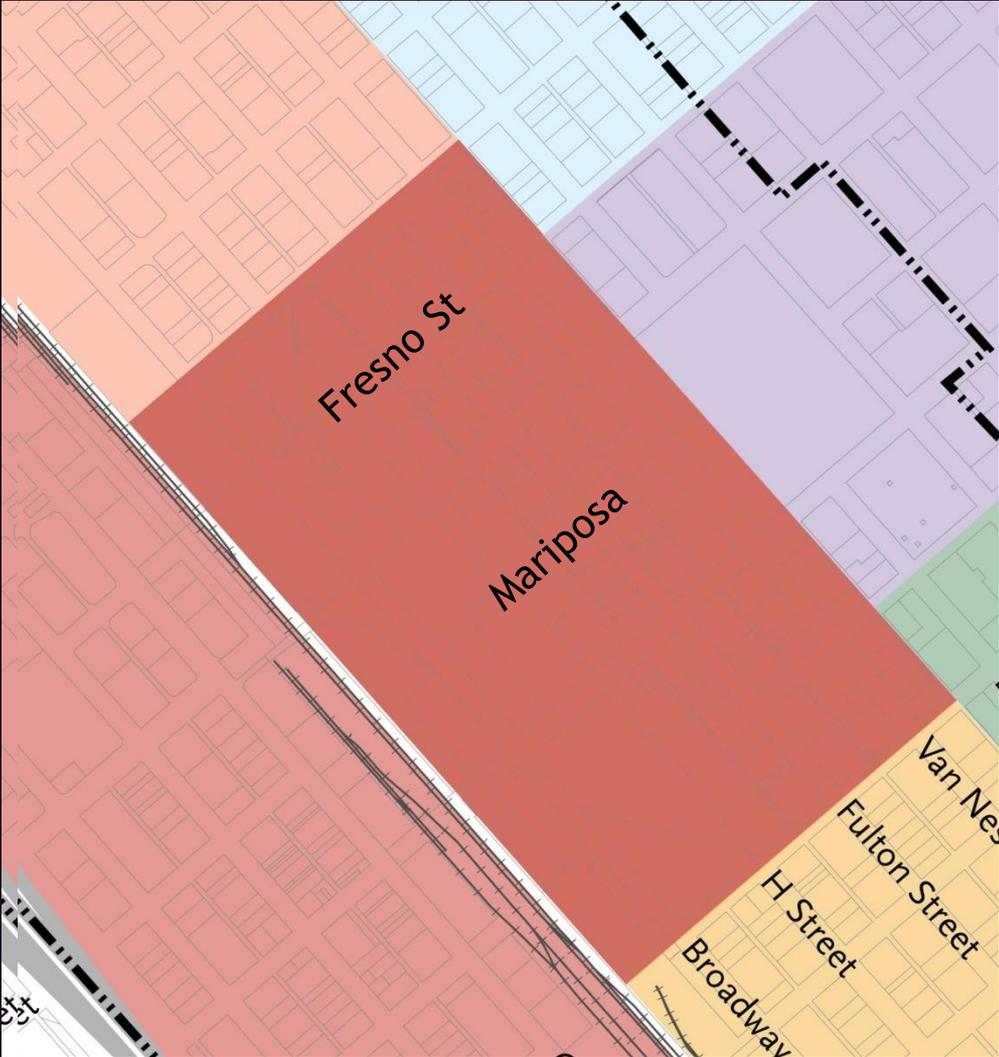
District by District Development Strategy

September 28, 2010

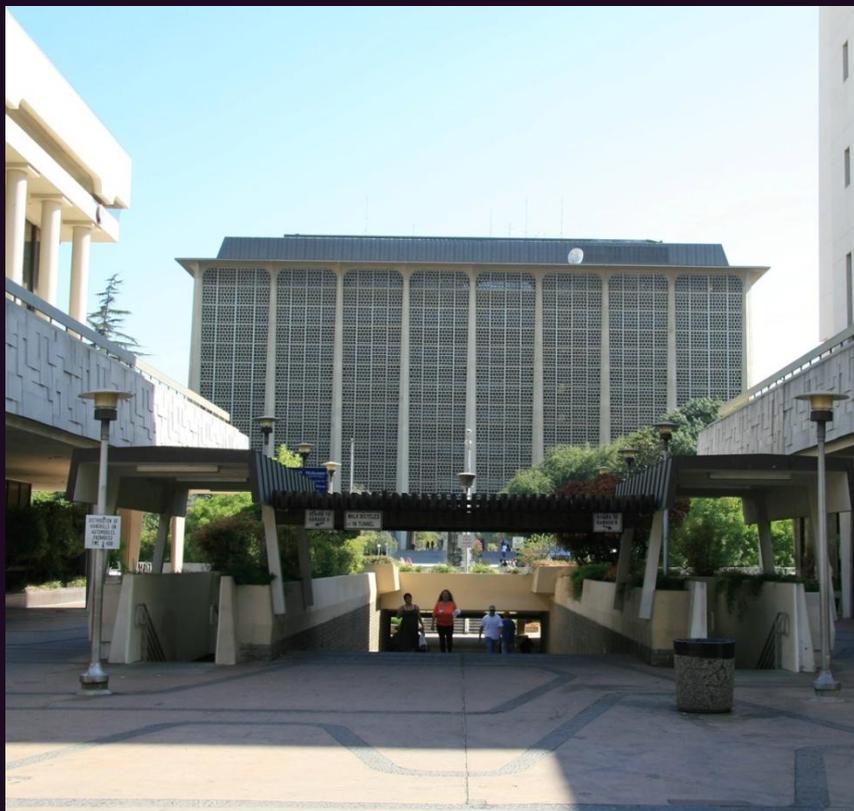
Fulton Corridor Specific Plan – Downtown Subdistricts



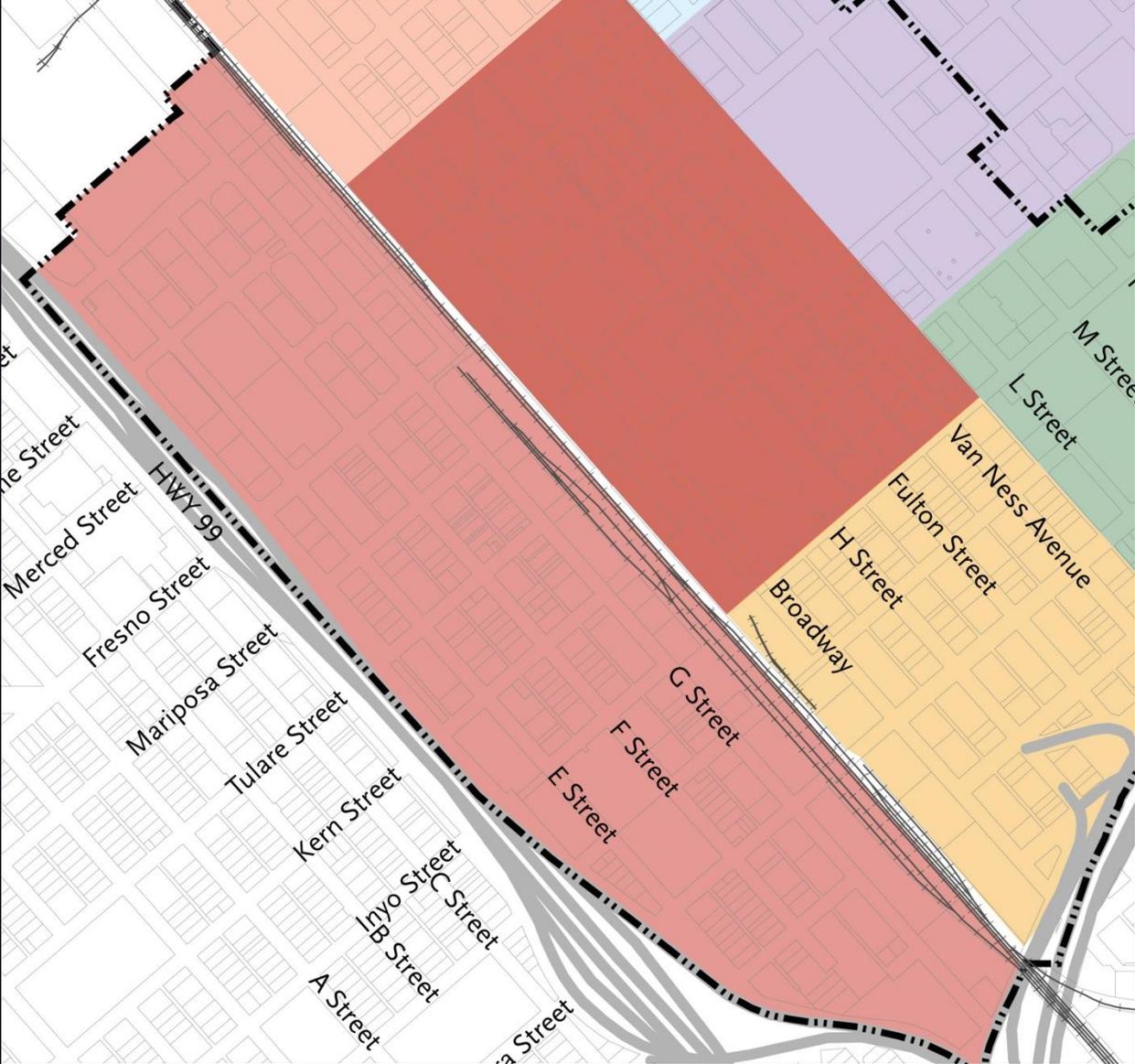
Fulton Corridor



Fulton Corridor



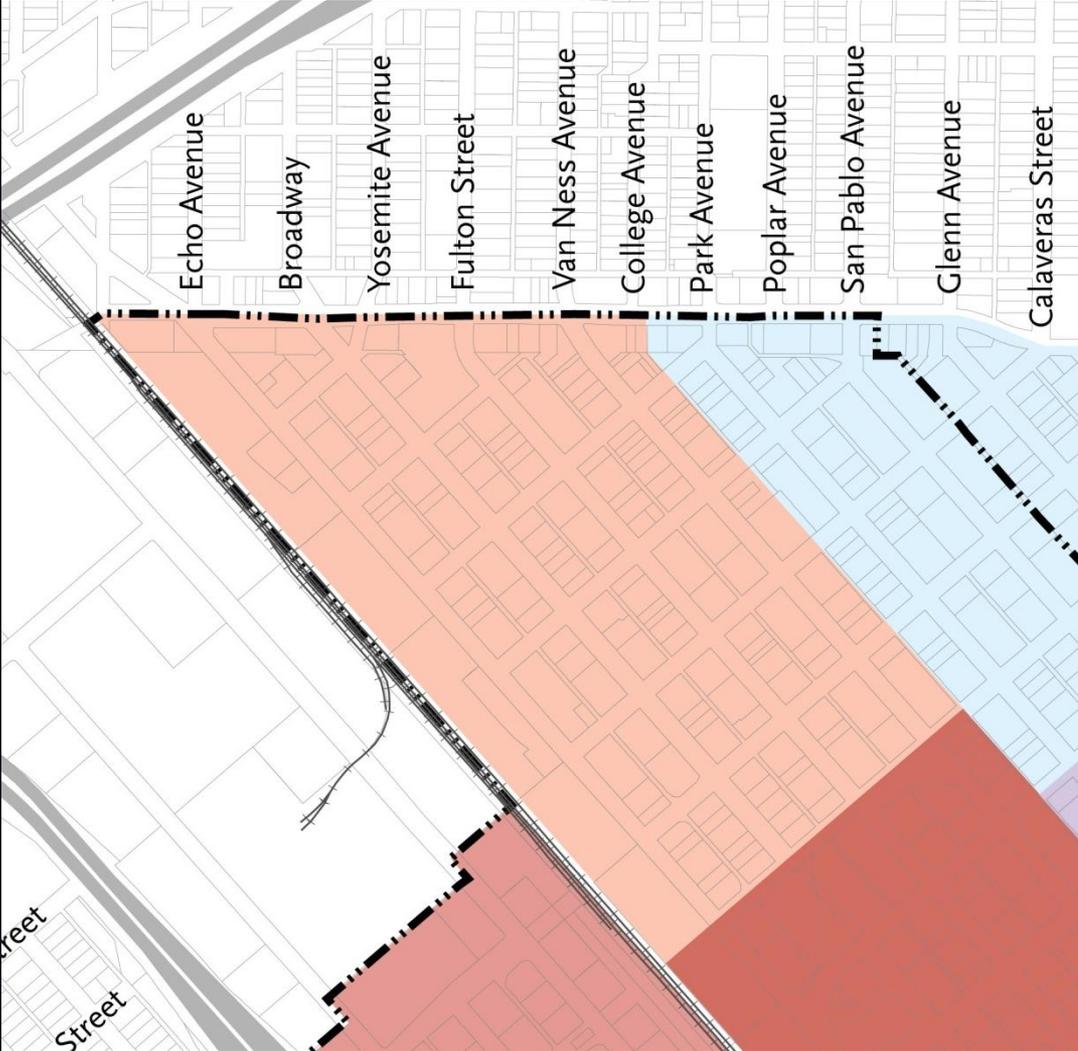
Chinatown



Chinatown



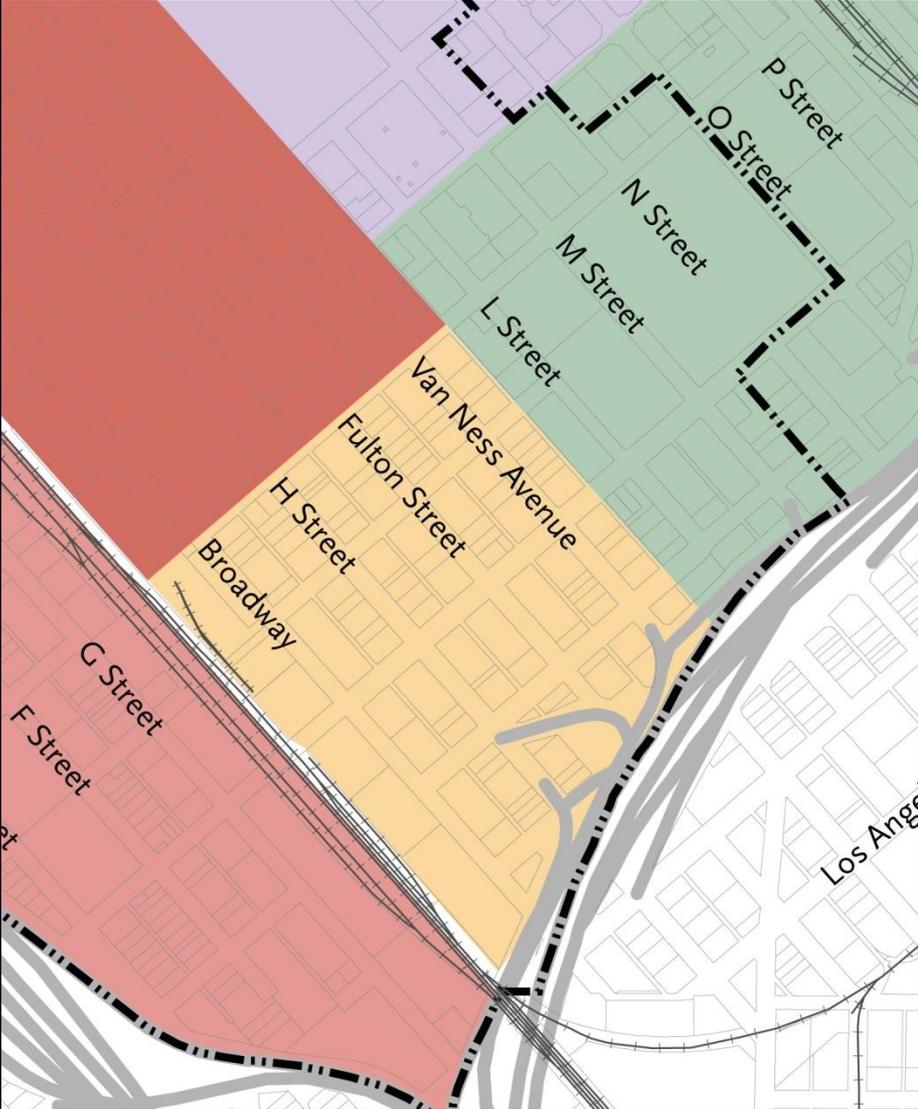
Cultural Arts District



Cultural Arts District



South Stadium



South Stadium



South Downtown



Issues to be Discussed

- Who is Here?
- What do they do here?
- Who do we attract here?
- What are the center(s) of activity in this district?
- Where should development happen first?
- What type of development is appropriate?
- Transportation
- Open Space
- Special Issues

3.1 - Building and Parking Placement, Building Height, Profile, Encroachments and Parking

A. Requirements

1. Purpose. This Chapter 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 SAMC Chapter 41.

2. Applicability. Each proposed improvement and building shall be designed in compliance with the standards of this Chapter 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 and below in Table 3A are the seven zones 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)
- Industrial/Overlay (IO)

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

Table 3A: ZONE SUMMARY OF STANDARDS



Intent and Character of TV Zone

| Building Types | Max Stories [a] |
|-------------------------|-----------------|
| Tower-on-Podium | 25 |
| Lined Block | 5 |
| Flex Block | 5 |
| Hybrid Court | - |
| Stacked Dwelling | 6 |
| Courtyard Housing | 5 |
| Live-Work | 3 |
| Rowhouse | 3 |
| Tuck-Under | 3 |
| Bungalow Court | - |
| Duplex/Triplex/Quadplex | - |
| House | - |

| Frontage Types | Allowed |
|---------------------|---------|
| Arcade | Y |
| Gallery | Y |
| Shopfront | Y |
| Forecourt | Y |
| Stoop | - |
| Frontyard and Porch | - |

| Building Setbacks | In feet |
|-------------------|----------|
| Frontyard | 0-10 [1] |
| Side Street | 0-10 [1] |
| 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 | yes | yes |

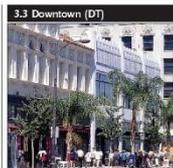
Key to Table 3A

Light shaded text means "not permitted" in the zone.
 - means not applicable in the zone.

Notes:

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

The range of zones and their allowed components used in the Code is summarized. 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.



Intent and Character of DT Zone

| Building Types | Max Stories [a] |
|-------------------------|-----------------|
| Tower-on-Podium | - |
| Lined Block | 5 |
| Flex Block | 10 |
| Hybrid Court | - |
| Stacked Dwelling | 6 |
| Courtyard Housing | 5 |
| Live-Work | 3 |
| Rowhouse | 3 |
| Tuck-Under | 3 |
| Bungalow Court | - |
| Duplex/Triplex/Quadplex | - |
| House | - |

| Frontage Types | Allowed |
|---------------------|---------|
| Arcade | Y |
| Gallery | Y |
| Shopfront | Y |
| Forecourt | Y |
| Stoop | Y |
| Frontyard and Porch | - |

| 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 | - |
| Non-Residential | 1/400 | - |
| In-Lieu Fee | yes | yes |



Intent and Character of UC Zone

| Building Types | Max Stories [a] |
|-------------------------|-----------------|
| Tower-on-Podium | - |
| Lined Block | 5 |
| Flex Block | 5 |
| Hybrid Court | - |
| Stacked Dwelling | 5 |
| Courtyard Housing | 5 |
| Live-Work | 3 |
| Rowhouse | 3 |
| Tuck-Under Housing | - |
| Bungalow Court | - |
| Duplex/Triplex/Quadplex | - |
| House | - |

| Frontage Types | Allowed |
|---------------------|---------|
| Arcade | - |
| Gallery | - |
| Shopfront | Y |
| Forecourt | Y |
| Stoop | Y |
| Frontyard and 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 | no | no |



Intent and Character of CDR Zone

| Building Types | Max Stories [a] |
|-------------------------|-----------------|
| Tower-on-Podium | - |
| Lined Block | - |
| Flex Block | 3 |
| Hybrid Court | - |
| Stacked Dwelling | - |
| Courtyard Housing | - |
| Live-Work | 3 |
| Rowhouse | - |
| Tuck-Under Housing | - |
| Bungalow Court | - |
| Duplex/Triplex/Quadplex | - |
| House | - |

| Frontage Types | Allowed |
|---------------------|---------|
| Arcade | - |
| Gallery | Y |
| Shopfront | Y |
| Forecourt | - |
| Stoop | Y |
| Frontyard and Porch | - |

| 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 20', 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 | no | no |



Intent and Character of UN2 Zone

| Building Types | Max Stories [a] |
|-------------------------|-----------------|
| Tower-on-Podium | - |
| Lined Block | - |
| Flex Block | 3[b] |
| Hybrid Court | 5 |
| Stacked Dwelling | - |
| Courtyard Housing | 4 |
| Live-Work | 3 |
| Rowhouse | 3 |
| Tuck-Under Housing | 3 |
| Bungalow Court | 2 |
| Duplex/Triplex/Quadplex | 3 |
| House | 2 |

[b] only if lot is adjacent to a public open space (4 park)

| Frontage Types | Allowed |
|---------------------|---------|
| Arcade | - |
| Gallery | - |
| Shopfront | Y |
| Forecourt | - |
| Stoop | Y |
| Frontyard and Porch | Y |

| Building Setbacks | In feet |
|--------------------|---------|
| Front yard | 10 [1] |
| Side Street | 10 |
| Side yard by story | 1st 5 |
| | 2nd 8 |
| | 3rd 8 |
| | 4th 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 | no | no |



Intent and Character of UN1 Zone

| Building Types | Max Stories [a] |
|-------------------------|-----------------|
| Tower-on-Podium | - |
| Lined Block | - |
| Flex Block | - |
| Hybrid Court | - |
| Stacked Dwelling | - |
| Courtyard Housing | - |
| Live-Work | 3 |
| Rowhouse | - |
| Tuck-Under Housing | - |
| Bungalow Court | 2 |
| Duplex/Triplex/Quadplex | 2 |
| House | 2 |

| Frontage Types | Allowed |
|---------------------|---------|
| Arcade | - |
| Gallery | - |
| Shopfront | - |
| Forecourt | - |
| Stoop | Y |
| Frontyard and Porch | Y |

| Building Setbacks | In feet |
|---------------------|-----------|
| Front yard by story | 1st 15 |
| | 2nd 20 |
| Side Street | 10 |
| Side yard by story | 1st 5 [1] |
| | 2nd 8 [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 | - |
| In-Lieu Fee | no | no |



Intent and Character of IO Zone

| Building | Max Stories |
|----------|-------------|
| | - |

| Frontage Types | Allowed |
|----------------|---------|
| | - |

| Building Setbacks | In feet |
|-------------------|---------|
| | - |

| Parking | Allowed |
|---------|---------|
| | - |

See SAMC 41-474

N/A

See SAMC 41-475

See SAMC 41-478

Notes (continued):

[a] Max Stories for all zones refer to the total number of stories permitted per Zone. The massing for all buildings above the 4th story are subject to size and massing standards, as described, in section C.1 of Building Type Standards, 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 |
| % | 100 100 100 75 50 35 10 N/A |

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

Table 3A: ZONE SUMMARY OF STANDARDS

Requirements

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Downtown (DT)

Urban Center (UC)

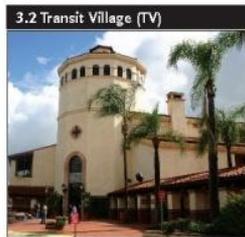
Corridor (CDR)

Urban Neighborhood 2 (UN 2)

Urban Neighborhood 1 (UN 1)

Industrial/Overlay (IO)

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



Intent and Character of TV Zone

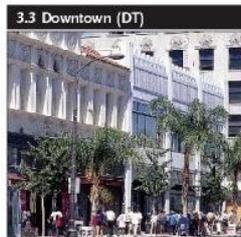
| Building Types | Max Stories [a] |
|----------------------------------------|-----------------|
| <i>(see Chapter 4.1 for standards)</i> | |
| Tower-on-Podium | 25 |
| Lined Block | 5 |
| Flex Block | 5 |
| Hybrid Court | - |
| Stacked Dwelling | 6 |
| Courtyard Housing | 5 |
| Live-Work | 3 |
| Rowhouse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

| Frontage Types | Allowed |
|----------------------------------------|---------|
| <i>(see Chapter 4.2 for standards)</i> | |
| Arcade | Y |
| Gallery | Y |
| Shopfront | Y |
| Forecourt | Y |
| Stoop | - |
| Frontyard and 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 |

[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 | yes | yes |



Intent and Character of DT Zone

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

| Frontage Types | Allowed |
|----------------------------------------|---------|
| <i>(see Chapter 4.2 for standards)</i> | |
| Arcade | Y |
| Gallery | Y |
| Shopfront | Y |
| Forecourt | Y |
| Stoop | Y |
| Frontyard and Porch | - |

| 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 | - |
| Non-Residential | 1/400 | - |
| In-Lieu Fee | yes | yes |

MOULE & POLYZOIDES
ARCHITECTS AND URBANISTS