



Planning and Building Agency  
Planning Division  
20 Civic Center Plaza  
P.O. Box 1988 (M-20)  
Santa Ana, CA 92702  
(714) 647-5804

## **C3-A (CENTRAL BUSINESS ARTISTS' VILLAGE)**

**Sec. 41-401.** **Applicability of division.** C3-A (Central Business--Artists' Village) districts are specifically subject to the regulations contained in this division. Such districts are also subject to all regulations in this chapter which apply to property located in the C3 (Central Business) district, except that sections 41-377 and 41-377.5 shall not apply to the C3-A district.

**Sec. 41-402.** **Uses permitted in the C3-A district, provided that drive-through facilities are not permitted in conjunction with any of the following uses.** The following uses are permitted in the C3-A district:

- (a) Retail and service uses.
- (b) Professional, administrative and business uses.
- (c) Automotive parking lots and parking structures.
- (d) Theaters.
- (e) Restaurants.
- (f) Commercially operated professional studios, except for studios listed in section 41-402.
- (g) The following creative arts uses:
  - (1) Fine arts studios and/or galleries.
  - (2) Fiber arts studios and/or galleries.
  - (3) Printing, lithography and calligraphy facilities.
  - (4) Photography studios.

**Sec. 41-403.** **Uses subject to a conditional use permit in the C3-A district, provided that drive-through facilities are not permitted in conjunction with any of the following uses.** The following uses may be permitted in the C3-A district subject to the issuance of a conditional use permit:

- (a) Live/work communities.
- (b) Schools.
- (c) Ceramic and pottery studios.

- (d) Glass blowing and sculpturing studios.
- (e) Retail markets having less than twenty thousand (20,000) square feet of floor area which are open at any time between the hours of 12:00 midnight and 5:00 a.m.
- (f) Banquet facilities, subject to development and operational standards set forth in 41-199.1.
- (g) Banquet facilities as an ancillary use, subject to development and operational standards set forth in 41-199.1.

**Sec. 41-404.**

**Use restrictions and development standards for live/work communities in the C3-A district.** The following use restrictions and development standards apply to live/work communities in the C3-A district:

- (a) Residential use is permitted only in combination with individual studios in a manner which provides an integrated working and living environment.
- (b) Density shall not exceed twenty-two (22) dwelling units per acre.
- (c) At least one (1) off-street parking space shall be provided for each dwelling unit.
- (d) A live/work unit shall be at least seven hundred fifty (750) square feet in size.
- (e) The residential component of a live/work unit shall meet the following standards:
  - (1) It shall have a space of at least two hundred (200) square feet.
  - (2) It shall have access to separate bathroom facilities, including a water closet, a wash basin, and a bathtub or shower.
  - (3) It shall have separate kitchen facilities including a kitchen sink, cooking appliances and refrigerator. All such facilities shall have a clear working space of at least thirty (30) inches in front.
  - (4) It shall comply with all Housing Code requirements as modified by section 8-2700 of this Code.
- (f) On-site laundry facilities are required if the total number of dwelling units exceeds five (5).