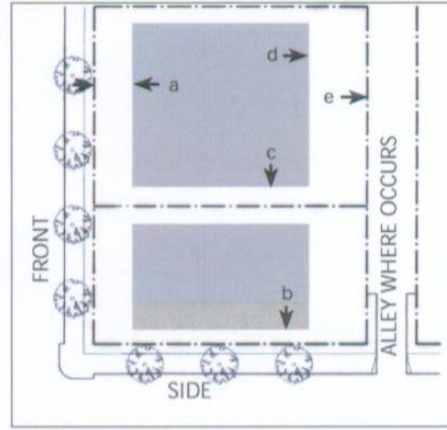


4.4.060 - Urban Neighborhood 2 (UN-2) Zone



A. Intent and Character

The UN-2 zone is applied to primarily residential areas intended to accommodate a variety of housing types and densities, with some opportunities for live-work, neighborhood-serving retail, and cafes. Appropriate building types include single dwellings, duplexes, triplexes, and quadplexes, courtyard housing, rowhouses, live-work, and Hybrid Court in very specific situations. The landscape style is appropriate to a residential neighborhood, with shading street trees in parkway strips, and shallow-depth landscaped front yards separating buildings from sidewalks. Parking is on-street, and in garages located away from street frontages.



B. Building Placement

- Location of Building(s)
- Encroachments

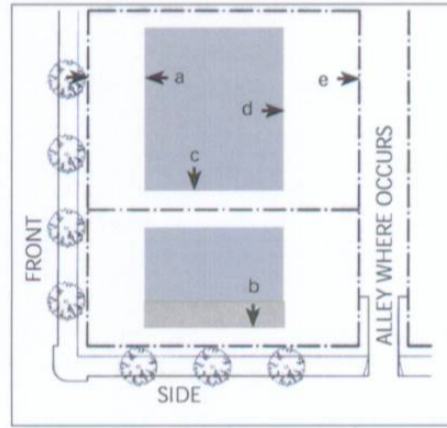
- Setbacks** (as measured from the property line)
 - (a) Front: 10' min; 25' min on Grand Avenue
 - (b) Side Street: 10' min
 - (c) Sideyard: 5' min, 1 story; 8' min, 2 or 3 story; 12' min, 3.5+ stories
 - (d) Rear: 15' min
 - (e) Alley Setback (accessory structures carriage houses, equipment, etc): 3' min
- Encroachments Allowed**
 - i. Awnings, galleries, balconies, bay windows, and signs must provide min. 8 ft vertical clearance when in the r.o.w.
 - ii. Outdoor dining, encroachments per approval of P&B and PWA Directors

4.4.070 - Urban Neighborhood 1 (UN-1) Zone



A. Intent and Character

The UN-1 zone is applied to primarily residential areas intended to accommodate a variety of housing types at lower densities. Appropriate building types include single dwellings, duplexes, triplexes, and quadplexes, and live-work. The landscape style is appropriate to a residential neighborhood, with shading street trees in parkway strips and landscaped front yards separating buildings from sidewalks. Parking is on-street, and in garages located away from street frontages.



B. Building Placement

- Location of Building(s)
- Encroachments

- Setbacks**

Minimum setbacks required and, where noted, maximum setbacks allowed; except where a frontage type standard allows exceptions or establishes different requirements.

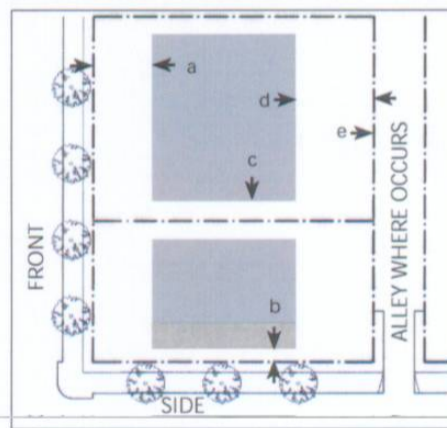
 - (a) Front Setback: 15' min; 20' min 2-story
 - (b) Side Street Setback: 10' min
 - (c) Sideyard Setback: 5' min, 1-story; 8' min, 2-story
 - (d) Rear Setback: 20' min
 - (e) Alley Setback (accessory structures carriage houses, equipment, etc): 3' min
- Encroachments Allowed**
 - i. Awnings, galleries, balconies, bay windows, and signs must provide min. 8 ft vertical clearance when in the r.o.w.
 - ii. Outdoor dining, encroachments per approval of P&B and PWA Directors

4.4.080 - Residential/Industry (R/I) Zone



A. Intent and Character

The R/I zone is applied to unique areas of the City characterized by a mixture of single dwellings and locally based retail and industrial uses, both of which this zone is intended to retain. Appropriate building types include single dwellings, duplexes, triplexes, and quadplexes, live-work, industrial sheds and commercial block of a form and scale compatible with dwellings. Open yard areas accommodating industrial uses are to be screened by street walls and landscaping. The landscape style is appropriate to a neighborhood, with shading street trees in parkways or sidewalk tree wells, and landscaped residential front yards. Parking is on-street, in street-accessible 2-car garages, and in surface lots screened from streets.



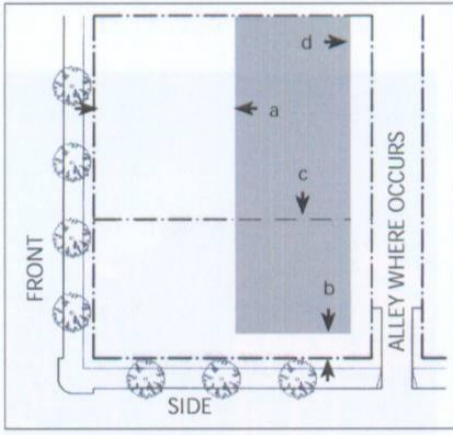
B. Building Placement

- Location of Building(s)
- Encroachments

- Setbacks**

Minimum setbacks required and, where noted, maximum setbacks allowed; except where a frontage type allows exceptions or establishes different requirements.

 - (a) Front Setback: 15' min; (Washington Avenue: 0' min)
 - (b) Side Street Setback: 5' min; (Washington Avenue: 0' min)
 - (c) Sideyard Setback: 10' min; (Washington Avenue: 0' min)
 - (d) Rear Setback: 20' min; (Washington Avenue: 10' min)
 - (e) Alley Setback (accessory structures carriage houses, equipment, etc): 3' min
- Encroachments Allowed**
 - i. Awnings, galleries, balconies, bay windows, and signs must provide min. 8 ft vertical clearance when in the r.o.w.
 - ii. Outdoor dining, encroachments per approval of P&B and PWA Directors



C. Parking

- Location of Parking
- Parking Requirements

1. Parking Placement

- Front setback: 50 % of lot depth; subterranean: 10' min
- Side street setback: 10' min; subterranean: 10' min
- Sidyard setback: 5' min; subterranean: 5' min
- Rear setback: 5' min; subterranean: 10' min

2. Parking Access

Vehicular access is permitted only from the alley or side streets.

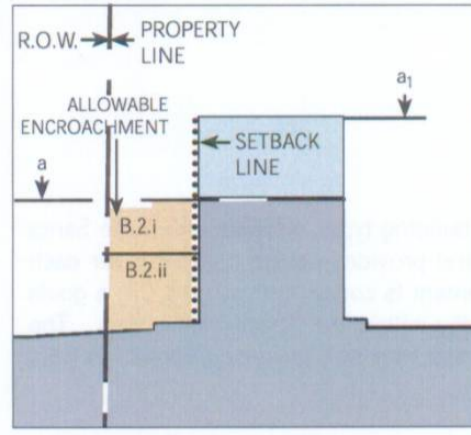
3. Parking Requirements

Residential: 2 spaces; guest: 0.25

Live/Work: 2 spaces; guest: 0.15

Non-Residential: 1 space per 300 sq ft

Parking Calculations: all fractions shall be rounded up to next whole number.



D. Building Profile and Type

- Building Types
- Height
- Frontage Requirements
- Encroachments

1. Building Height Maximum [*]

- min ___ per bldg type; max 3 stories

- Hybrid Court type: 4.5 stories (allowed only as identified below in 2a)

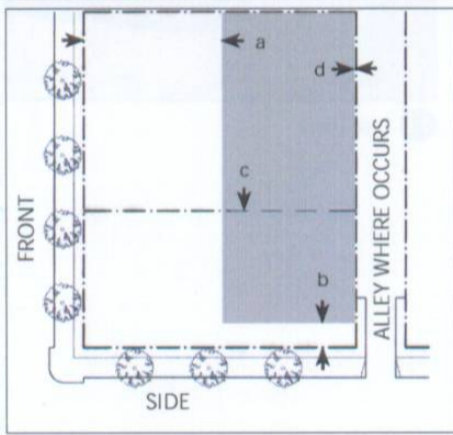
2. Building Types Allowed (See Chapter 4.5.010 for definitions and design standards)

- Carriage House, Single Dwelling, Duplex, Triplex, Quadplex, Rowhouse, Live-Work, Courtyard Housing, Hybrid Court (Santiago: Santa Ana Blvd to Washington; Santa Ana Blvd: Garfield to Stafford)

3. Frontage Types Allowed (See Chapter 4.5.020 for definitions and design standards)

- Frontyard/Porch, Stoop, Forecourt

[*] see "Story" definition (page 4:78)



C. Parking

- Location of Parking
- Parking Requirements

1. Parking Placement

- Front setback: 20% lot depth
- Side street setback: 10' min

- Side yard setback: not required
- Rear setback: not required

2. Parking Access

Vehicular access is permitted only from the alley or side streets.

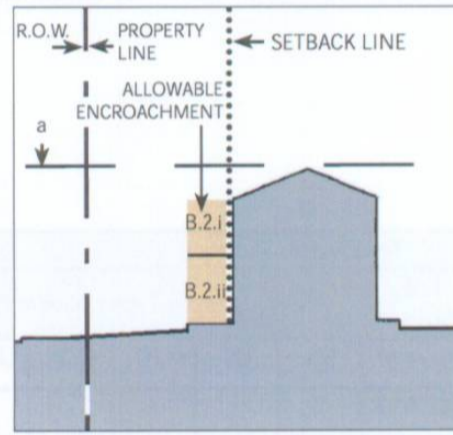
3. Parking Requirements

Residential: 2 spaces; guest: 0.25

Live/Work: 2 spaces; guest: 0.25

Non-Residential sq ft: <750: 1 space; 750 to 1200 sq ft: 2; 1200 to 1500: 1

Parking Calculations: all fractions shall be rounded up to next whole number.



D. Building Profile and Type

- Building Types
- Height
- Frontage Requirements
- Encroachments

1. Building Height Maximum [*]

- 2 stories, except where modified by building type standards.

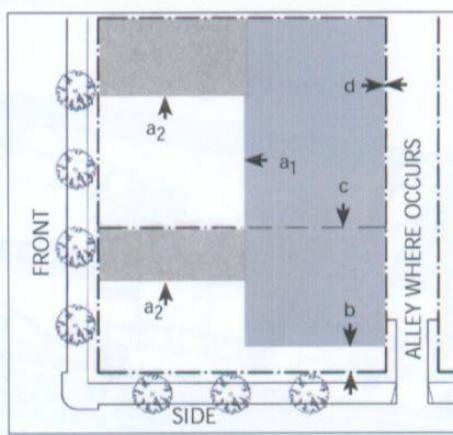
2. Building Types Allowed (See Chapter 4.5.010 for definitions and design standards)

- Carriage House, Single Dwelling, Duplex, Triplex, Live-Work

3. Frontage Types Allowed (See Chapter 4.5.020 for definitions and design standards)

- Frontyard/Porch

[*] see "Story" definition (page 4:78)



C. Parking

- Location of Parking
- Parking Requirements

1. Parking Placement

- Front setback: 50% of lot depth; (screened from street view by building or streetwall)
- Access drive for parking area: 7' min, 10' max; to street facing garage: 16' max
- Side street setback: 5' min
- Side yard setback: 5' min
- Rear setback: 5' min

2. Parking Access

Where an alley does not occur, Vehicular access is permitted from the street(s)

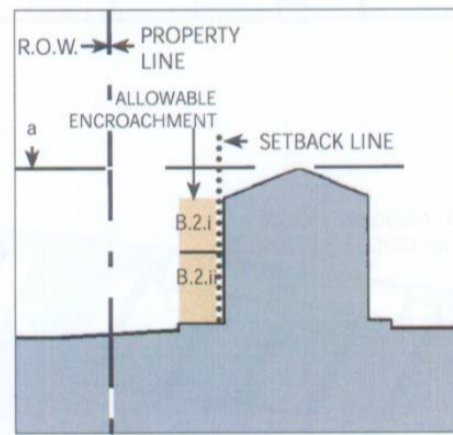
3. Parking Requirements

Residential: 2 spaces; guest: 0.25

Live/Work: 2 spaces; guest: 0.25

Non-Residential sq ft: <750: 1 space; 750 to 1200 sq ft: 2; 1200 to 1500: 1

Parking Calculations: all fractions shall be rounded up to next whole number.



D. Building Profile and Type

- Building Types
- Height
- Frontage Requirements
- Encroachments

1. Building Height Maximum [*]

- 2 stories, except where modified by architectural standards.

2. Building Types Allowed (See Chapter 4.5.010 for definitions and design standards)

- Carriage House, Single Dwelling, Duplex, Triplex, Quadplex, Live-Work, Industrial Shed, Commercial Block (Washington Avenue only)

3. Frontage Types Allowed (See Chapter 4.5.020 for definitions and design standards)

- Frontyard/Porch, Stoop

4.5 - Architectural Standards

4.5.010 - Building Types

Requirements

- Purpose.** This Chapter identifies the building types allowed within the Santa Ana Renaissance Specific Plan area, and provides design standards for each type, to ensure that proposed development is consistent with the City's goals for building form, character, and quality within the Specific Plan area. The types are organized by intensity from most intense (Tower-on-Podium) to least intense (Carriage House).
- Applicability.** Each proposed building shall be designed in compliance with the standards of this Chapter for the applicable building type, except for public and institutional buildings, which because of their unique disposition and application are not required to comply with building type requirements. Buildings to be constructed on a parcel identified on the federal, state or local list of significant historic resources shall not be placed or constructed so as to result in a modification of the historic resource, unless alterations conform to the United States Secretary of Interior's official Standards for Treatment of Historic Properties.
- Allowable building types by zone.** Each proposed building shall be designed as one of the types allowed by the following table for the zone applicable to the site. Each type is subject to the requirements of the applicable zone.



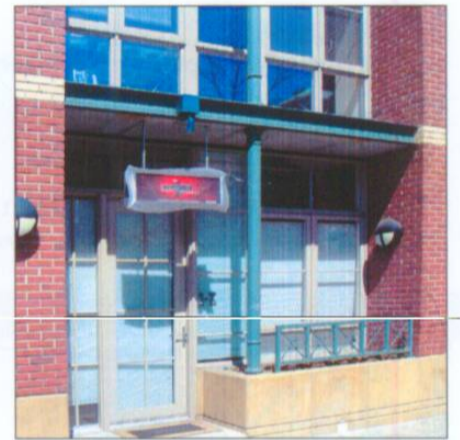
A Tower-on-Podium



B Liner



G Industrial Shed



H Live-Work

Table 4.5-1

| Building Type | Density Range [1] | Lot Width [4] min - max | Building Types Allowed by Zone [2] | | | | | | |
|----------------------------|-------------------|----------------------------|------------------------------------|----|----|-----|------|-------|-----|
| | | | RR | DT | UC | CDR | UN-2 | UN-1 | R/I |
| A. Tower-on-Podium | 90 to 110 | 200'-400' | Y | - | - | - | - | - | - |
| B. Liner | 45 - 50 | 125'-200' | Y | Y | Y | - | - | - | - |
| C. Hybrid Court | 45 - 50 | 150'-250' | - | - | - | - | Y | - | - |
| D. Commercial Block | 30 - 40 | 25'-200' | Y | Y | Y | Y | - | - | Y |
| E. Stacked Dwelling | 40 - 50 | 125'-200' | Y | Y | Y | - | - | - | - |
| F. Courtyard Housing | 20 -30 | 125'-250' | Y | Y | Y | - | Y | - | - |
| G. Industrial Shed | 6-10 | 40'-75' | - | - | - | - | - | - | Y |
| H. Live/Work | 12-15 | 25'-125' | Y | Y | Y | Y | Y | Y | Y |
| I. Rowhouse | 7-18 | 25'-150' | - | Y | Y | - | Y | - | - |
| J. Duplex/Triplex/Quadplex | 10-15 | 50'-75' | - | - | - | - | Y | Y [3] | Y |
| K. Single Dwelling | 6-10 | 40'-60' | - | - | - | - | Y | Y | Y |
| L. Carriage House | 6-10 | 40'-60' | - | - | - | - | Y | Y | Y |

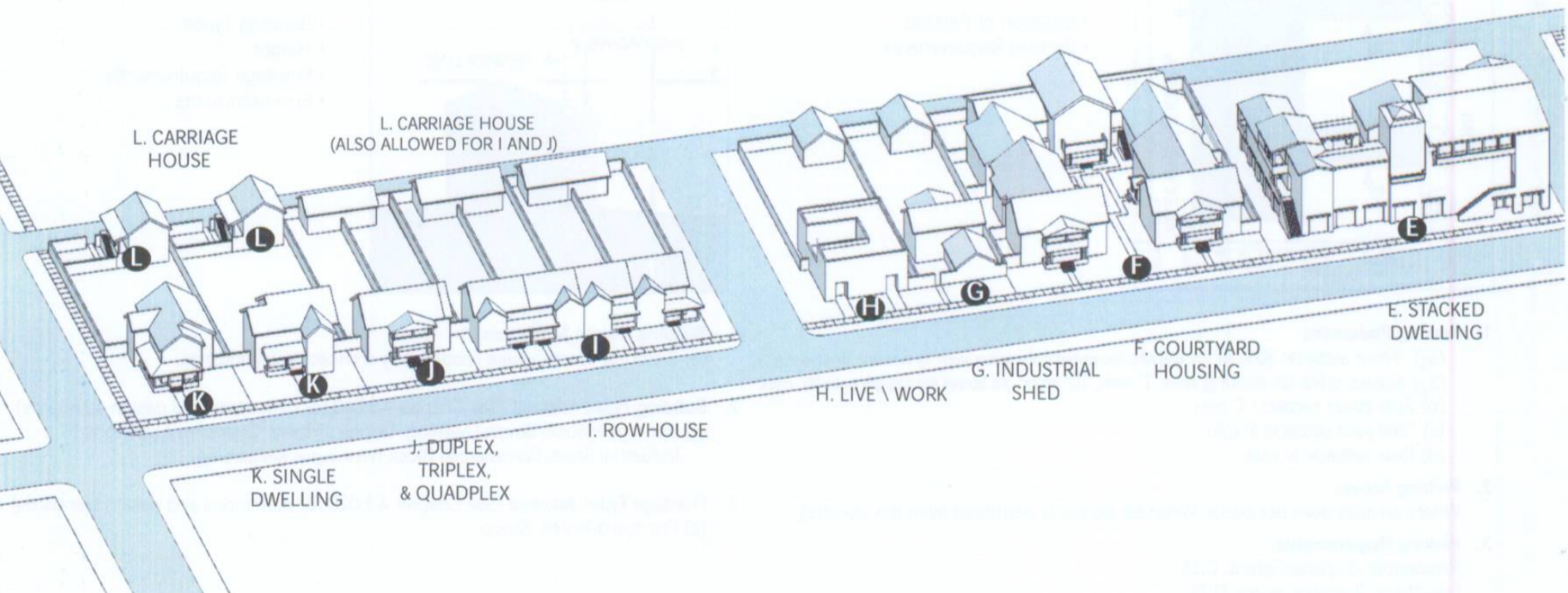
Y = Allowed

[1] Density ranges represent the typological limits of each building type and the range of dwellings it can accommodate while maintaining the particular characteristics for the type, as described in this chapter. Further, these figures are derived through the combination of each types' operational characteristics as to configuration in plan and section.

[2] Each type is subject to the maximum stories allowed in each zone.

[3] Quadplex not allowed in the UN-1 zone

[4] Measured along the front of the lot.

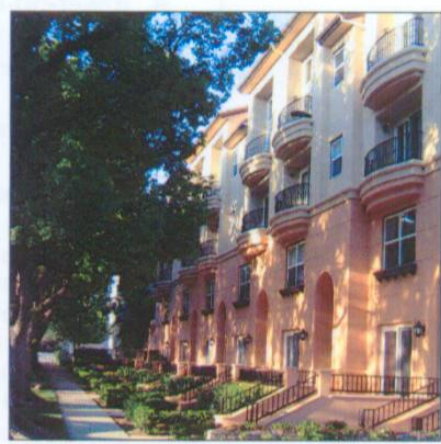




C Commercial Block



D Hybrid Court



E Stacked Dwelling



F Courtyard Housing



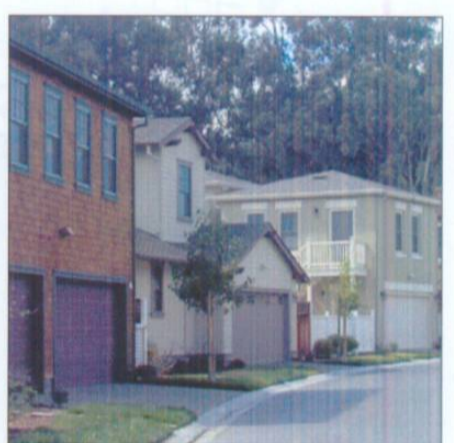
I Rowhouse



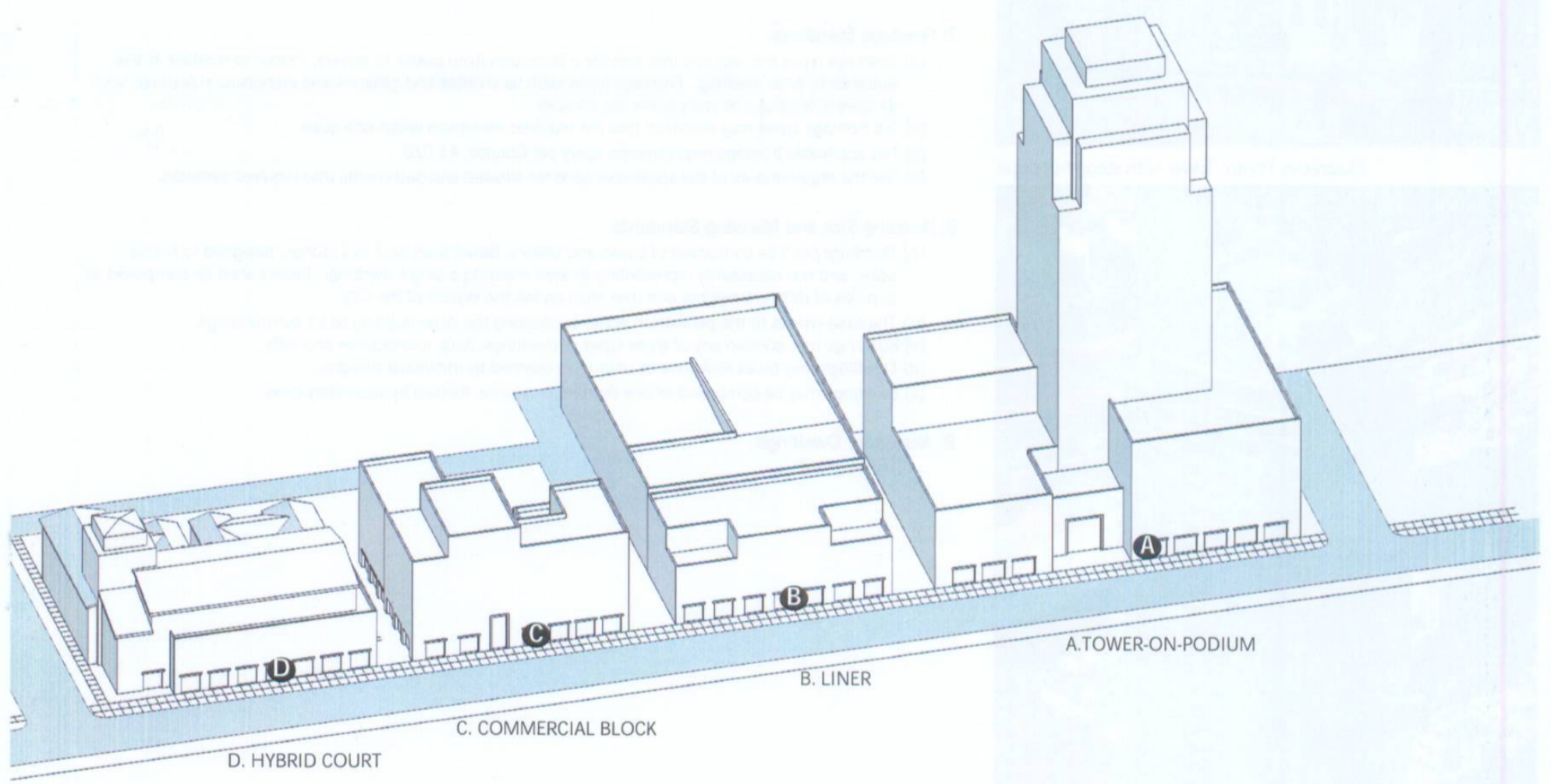
J Duplex/Triplex/Quadplex



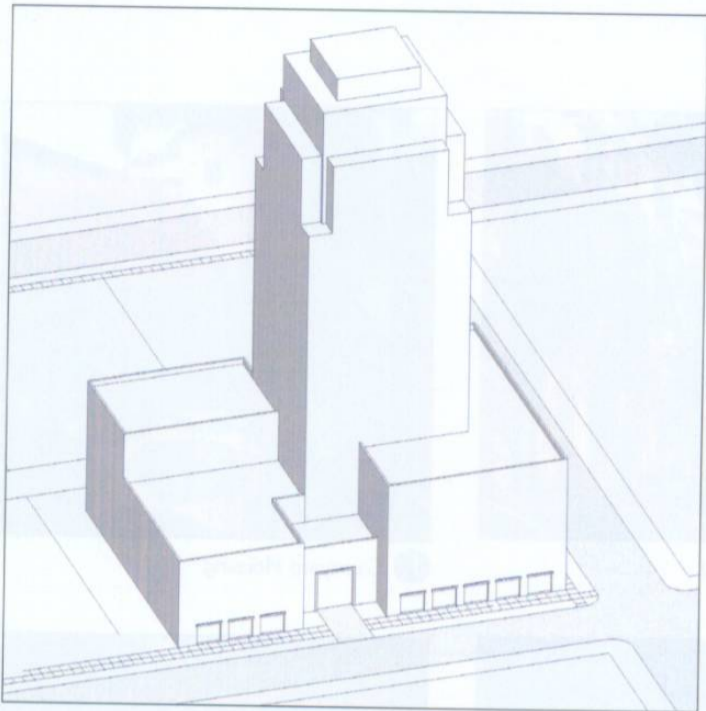
K Single Dwelling



L Carriage House



Above:
 This diagram identifies the range of building types used in the Specific Plan. The individual types are arranged on a continuum of intensity with the least intense at left and the most intense at right. Each type is allowed as identified above (4.5.010, Table 1) and its requirements are described on the following pages.



Illustrative Axonometric Diagram



Illustrative Photo: Tower with stoop frontages



Illustrative Photo: Tower with shopfront and stoop frontages

4.5.010 - Architectural Standards - Building Types

A. Tower-on-Podium: A multi-level building organized around a central core with the first five floors expressed as a Podium building.
 Unit Size Standards: Min: 850 sq ft (average 1200) Max: 1000 sq ft

1: Lot Width/Frontage: Minimum: 200 ft; Maximum: 400 ft.

2: Access Standards

- (a) Entrance to the building is through a street level lobby.
- (b) The entrance to each ground floor is directly from the street every 25 feet at a minimum. The entrance to each podium floor unit is indirectly from the podium
- (c) Access to all other units is through a lobby, and elevator.
- (d) Interior circulation to each above the third level is through a central corridor.
- (e) Where an alley is present, parking may be accessed through the alley.
- (f) Where an alley is not present, parking is accessed from the street through the building.
- (g) For corner lots without alley-access, parking is accessed from the side street through the building.
- (h) Elevator access is provided between the garage, and every one of the levels of the building.

3: Parking Standards

- (a) Required parking shall be in a completely concealed garage. If the garage is partially or wholly on the ground, then it shall be lined by a commercial or residential building.
- (b) Dwellings shall have indirect access to their parking stall(s).
- (c) Entrances to garages and/ or driveways are located as close as possible to the side/rear of each lot.

4: Service Standards

- (a) Services, including all utility access and above ground equipment and trash are located on alleys.
- (b) Where alleys don't exist, utility access, above ground equipment and trash are located as provided under the urban regulations for each zone.

5: Open Space Standards

- (a) A quadrangle-sized space shall be located on the ground, on a podium or on a roof garden of a size of at least 20% of the lot.
- (b) Minimum dimensions for such a space shall be 60 feet. Frontages and architectural projections allowed within each urban zone are permitted on the sides of the quad.
- (c) Private patios may be provided at side yards, rear yards and balconies

6: Landscape Standards

- (a) A canopy of at least four 36-inch box-size trees shall be planted within each quad.
- (b) At least one 36-inch box-size canopy tree shall be provided in each rear yard for shade and privacy.
- (c) Side yard trees may be placed to protect the privacy of neighbors.
- (d) Quads shall be designed as inviting out-door rooms.

7: Frontage Standards

- (a) Frontage types are required that provide a transition from public to private, indoor to outdoor at the entrance to each dwelling. Frontage types such as arcades and galleries and architectural features such as towers, loggias and entry stairs are allowed
- (b) No frontage types may encroach into the required minimum width of a quad.
- (c) The applicable frontage requirements apply per Chapter 4.5.020.
- (d) See the requirements of the applicable zone for allowed encroachments into required setbacks.

8: Building Size and Massing Standards

- (a) Buildings shall be composed of bases and towers. Bases shall be 2 to 5 stories, designed to house scale, and not necessarily representing in their massing a single dwelling. Towers shall be composed as bundles of different heights and they shall enrich the skyline of the City.
- (b) The base relates to the pedestrian scale, connecting the large building to its surroundings.
- (c) Buildings may contain any of three types of dwellings: flats, townhouses and lofts.
- (d) Dwellings may be as repetitive or unique as deemed by individual designs.
- (e) Buildings may be composed of one dominant volume, flanked by secondary ones.

9: Accessory Dwellings

Not Allowed

4.5.010 - Architectural Standards - Building Types

B. Liner: A building that conceals a public (Park-Once) garage, designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for such uses or residences.
 Unit Size Standards: Min: 850 sq ft (average 1200) Max: 1000 sq ft

1: Lot Width/Frontage: Minimum: 125 ft; maximum: 200 ft.

2: Access Standards

- (a) The main entrance to each ground floor storefront is directly from the street.
- (b) Entrance to the residential portions of the building is through a street level lobby, or through a podium lobby accessible from the street or through a side yard.
- (c) Interior circulation to each dwelling is through a corridor.
- (d) For corner lots without alley-access, parking is from the side street through the building.
- (e) Where an alley is not present, parking is accessed from the street through the building.
- (f) Elevator access should be provided between the garage, and each level of the building.
- (g) Where an alley is present, parking may be accessed through the alley.

3: Parking Standards

- (a) Required parking is accommodated in an underground or above-grade garage, tuck under parking, or a combination of any of the above.
- (b) Dwellings have indirect access to their parking stall(s).
- (c) Parking entrances to subterranean garages and/or driveways are located as close as possible to the side or rear of each lot.

4: Service Standards

- (a) Services (incl. all utility access, above ground equipment and trash) are located on alleys.
- (b) Where alleys don't exist, utility access, above ground equipment and trash are located as provided under the urban regulations for each zone.

5: Open Space Standards

- (a) The primary shared open space is the rear or side yard designed as a courtyard. Courtyards can be located on the ground or on a podium. Side yards may also be formed to provide out door patios connected to ground floor commercial uses.
- (b) 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 may not be less than 1:1 between its width and height for at least 2/3 of the court's perimeter.
- (c) In 20 foot wide courtyards, frontages and architectural projections allowed within each urban zone are permitted on two sides of the courtyard. Such projections are permitted on one side of 15 foot wide courtyards.
- (d) Private patios may be provided at side yards and rear yards.

6: Landscape Standards

- (a) In the front yard, there is no landscape, but the streetscape.
 Guidelines
- (b) Courtyards located over garages should be designed to avoid the sensation of forced podium hardscape.

7: Frontage Standards

- (a) Entrance doors, public rooms, such as living rooms and dining rooms are oriented, to the degree possible, fronting toward the courtyard(s) and street. Service rooms are oriented to the degree possible backing to corridors.
- (b) The applicable frontage requirements apply per Chapter 4.5.020.
- (c) Frontage types that provide a transition from public to private, indoor to outdoor at the entrance to commercial ground floor spaces are allowed. Shopfronts, arcades and galleries are preferred.

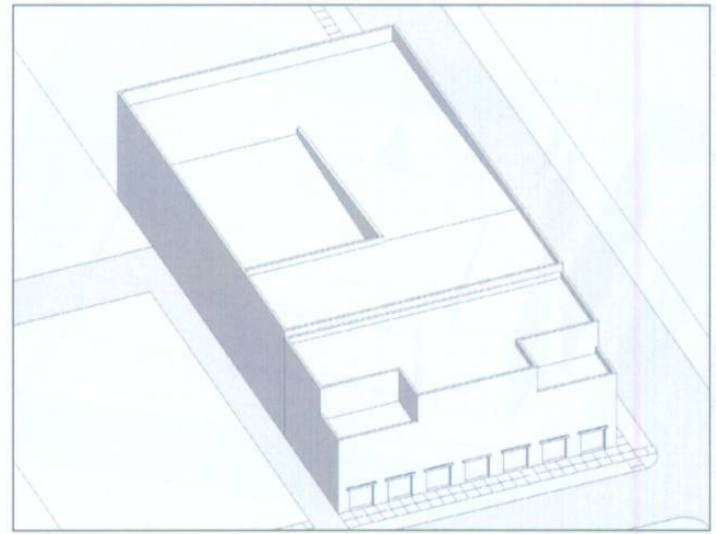
8: Building Size and Massing Standards

(a) Height ratios for various liners are as follows:

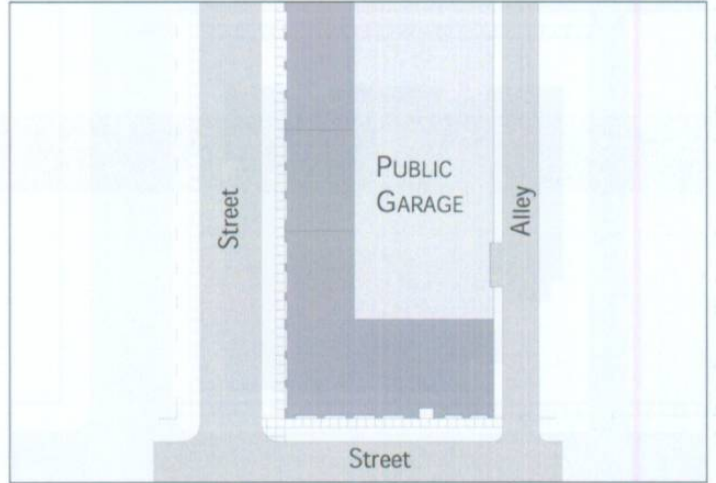
| Scenario (in Stories) | Ratio of each Story (see page 4:78 for height definition) | | | | | |
|-----------------------|---|------|-----|-----|-----|-----|
| | 1 | 2 | 3 | 4 | 5 | 6 |
| 2.0 | 100% | 80% | - | - | - | - |
| 2.5 | 100% | 75% | 40% | - | - | - |
| 3.0 | 100% | 75% | 55% | 10% | - | - |
| 4.0 | 100% | 100% | 75% | 30% | 10% | - |
| 5.0 | 100% | 100% | 85% | 55% | 30% | - |
| 5.5 | 100% | 100% | 85% | 65% | 45% | 30% |

- (b) Each dwelling may have only one side exposed to the outdoors with direct access to at least a dooryard, patio, terrace or balcony.
- (c) Buildings may contain any of three types of dwellings: flats, town houses and lofts.
- (d) Dwellings may be as repetitive or unique as deemed by individual designs.
- (e) Buildings may be composed of one dominant volume.

9: Accessory Dwellings - Not Allowed



Illustrative Axonometric Diagram



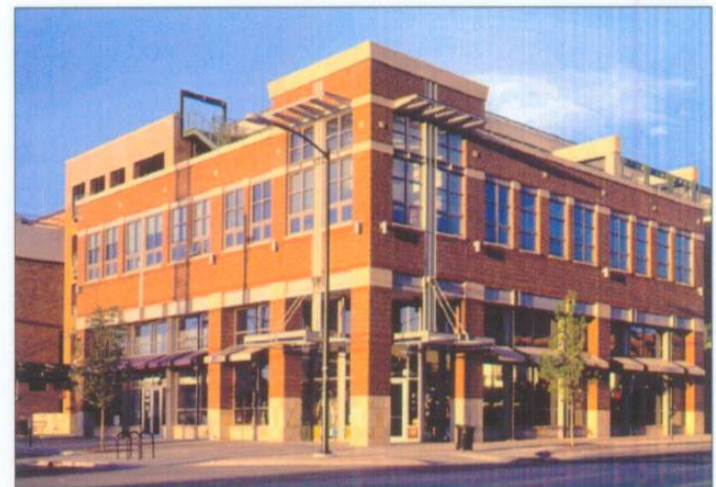
Illustrative Plan Diagram



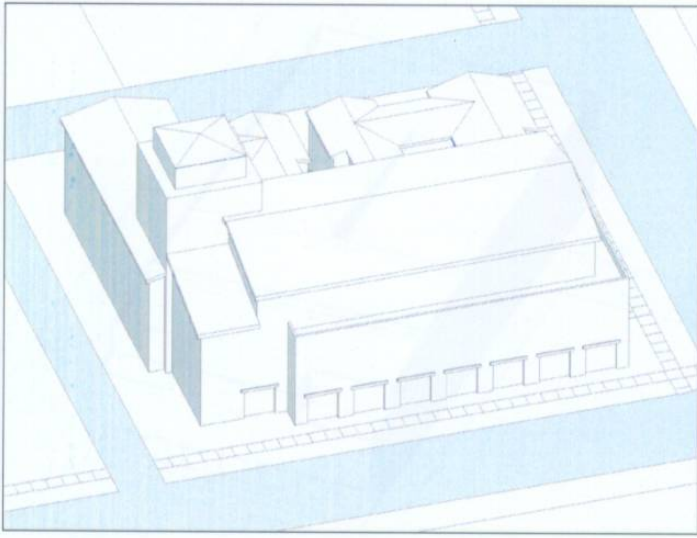
Illustrative Photo: Liner with shopfronts and street access



Illustrative Photo: Liner with shopfront frontage



Illustrative Photo: Liner with shopfront frontage



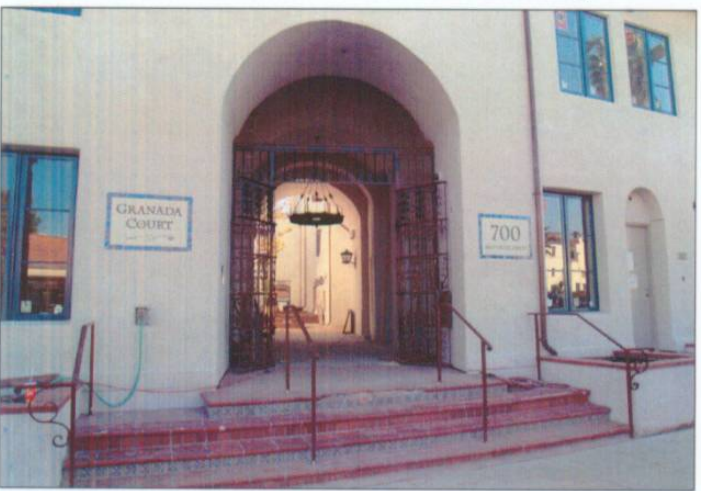
Illustrative Axonometric Diagram



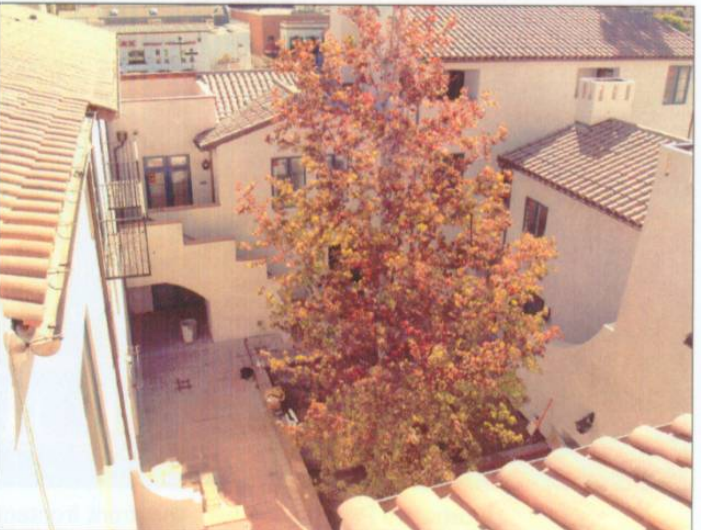
Illustrative Plan Diagram



Illustrative Photo: Hybrid Court



Illustrative Photo: Commercial Block with arcade



Illustrative Photo: Commercial Block with shopfronts

4.5.010 - Architectural Standards - Building Types

C. Hybrid Court: A building designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences that combines a double-loaded corridor element of stacked dwellings with the courtyard housing type.
Unit Size Standards: Min: 850 sq ft (average 1200) Max: 1000 sq ft

1: Lot Width/Frontage: Minimum: 150 ft; maximum: 250 ft.

2: Access Standards

- (a) The main entrance to each ground floor storefront is directly from the street.
- (b) Entrance to the residential portions of the building is through a street level lobby, or through a podium lobby accessible from the street or through a side yard.
- (c) Interior circulation to each dwelling in the double-loaded corridor element is through a corridor. For other dwellings, it is through stairs serving up to dwellings.
- (d) Where an alley is present, parking may be accessed through the alley.
- (e) For corner lots without alley-access, parking is from the side street through the building.
- (f) Where an alley is not present, parking is accessed from the street through the building.
- (g) Elevator access should be provided between the garage, and each level of the building.

3: Parking Standards

- (a) Required parking is accommodated in an underground garage, surface parking, tuck under parking, or a combination of any of the above.
- (b) Dwellings have indirect access to their parking stall(s).
- (c) Parking entrances to subterranean garages and/ or driveways are located as close as possible to the side or rear of each lot.

4: Service Standards

- (a) Services (incl. all utility access, above ground equipment, trash) are located on alleys.
- (b) Where alleys don't exist, utility access, above ground equipment and trash are located as provided under the urban regulations for each zone.

5: Open Space Standards

- (a) The primary shared open space is the rear yard designed as a courtyard and shall be an area equal to 15% of the lot. Courtyards can 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.
- (b) Minimum courtyard dimension shall be 40 feet when the long axis of the courtyard is oriented EW and 30 feet for a NS orientation. Courtyard proportions may not be less than 1:1 between its width and height for at least 2/3 of the court's perimeter).
- (c) In 40 foot wide courtyards, frontages and allowed architectural projections are permitted on two sides of the courtyard. They are permitted on one side of 30 foot wide courtyards.
- (d) Private patios may be provided at side yards and rear yards.

6: Landscape Standards

- (a) In the front yard, there is no landscape, but the streetscape.
- (b) At least one large tree planted directly in the ground shall be provided in the rear yard.
- (c) Courtyards located over garages shall be designed to avoid the sensation of forced podium hardscape.
- (d) Sideyard trees may be placed to create a particular sense of place.

7: Frontage Standards

- (a) Entrance doors, public rooms, such as living rooms and dining rooms are oriented to the degree possible fronting toward the courtyard(s) and street. Service rooms are oriented to the degree possible backing to corridors.
- (b) The applicable frontage requirements apply per Chapter 4.5.020.
- (c) Frontage types that provide a transition from public to private, indoor to outdoor at the entrance to ground floor spaces are allowed. Shopfronts, arcades, galleries are preferred.

8: Building Size and Massing Standards

(a) Height ratios for various commercial blocks are as follows:

| Building Height (in Stories) | Ratio of each Story (see page 4:78 for definition) | | | | |
|------------------------------|--|------|-----|-----|-----|
| | 1 | 2 | 3 | 4 | 5 |
| 2.0 | 100% | 80% | - | - | - |
| 2.5 | 100% | 75% | 40% | - | - |
| 3.0 | 100% | 75% | 55% | 10% | - |
| 4.0 | 100% | 100% | 75% | 35% | 20% |
| 4.5 | 100% | 100% | 85% | 55% | 45% |

- (b) Each dwelling may have only one side exposed to the outdoors with direct access to at least a dooryard, patio, terrace or balcony.
- (c) Buildings may contain any of three types of dwellings: flats, town houses and lofts.
- (d) Dwellings may be as repetitive or unique as deemed by individual designs.
- (e) Buildings may be composed of one dominant volume.

9: Accessory Dwellings: Not Allowed

4.5.010 - Architectural Standards - Building Types

D. Commercial Block: A building designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences.
Unit Size Standards: Min: 850 sq ft (average 1200) Max: 1000 sq ft

1: Lot Width/Frontage: Minimum: 25 ft; maximum: 200 ft.

2: Access Standards

- (a) The main entrance to each ground floor storefront is directly from the street.
- (b) Entrance to the residential portions of the building is through a street level lobby, or through a podium lobby accessible from the street or through a side yard.
- (c) Interior circulation to each dwelling is through a corridor.
- (d) Where an alley is present, parking may be accessed through the alley.
- (e) For corner lots without alley-access, parking is from the side street through the building.
- (f) Where an alley is not present, parking is accessed from the street through the building.
- (g) Elevator access should be provided between the garage, and each level of the building.

3: Parking Standards

- (a) Required parking is accommodated in an underground garage, surface parking, tuck under parking, or a combination of any of the above.
- (b) Dwellings have indirect access to their parking stall(s).
- (c) Services (incl. all utility access, above ground equipment, trash) are located on alleys.
- (d) Where alleys don't exist, utility access, above ground equipment and trash are located as provided under the urban regulations for each zone.
- (e) Parking entrances to subterranean garages and/ or driveways are located as close as possible to the side or rear of each lot.

4: Service Standards

- (a) Services (incl. all utility access, above ground equipment, trash) are located on alleys.
- (b) Where alleys don't exist, utility access, above ground equipment and trash are located as provided under the urban regulations for each zone.

5: Open Space Standards

- (a) The primary shared open space is the rear yard designed as a courtyard and shall be an area equal to 15% of the lot. Courtyards can 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.
- (b) Minimum courtyard dimension shall be 40 feet when the long axis of the courtyard is oriented EW and 30 feet for a NS orientation. Courtyard proportions may not be less than 1:1 between its width and height for at least 2/3 of the court's perimeter).
- (c) In 40 foot wide courtyards, allowed frontages and architectural projections are permitted on two sides of the courtyard. They are permitted on one side of 30 foot wide courtyards.
- (d) Private patios may be provided at side yards and rear yards.

6: Landscape Standards

- (a) In the front yard, there is no landscape, but the streetscape.
- (b) At least one large tree planted directly in the ground shall be provided in the rear yard.
- (c) Courtyards located over garages should be designed to avoid the sensation of forced podium hardscape.
- (d) Sideyard trees may be placed to create a particular sense of place.

7: Frontage Standards

- (a) Entrance doors, public rooms, such as living rooms and dining rooms are oriented to the degree possible fronting toward the courtyard(s) and street. Service rooms are oriented to the degree possible backing to corridors.
- (b) The applicable frontage requirements apply per Chapter 4.5.020.
- (c) Frontage types that provide a transition from public to private, indoor to outdoor at the entrance to commercial ground floor space are allowed. Shopfronts, arcades, galleries preferred.

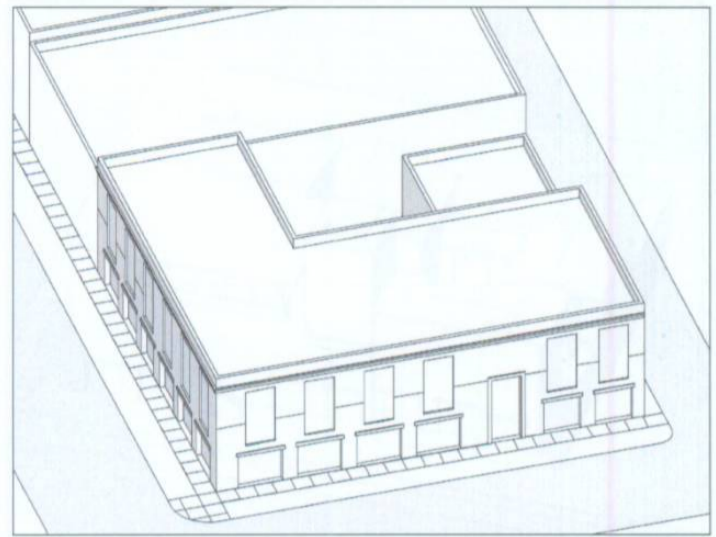
8: Building Size and Massing Standards

(a) Height ratios for various commercial blocks are as follows:

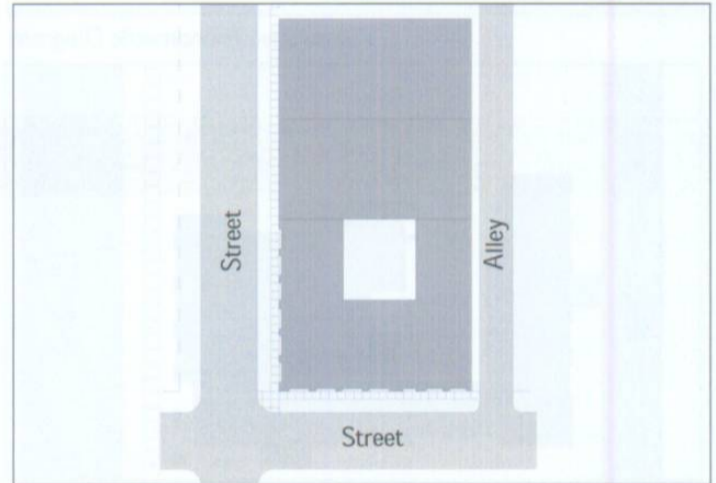
| Building Height (in Stories) | Ratio of each Story (see page 4:78 for height definition) | | | | | |
|------------------------------|---|------|-----|-----|-----|-----|
| | 1 | 2 | 3 | 4 | 5 | 6 |
| 2.0 | 100% | 80% | - | - | - | - |
| 2.5 | 100% | 75% | 40% | - | - | - |
| 3.0 | 100% | 75% | 55% | 10% | - | - |
| 4.0 | 100% | 100% | 75% | 30% | 10% | - |
| 5.0 | 100% | 100% | 85% | 55% | 30% | - |
| 5.5 | 100% | 100% | 85% | 65% | 45% | 30% |

- (b) Each dwelling may have only one side exposed to the outdoors with direct access to at least a dooryard, patio, terrace or balcony.
- (c) Buildings may contain any of three types of dwellings: flats, town houses and lofts.
- (d) Dwellings may be as repetitive or unique as deemed by individual designs.
- (e) Buildings may be composed of one dominant volume.

9: Accessory Dwellings: Not Allowed



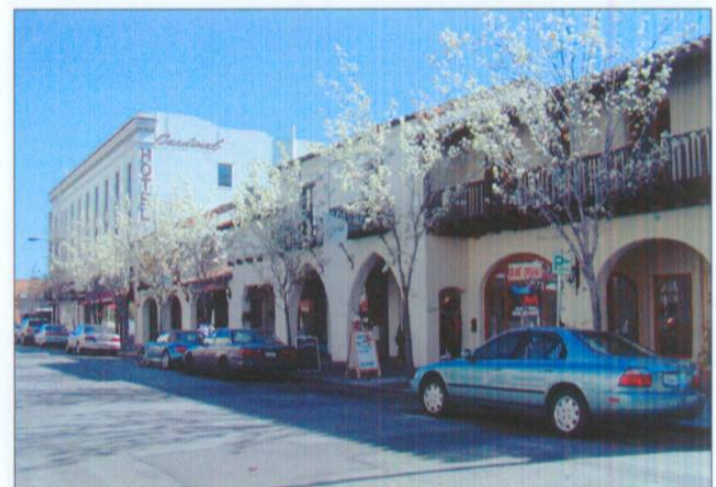
Illustrative Axonometric Diagram



Illustrative Plan Diagram



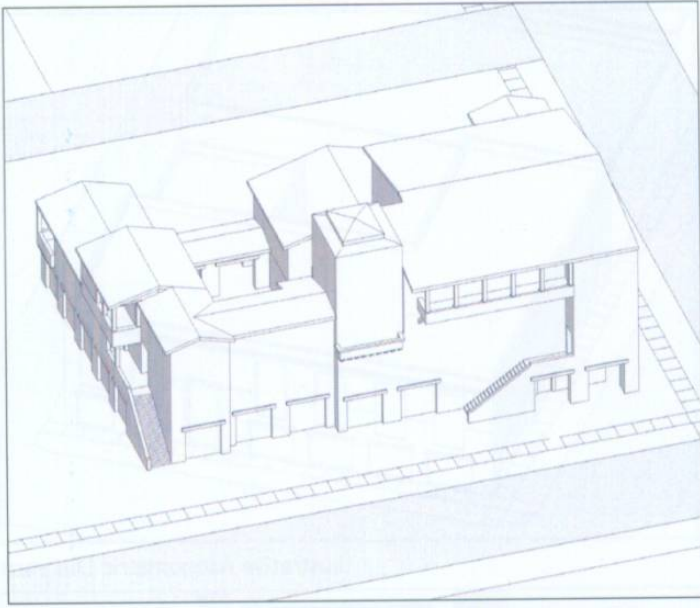
Illustrative Photo: Commercial Block with shopfront frontage



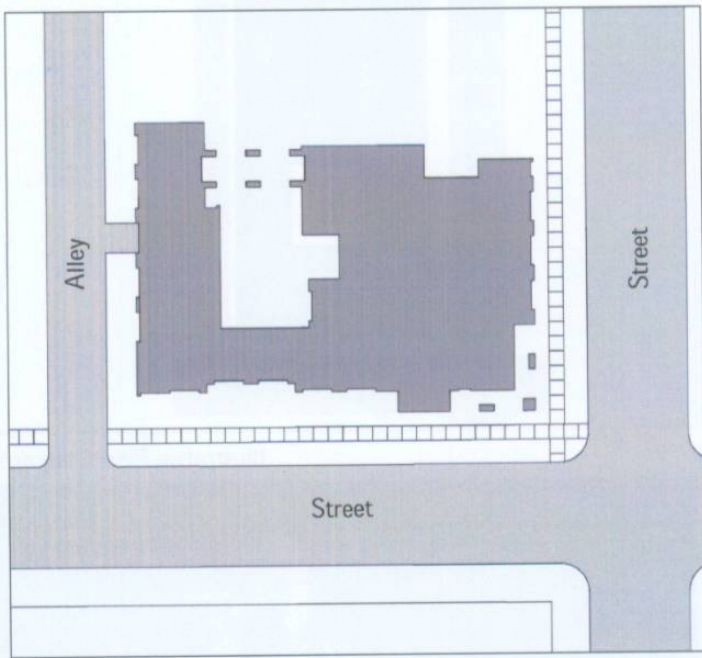
Illustrative Photo: Commercial Block with arcade frontage



Illustrative Photo: Commercial Block with shopfront frontage



Illustrative Axonometric Diagram



Illustrative Plan Diagram



Illustrative Photo: Stacked Dwellings with shopfronts



Illustrative Photo: Stacked Dwellings with stoops

4.5.010 - Architectural Standards - Building Types

E. Stacked Dwellings: A structure of single-floor and/or multi-floor dwellings of similar configuration either above or below.
 Unit Size Standards: Min: 850 sq ft (average 1200) Max: 1000 sq ft

1: Lot Width/Frontage: Minimum: 125 ft; maximum: 200 ft.

2: Access Standards

- (a) Entrance to the building is through a street level lobby, or through a combination of street/podium lobby directly accessible from the street.
- (b) The main entrance to each ground floor dwelling is directly from the street. Secondary access is through an elevator and corridor.
- (c) Interior circulation to each dwelling is through a corridor.
- (d) Where an alley is present, parking may be accessed through the alley.
- (e) For corner lots without alley-access, parking is accessed via the side street.
- (f) Where an alley is not present, parking is accessed from the street through the building.
- (g) Elevator access should be provided between the garage, and each level of the building.

3: Parking Standards

- (a) Required parking is accommodated in an underground garage, surface parking, tuck under parking, or a combination of any of the above.
- (b) Dwellings have indirect access to their parking stall(s).
- (c) Parking entrances to subterranean garages and/ or driveways are located as close as possible to the side or rear of each lot.

4: Service Standards

- (a) Services (incl. all utility access, above ground equipment and trash) are located on alleys.
- (b) Where alleys don't exist, utility access, above ground equipment and trash are located as provided under the urban regulations for each zone.

5: Open Space Standards

- (a) The main shared open space is the rear yard designed as a courtyard and shall be an area equal to 15% of the lot. Courtyards are located on the ground or on a podium. Sideyards may be formed as common use gardens.
- (b) 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 may not be less than 1:1 between its width and height for at least 2/3 of the court's perimeter.
- (c) In 40 foot wide courtyards, frontages and architectural projections allowed within each urban zone are permitted on two sides of the courtyard. They are permitted on one side of 30 foot wide courtyards.
- (d) Private patios may be provided at side yards and rear yards.

6: Landscape Standards

- (a) In the front yard, trees shall be of a size lesser than the height of the buildings, except at the margins of the lot, where they can be used to frame and separate the building from its neighbors.
- (b) At least one large tree planted directly in the ground shall be provided in the rear yard.
- (c) Sideyard trees may be placed to create a particular sense of place.
- (d) Courtyards located over garages should be designed to avoid the sensation of forced podium hardscape.

7: Frontage Standards

- (a) Living rooms, dining rooms and bedrooms are oriented fronting toward the courtyard(s) and street. Service rooms are oriented to the degree possible backing to corridors.
- (b) The applicable frontage requirements apply per Chapter 4.5.020.
- (c) Frontage types that provide a transition from public to private, indoor to outdoor at the sidewalk are allowed. Stoops and porches are preferred.

8: Building Size and Massing Standards

(a) Height ratios for various stacked dwellings are as follows:

| Building Height (In Stories) | Ratio of each Story (see page 4:78 for height definition) | | | | | |
|------------------------------|---|------|-----|-----|-----|-----|
| | 1 | 2 | 3 | 4 | 5 | 6 |
| 2.0 | 100% | 80% | - | - | - | - |
| 2.5 | 100% | 75% | 40% | - | - | - |
| 3.0 | 100% | 75% | 55% | 10% | - | - |
| 4.0 | 100% | 100% | 75% | 30% | 10% | - |
| 4.5 | 100% | 100% | 85% | 55% | 30% | - |
| 5.5 | 100% | 100% | 85% | 65% | 45% | 30% |

- (b) Buildings may contain any of three types of dwellings: flats, town houses and lofts.
- (c) Dwellings may be as repetitive or unique as deemed by individual designs.
- (d) Buildings may be composed of one dominant volume, flanked by secondary ones.

9: Accessory Dwellings - Not Allowed

4.5.010 - Architectural Standards - Building Types

F. Courtyard Housing: An architectural type consisting of residences that can be arranged in four possible configurations: townhouses, townhouses over flats, flats, and flats over flats. These are arrayed next to each other, on one or more courts, to form a shared type that is partly or wholly open to the street.

Unit Size Standards: Min: 850 sq ft (average 1200) Max: 1000 sq ft

1: Lot Width/Frontage: Minimum: 125 ft; maximum: 250 ft.

2: Access Standards

- (a) The main entry to each ground floor dwelling is directly off a common courtyard or from the street
- (b) Access to second story dwellings shall be through an open or roofed stair, serving up to 2 dwellings
- (c) Elevator access may be provided between the garage and podium only.
- (d) Where an alley is present, parking and service shall be accessed through the alley.

3: Parking Standards

- (a) Required parking shall be in an underground garage, or may be surface parking, tuck under parking, an aboveground garage, or a combination of any of the above.
- (b) Where an alley is present, services, including all utility access and above ground equipment and trash container areas shall be located on the alley.
- (c) Where an alley is not present, services shall be located in compliance with the setback requirements.
- (d) Dwellings may have direct or indirect access to their parking stall(s), or direct access to stalls enclosed within the garage. A combination of these conditions is encouraged.
- (e) Entrances to subterranean garages and/or driveways shall be located as close as possible to the side or rear of each lot.

4: Service Standards

- (a) Where an alley is not present, parking and services shall be accessed from the street by side yard driveways flanked by planters, at least 1-foot wide.
- (b) On a corner lot without alley-access, parking and services shall be accessed from the side street and services shall be underground and/ or in the side and rear yards.

5: Open Space Standards

- (a) Courtyard housing shall be designed to provide a central courtyard and/or partial, multiple, separated or interconnected courtyards of a size of at least 15% of the lot.
- (b) In a project with multiple courtyards, at least two of the courtyards shall conform to the patterns below. Courtyard proportions may not be less than 1:1 between the width and height for at least 2/3 of the court's perimeter.
- (c) 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.
- (d) In 40-foot wide courtyards, the frontages and architectural projections allowed are permitted on two sides of the courtyard and on one side of 30-foot wide courtyards.
- (e) Private patios may be provided at side yards, rear yards and courtyards.
- (f) Courtyards shall be connected to each other and to the public way by zaguan or paseos.
- (g) Surface parking (five cars max) allowed in a front garden, screened from street by a decorative wall.

6: Landscape Standards

- (a) Landscape shall not obscure front yards on adjacent lots or the shopfront of the ground floor flex space. Front yard trees, if provided, shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).
- (b) At least one large tree shall be provided in each rear yard for shade and privacy.
- (c) At least one large tree planted directly in the ground shall be provided in at least one courtyard for shade, privacy and scale.
- (d) Sideyard trees may be placed to protect the privacy of neighbors.
- (e) Courtyards over garages should be designed to avoid the appearance of forced podium hardscape.

7: Frontage Standards

- (a) Entrance doors, living space (e.g., living rooms and dining rooms) shall be oriented toward the courtyard(s) and the fronting street to the degree possible. Service rooms shall be oriented backing to sideyards, service yards and rear yards to the degree possible.
- (b) Frontage types are required that provide a transition from public to private, indoor to outdoor at the entrance to each dwelling. Features such as arcades, galleries, porches, towers, loggias, entry stairs and stoops are allowed but may not encroach into the required minimum width of a courtyard.
- (c) Stoops up to 3 feet in height may be placed above subterranean parking, provided they are landscaped and scaled to the street and building.
- (d) The applicable frontage and encroachment requirements apply per Chapter 4.5.020.

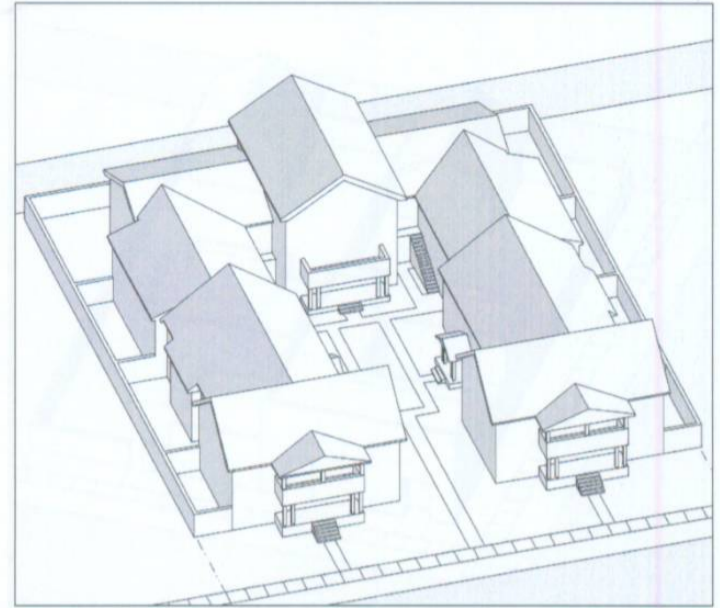
8: Building Size and Massing Standards

- (a) Buildings shall be composed of one, two and three story masses, each designed to house scale, and not necessarily representing a single dwelling.
- (b) The intent of these regulations is to provide for courtyard housing projects with varying building heights. Height ratios for courts are as follows:

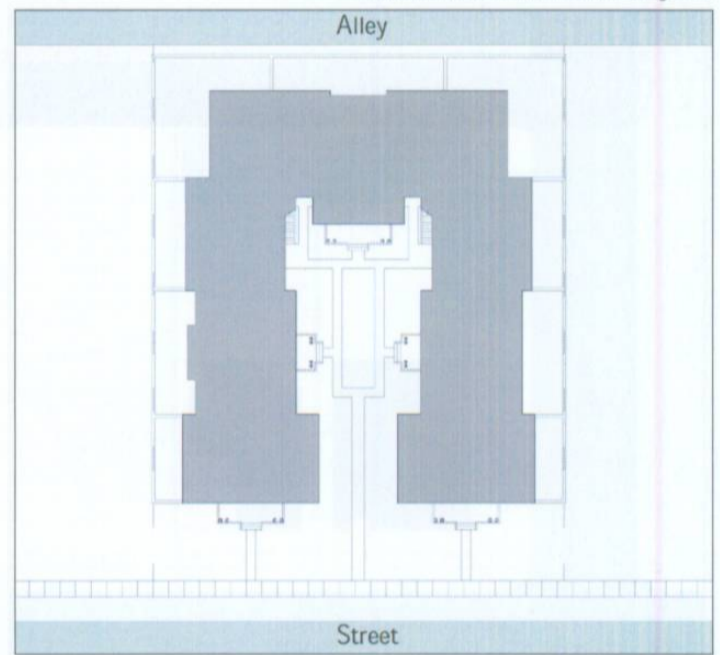
| Building Height (in Stories) | Ratio of each Story (see page 4:78 for height definition) | | | | | |
|------------------------------|---|------|-----|-----|-----|-----|
| | 1 | 2 | 3 | 4 | 5 | 6 |
| 2.0 | 100% | 80% | - | - | - | - |
| 2.5 | 100% | 75% | 40% | - | - | - |
| 3.0 | 100% | 75% | 55% | 10% | - | - |
| 4.0 | 100% | 100% | 75% | 30% | 10% | - |
| 5.0 | 100% | 100% | 85% | 55% | 30% | - |
| 5.5 | 100% | 100% | 85% | 65% | 45% | 30% |

- (c) 3-story buildings shall be composed of single loaded and stacked dwellings. 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.
- (d) Buildings may contain any of 4 combinations: flats, flats over flats, townhouses, and townhouses over flats.
- (e) Dwellings may be as repetitive or unique as deemed by individual designs.
- (f) 4 and 5-story masses should be minimized inside courtyards and apparent on street frontages.

8: Accessory Dwellings - Not allowed



Illustrative Axonometric Diagram



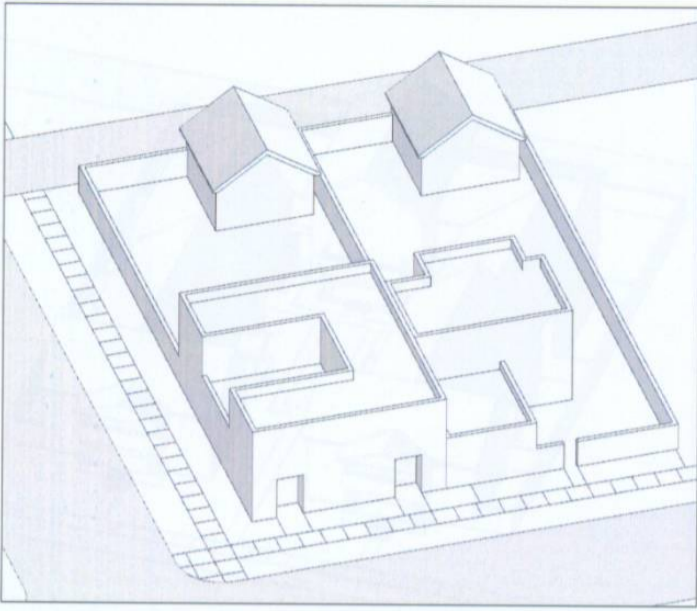
Illustrative Plan Diagram



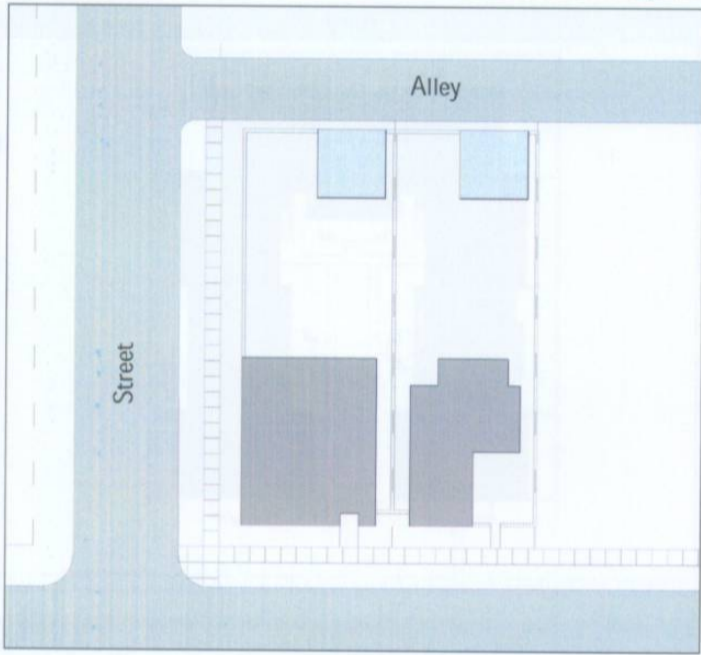
Illustrative Photo: Courtyard with frontyard frontage and zaguan



Illustrative Photo: Courtyard with zaguan linking two courtyards



Illustrative Axonometric Diagram



Illustrative Plan Diagram



Illustrative Perspective: Industrial Sheds - House Size with front yard/porch frontages

4.5.010 - Architectural Standards - Building Types

G. Industrial Shed - House Size: A building up to 4,000 square feet in size that has been designed or structurally modified to accommodate industrial activity with or without joint residential occupancy within a structure similar in scale to a single dwelling. The industrial shed enables light industrial activity in immediate proximity to single dwellings by utilizing the characteristics of the single dwelling for non-residential and residential purposes.

1: Lot Width/Frontage: Minimum: 40 ft; maximum: 75 ft.

2: Access Standards

- (a) The main entrance to the ground floor industrial space shall be accessed directly from and face the street.
- (b) The dwelling shall be accessed by a separate entrance, visible from the street.
- (c) Garages and services shall be accessed by a driveway not to exceed 12 feet in width.

3: Parking Standards

- (a) At least one required parking space shall be in a garage, which may be attached to or detached from the dwelling (if present) and located as allowed in Chapter 4.4.
- (b) On-site, outdoor storage of cargo vehicles (larger than a panel delivery truck), tractors and similar equipment is not allowed.
- (c) Additional required parking spaces may be enclosed, covered or open.

4: Service Standards

- (a) Services, including all utility access, above-ground equipment, and trash containers, shall be located away from neighboring residences and not in side yard setbacks.

5: Open Space Standards

- (a) Rear yards shall be no less than 15% of the area of each lot and of a regular geometry
- (b) On-site, outdoor storage of industrial materials, products or inventory is prohibited. All storage shall be within the industrial shed.
- (c) Front and side yards are defined by the setback and frontage type requirements of the applicable zone.

6: Landscape Standards

- (a) Landscape shall not obscure front yards on adjacent lots or the shopfront of the ground floor industrial space. Front yard trees, if provided, shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).
- (b) At least one large tree shall be provided in each rear yard for shade and privacy.
- (c) On-site paving is limited to the driveway, turnaround/backup area and any required parking spaces.

7: Frontage Standards

- (a) The ground floor shall be designed so that office/lobby areas rather than storage or service rooms, are oriented toward the fronting street.
- (b) The applicable frontage requirements apply per Chapter 4.5.020.
- (c) Frontage types that provide a transition from public to private, indoor to outdoor at the main entrance are required. Frontyard, Porch and Fence and Stoops are preferred types.
- (d) See requirements of applicable zone for allowed encroachments into required setbacks.

8: Building Size and Massing Standards

- (a) Buildings shall be composed of 1 and 2-story volumes in compliance with the applicable regulation
- (b) Buildings on corner lots shall be designed with two front facades.

9: Accessory Dwellings: Not allowed

| Zone | Min. Lot Area (sq. ft.) | Min. Lot Width (ft.) | Min. Frontage (ft.) | Max. Building Height (ft.) | Max. Building Area (sq. ft.) |
|-------|-------------------------|----------------------|---------------------|----------------------------|------------------------------|
| RS-1 | 5,000 | 30 | 25 | 35 | 10,000 |
| RS-2 | 7,500 | 35 | 30 | 35 | 15,000 |
| RS-3 | 10,000 | 40 | 35 | 35 | 20,000 |
| RS-4 | 15,000 | 45 | 40 | 35 | 30,000 |
| RS-5 | 20,000 | 50 | 45 | 35 | 40,000 |
| RS-6 | 25,000 | 55 | 50 | 35 | 50,000 |
| RS-7 | 30,000 | 60 | 55 | 35 | 60,000 |
| RS-8 | 35,000 | 65 | 60 | 35 | 70,000 |
| RS-9 | 40,000 | 70 | 65 | 35 | 80,000 |
| RS-10 | 45,000 | 75 | 70 | 35 | 90,000 |

4.5.010 - Architectural Standards - Building Types

H. Live/Work: An integrated residence and working space, occupied and utilized by a single household in a structure, either single-family or multi-family, that has been designed or structurally modified to accommodate joint residential occupancy and work activity.

Unit Size Standards: Min: 500 sq ft for work space

1: Lot Width/Frontage: Minimum: 25 ft; maximum: 125 ft.

2: Access Standards

- (a) The main entrance to the ground floor flex space shall be accessed directly from and face the street.
- (b) The upstairs dwelling shall be accessed by a separate entrance, and by a stair.
- (c) For existing or new lots with alleys, garages and services shall be accessed from an alley. For existing lots without alleys, garages and services shall be accessed by a driveway (12 feet max width).

3: Parking Standards

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

4: Service Standards

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

5: Open Space Standards

- (a) Rear yards shall be no less than 15% of the area of each lot and of a regular geometry
- (b) Front yards are defined by the applicable setback and frontage type requirements.

6: Landscape Standards

- (a) Landscape shall not obscure front yards on adjacent lots or the shopfront of the ground floor flex space. Front yard trees, if provided, shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).
- (b) At least one large tree shall be provided in each rear yard for shade and privacy.

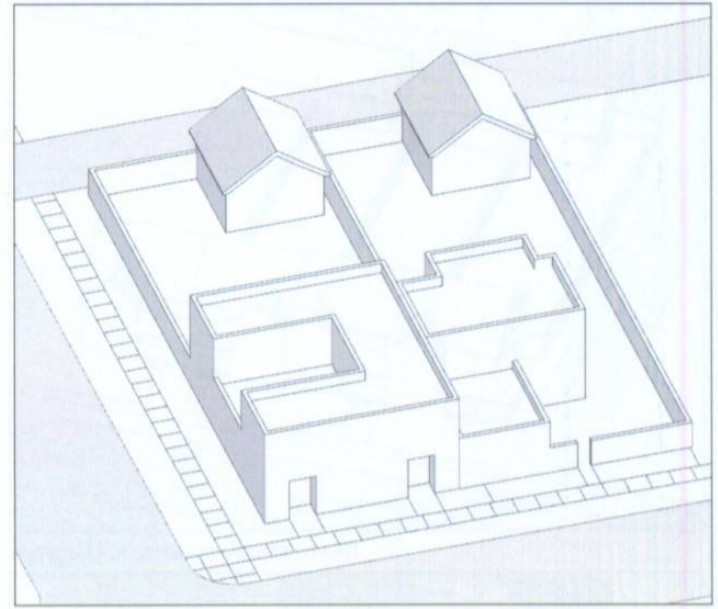
7: Frontage Standards

- (a) Each livework unit shall be designed so that living areas (e.g., living room, family room, dining room, etc.), rather than sleeping and service rooms, are oriented toward the fronting street and/or to the courtyard.
- (b) The applicable frontage requirements apply per Chapter 4.5.020.
- (c) Frontage types that provide a transition from public to private, indoor to outdoor at the main entrance to each dwelling are required. Shopfronts, dooryards and stoops are preferred types.
- (d) See requirements of applicable zone for allowed encroachments into required setbacks.

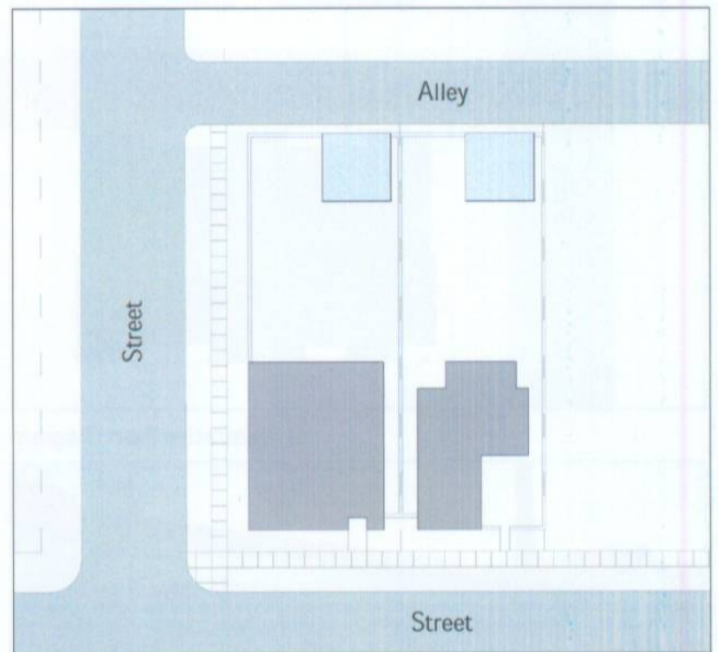
8: Building Size and Massing Standards

- (a) Buildings shall be composed of 2- and/or 3-story volumes in compliance with the regulations for the applicable zone.
- (b) Buildings on corner lots shall be designed with two front facades.

9: Accessory Dwellings: Not allowed



Illustrative Axonometric Diagram

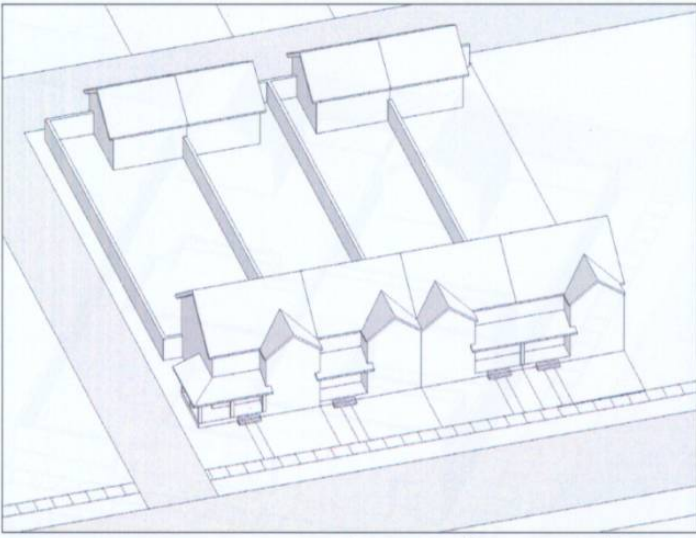


Illustrative Plan Diagram

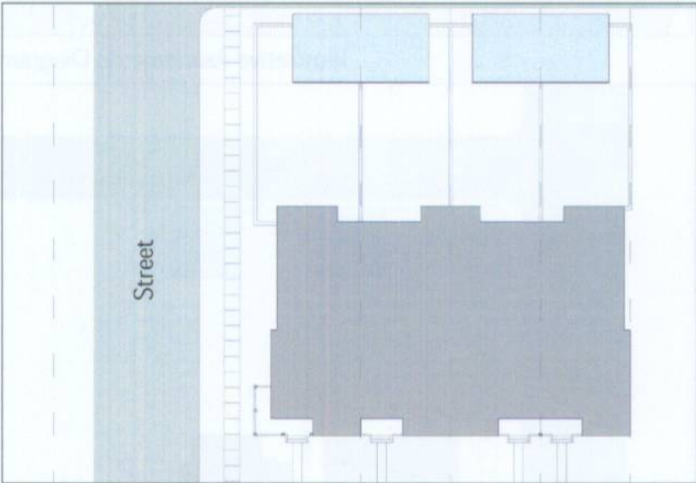


Illustrative Photos: Live-work type with shopfront frontage





Illustrative Axonometric Diagram



Illustrative Plan Diagram



Illustrative Photo: Rowhouse building with stoop frontages



Illustrative Photo: Individual Rowhouses with stoop frontages



Illustrative Photo: Rowhouse Building with frontyard and porch frontage

4.5.010 - Architectural Standards - Building Types

I. Rowhouse: An individual structure occupied by one primary residence or a structure of multiple townhouse unit types arrayed side by side.
Unit Size Standards: Min: 850 sq ft

- 1: Lot Width/Frontage:** Minimum: 25 ft; maximum: 150 ft.
- 2: Access Standards**
 - (a) The main entrance to each unit shall be accessed directly from and face the street.
 - (b) Garages and services shall be accessed from an alley. This type not allowed on lot without an alley.
- 3: Parking Standards**
 - (a) Required parking shall be in a garage, which may be attached to or detached from the dwelling.
- 4: Service Standards**
 - (a) Services (incl. all utility access, aboveground equipment, trash containers) shall be located on an alley.
- 5: Open Space Standards**
 - (a) Rear yards shall be no less than 15% of the area of each lot and of a regular geometry
 - (b) Front yards are defined by the applicable setback and frontage type requirements.
- 6: Landscape Standards**
 - (a) Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees, if provided, shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).
 - (b) At least one large tree shall be provided in each rear yard for shade and privacy.
- 7: Frontage Standards**
 - (a) Each rowhouse ground level shall be designed so that living areas (e.g., living room, family room, dining room, etc.), rather than sleeping and service rooms, are oriented toward the fronting street and/or to the courtyard.
 - (b) Frontage types that provide a transition from public to private, indoor to outdoor at the main entrance to each dwelling are required. Types such as frontyards / porches and stoops are preferred.
 - (c) The applicable frontage requirements apply per Chapter 4.5.020.
- 8: Building Size and Massing Standards**
 - (a) Buildings shall be composed of 2- and/or 3-story volumes in compliance with the regulations for the applicable zone.
 - (b) Buildings on corner lots shall be designed with two front facades.
 - (c) Each rowhouse building shall maintain setbacks from property lines on at least 2 sides, with as much direct access to yards as possible.
 - (d) 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.
- 9: Accessory Dwellings**
Allowed, refer to 4.5.010. L. 'Carriage House'

4.5.010 - Architectural Standards - Building Types

J. Duplex, Triplex, and Quadplex: Duplexes, triplexes, and quadplexes are multiple dwelling forms that are architecturally presented as large single-family houses in their typical neighborhood setting.
Unit Size Standards: Min: 850 sq ft

1: Lot Width/Frontage: Minimum: 50 ft; maximum: 75 ft.

2: Access Standards

- (a) The main entrance to each dwelling shall be accessed directly from and face the street. Access to second floor dwellings shall be by a stair, which may be open or enclosed.
- (b) Where an alley is present, parking and services shall be accessed through the alley.
- (c) Where an alley is not present, parking and services shall be accessed by a driveway 7 to 10 feet wide, and with 2-foot planters on each side.
- (d) On a corner lot without access to an alley, parking and services shall be accessed by driveways up to 8 feet wide, and 2-foot planters on each side.

3: Parking Standards

- (a) Required parking shall be within garages, which may contain up to four cars.
- (b) Garages on corner lots without alleys may front onto the side street only if provided with 1-car garage doors, and with driveways up to 8 feet wide that are separated by planters at least 2 feet wide.

4: Service Standards

- (a) Where an alley is present, services, including all utility access and above ground equipment and trash container areas shall be located on the alley.
- (b) Where an alley is not present, utility access, above ground equipment and trash container areas 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 fence.

5: Open Space Standards

- (a) Each ground floor dwelling shall have a private or semi-private yard of at least 150 square feet
- (b) Required yards shall be at least 8 feet wide, and enclosed by a fence, wall or hedge.
- (c) Front yards are defined by the applicable setback and frontage type requirements.
- (d) Porches, stoops and dooryards may encroach into a required yard. See Frontages, below.

6: Landscape Standards

- (a) Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).
- (b) At least one large tree shall be provided in each rear yard for shade and privacy.
- (c) Side yard trees may be placed to protect the privacy of neighbors.

7: Frontage Standards

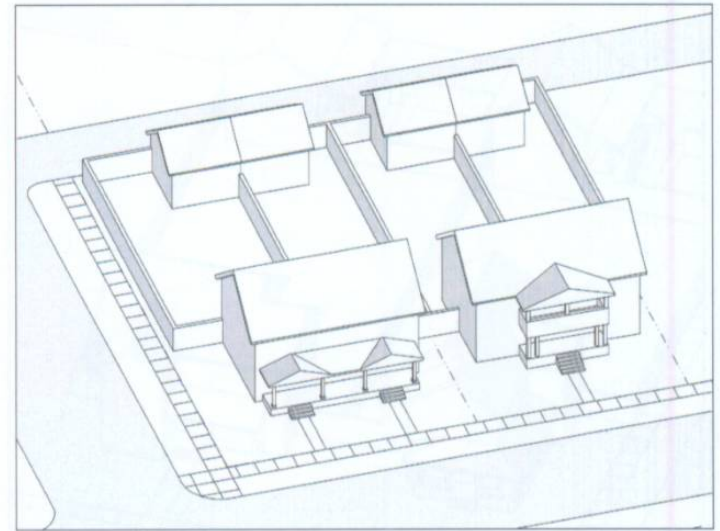
- (a) Dwellings abutting front yards shall be designed so that living areas (e.g., living room, family room, dining room, etc.), rather than bedrooms and service rooms, are oriented toward the fronting street.
- (b) The applicable frontage requirements apply per Chapter 4.5.020.
- (c) Frontage types that provide a transition from public to private, indoor to outdoor at the entrance to the house are required. These may be determined through the Design Review process to serve also as the required yard for some or all of the dwellings. Types such as frontyards/porches, towers, loggias and stoops are preferred.
- (d) On corner lots, entrances to dwellings on both frontages are encouraged, particularly in triplexes and quadplexes.
- (e) See requirements of applicable zone for allowed encroachments into required setbacks.

8: Building Size and Massing Standards

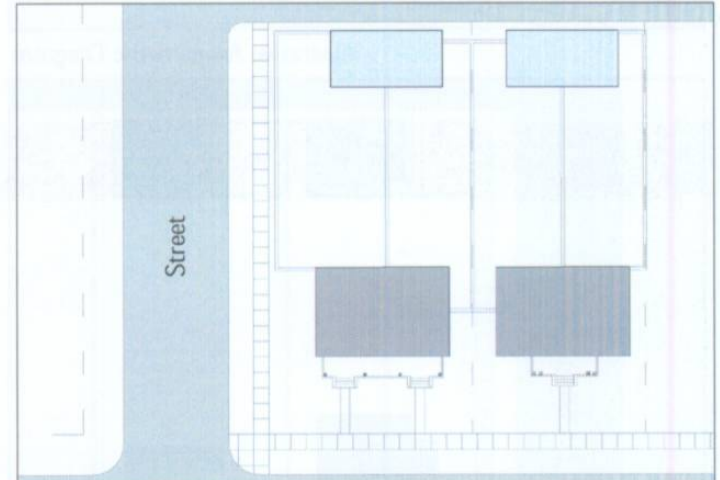
- (a) Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least three feet, and one vertical break.
- (b) Buildings on corner lots shall be designed with two front facades.
- (c) Buildings shall be massed as large houses, composed principally of two story volumes, each designed to house scale.
- (d) Dwellings within buildings may be flats and/or townhouses.
- (e) Attic space may be occupied and not count as a story when applying the height limits.

9: Accessory Dwellings

Allowed, refer to 4.5.010 L. 'Carriage House'



Illustrative Axonometric Diagram



Illustrative Plan Diagram



Illustrative Photo: Quadplex with stoop frontage



Illustrative Photo: Triplex with frontyard frontage



Illustrative Photo: Duplex with frontyard and porch frontage



Illustrative Axonometric Diagram



Illustrative Plan Diagram



Illustrative Photo: Single dwelling with stoop frontage



Illustrative Photo: Single dwelling with frontyard frontage

4.5.010 - Architectural Standards - Building Types

K. Single Dwelling: A structure occupied by one primary residence that also accommodates commercial uses.

1: Lot Width/Frontage: Minimum: 40 ft; maximum: 60 ft.

2: Access Standards

- (a) The main entrance to the house shall be accessed directly from and face the street.
- (b) Where an alley is present, parking and services shall be accessed through the alley.
- (c) Where an alley is not present, parking and services shall be accessed by of a driveway 7 to 10 feet wide, and with 2-foot planters on each side.
- (d) On a corner lot without access to an alley, parking and services shall be accessed by a driveway up to 16 feet wide, and 2-foot planters on each side.

3: Parking Standards

- (a) Required parking shall be within a garage.
- (b) A non-alley-accessed garage may accommodate no more than 2 cars. A side street facing garage shall have 1-car garage doors.
- (c) An alley-accessed garage may accommodate up to three cars.

4: Service Standards

- (a) Where an alley is present, services, including all utility access and above ground equipment and trash container areas shall be located on the alley.
- (b) Where an alley is not present, utility access, above ground equipment and trash container areas 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 fence.

5: Open Space Standards

- (a) At least one side yard shall be designed to provide an open area no less than 10 by 10 feet.
- (b) Rear yards shall be no less than 15% of the area of each lot and of a regular geometry.
- (c) Front yards are defined by the setback and frontage type requirements of the applicable zone.

6: Landscape Standards

- (a) Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees shall be of porch scale (no more that 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).
- (b) At least one large tree shall be provided in each rear yard for shade and privacy.
- (c) Side yard trees may be placed to protect the privacy of neighbors.

7: Frontage Standards

- (a) A house's ground level shall be designed so that living areas (e.g., living room, family room, dining room, etc.), rather than sleeping and service rooms, are oriented toward the fronting street.
- (b) The applicable frontage requirements apply per Chapter 4.5.020.
- (c) Frontage types that provide a transition from public to private, indoor to outdoor at the entrance to the house are required. Porches, towers, loggias and stoops are preferred types.

8: Building Size and Massing Standards

- (a) 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.
- (b) Houses on corner lots shall be designed with two front facades.
- (c) Buildings shall be composed of one and/ or two story volumes, each designed to house scale.
- (d) Attic space may be occupied and not count as a story in applying the applicable height limits.

9: Accessory Dwellings

Allowed, refer to 4.5.010. L. 'Carriage House'

4.5.010 - Architectural Standards - Building Types

L. Carriage House: An attached or detached residence above a garage which provides complete independent living facilities for one or more persons and which is located or established toward the rear of the same lot on which a single-family residence is located. Such dwellings may contain permanent provisions for living, sleeping, eating, cooking and sanitation. This definition includes 'second dwellings' and 'granny flats' as specified below.

Unit Size Standards: Min: 300 sq ft; Max: 750 sq ft

1: Lot Width/Frontage: Minimum: 40 ft; maximum: 60 ft.

2: Access Standards

- (a) The main entrance to the unit shall be accessed from the side yard of the main house.
- (b) Where an alley is present, parking and services shall be accessed through the alley.
- (c) Where an alley is not present, parking and services shall be accessed by a driveway 7 to 10 feet wide, and with 2-foot planters on each side.
- (d) Existing curb cuts are to be used with no additional curb cuts allowed.
- (e) On a corner lot without access to an alley, parking and services shall be accessed by a driveway up to 16 feet wide, with 2-foot planters on each side
- (f) Stairs must be located within the larger of two sideyards.

3: Parking Standards

- (a) Minimum of 1 parking space per bedroom.
- (b) Required parking shall be within a garage.
- (c) A non-alley-accessed garage may accommodate no more than 2 cars. A side street facing garage shall have 1-car garage doors.
- (d) An alley-accessed garage may accommodate up to three cars.

4: Service Standards

- (a) Where an alley is present, services, including all utility access and above ground equipment and trash container areas shall be located on the alley.
- (b) Where an alley is not present, utility access, above ground equipment and trash container areas 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 fence.

5: Open Space Standards

- (a) One of the side-yards shall be at least five feet wide on the ground level.
- (b) One of the side-yards may function as a rear yard provided it is at least 20 feet wide.
- (c) The primary dwelling and the carriage house must be separated by at least 15 feet.
- (d) Accessory buildings must be separated from a carriage house by at least 5 feet.

6: Landscape Standards

- (a) The garden entrance to the guest house shall contain one canopy tree.

7: Frontage Standards

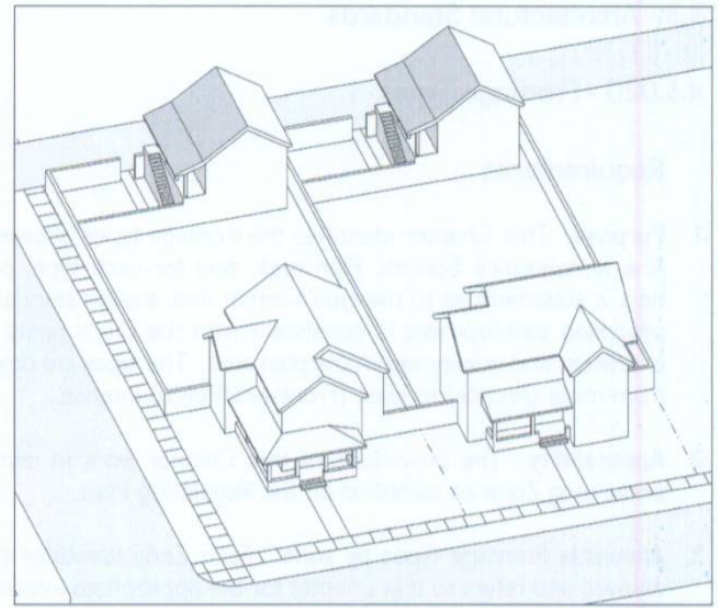
- (a) As carriage house units are located on top of the garage, their stairs shall be located in the side yard.
- (b) Balconies, loggias, bay windows are allowable frontage types at the alley.

8: Building Size and Massing Standards

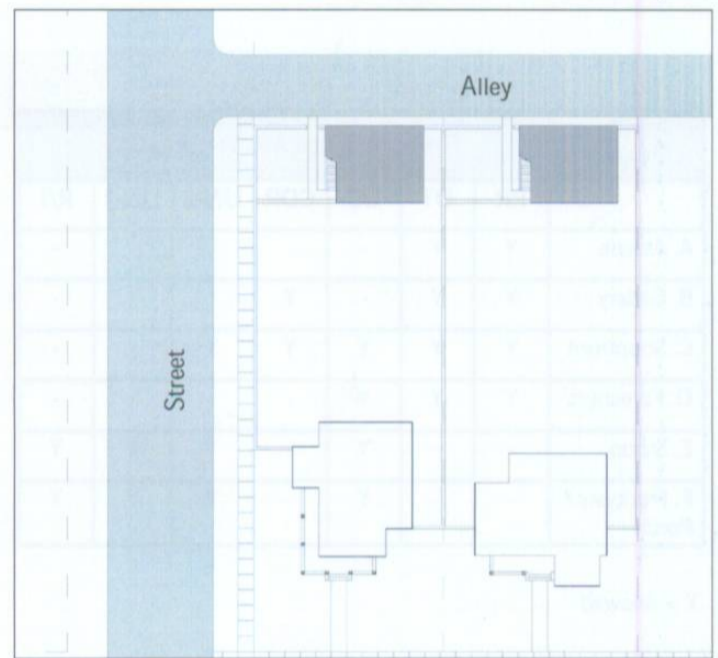
- (a) Thirty feet (30') maximum along the alley.
- (b) Carriage houses shall be designed as flats located above garages.
- (c) Maximum of 2 stories in compliance with the applicable zone requirements.
- (d) The roof pitch of a carriage house shall match the pitch and character of the primary dwelling.

9: Other

- (a) The owner or owners of the parcel shall file with the Planning and Building Agency, a recorded covenant, in a form approved by the City attorney affirming and consenting that either the primary dwelling or the second dwelling shall be owner-occupied.



Illustrative Axonometric Diagram



Illustrative Plan Diagram



Illustrative Photo: Eyes on the alley



Illustrative Photo: Entries are clear and dignified

4.5 - Architectural Standards

4.5.020 - Frontage Types

Requirements

- Purpose.** This Chapter identifies the frontage types allowed within the Santa Ana Renaissance Specific Plan area, and for each type, provides a description, a statement as to the type's intent and, design standards, to ensure that proposed development is consistent with the City's goals for building form, character, and quality within the plan area. The types are organized by intensity from most (Arcade) to least (Frontyard/Porch) intense.
- Applicability.** The provisions of this Chapter work in combination with the underlying Zone as identified on the Regulating Plan.
- Allowable Frontage types by zone.** Each Zone identifies the Frontage Types allowed and refers to this Chapter for the appropriate information.

A. Arcade



Illustrative Photo

B. Gallery



Illustrative Photo

| Frontage Type | Frontage Types Allowed by Zone | | | | | | |
|--------------------|--------------------------------|----|----|-----|------|------|-----|
| | RR | DT | UC | CDR | UN-2 | UN-1 | R/I |
| A. Arcade | Y | Y | - | - | - | - | - |
| B. Gallery | Y | Y | - | Y | - | - | - |
| C. Shopfront | Y | Y | Y | Y | Y | - | - |
| D. Forecourt | Y | Y | Y | - | - | - | - |
| E. Stoop | - | - | Y | - | Y | Y | Y |
| F. Frontyard/Porch | - | - | Y | - | Y | Y | Y |

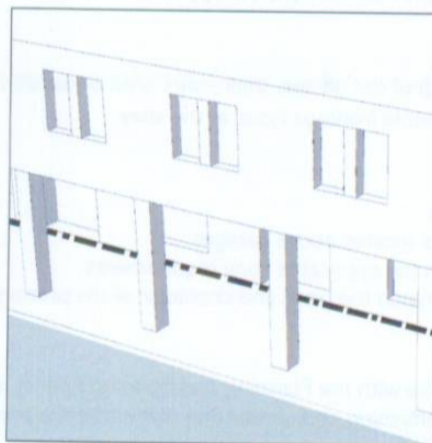
Y = Allowed



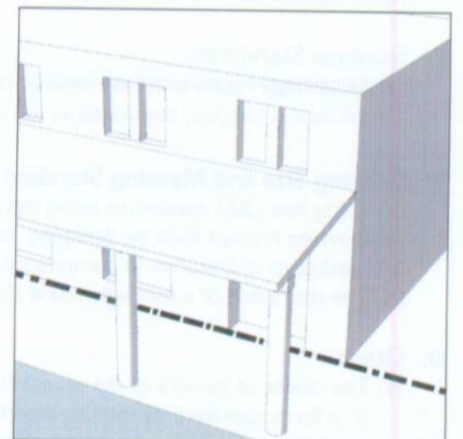
Illustrative Photo



Illustrative Photo



Axonometric Diagram



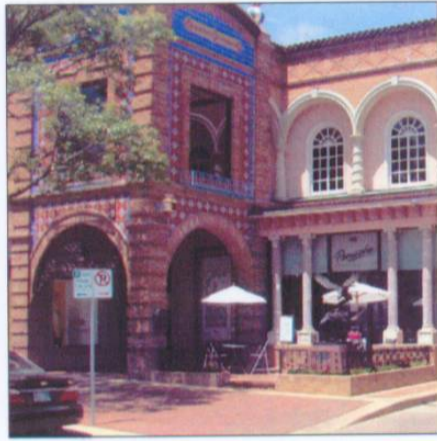
Axonometric Diagram

C. Shopfront



Illustrative Photo

D. Forecourt



Illustrative Photo

E. Stoop



Illustrative Photo

F. Frontyard / Porch



Illustrative Photo



Illustrative Photo



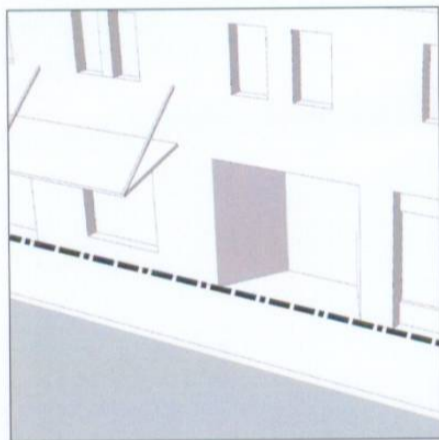
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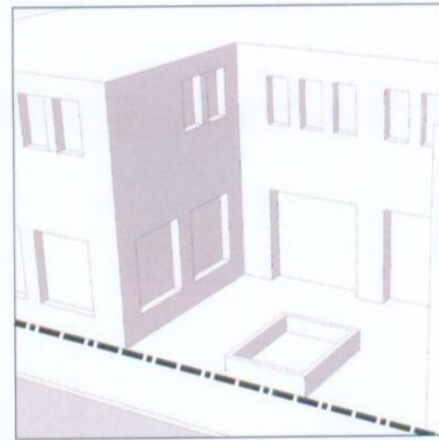
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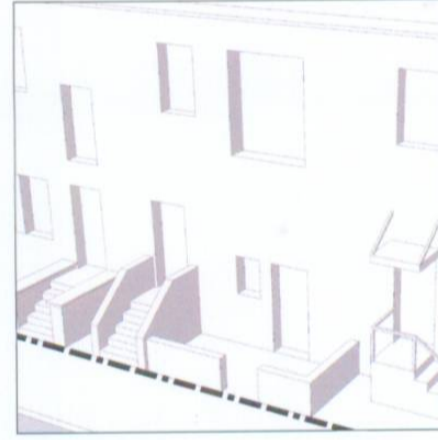
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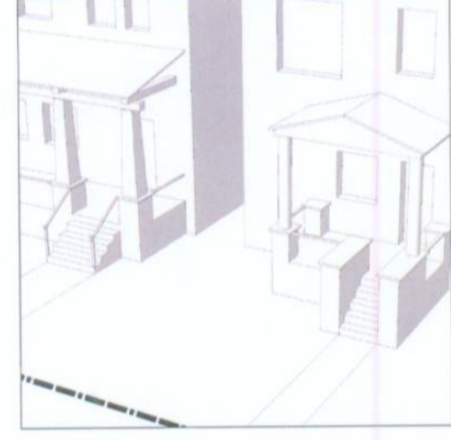
Axonometric Diagram



Axonometric Diagram



Axonometric Diagram



Axonometric Diagram

Above:
This plan utilizes a range of frontage types to accordingly shape and activate the various streetscapes in the plan area.