

## R1 (SINGLE-FAMILY RESIDENCE)

**Sec. 41-231. Applicability of division.** R1 (single-family residence) districts are specifically subject to the regulations contained in this division, except that nonresidential uses allowed pursuant to section 41-232.5 are subject to the design and development standards set forth in Division 12 of this article for the C1 (Community Commercial) district.

**Sec. 41-232. Uses permitted in the R1 district.** The following uses are permitted in the R1 district:

- (a) One (1) one-family dwelling with six (6) or fewer bedrooms.
- (b) Private greenhouses and horticultural collections for domestic noncommercial use, flower and vegetable gardens, fruit trees and any agricultural crop.
- (c) One (1) temporary real estate office devoted to the sale of real estate in the tract in which it is located, which use shall be for a period of time not to exceed one (1) year.
- (d) Accessory buildings and structures, except as otherwise provided in section 41-232.5.
- (e) Child care facilities providing care to not more than fourteen (14) children, provided that if the number of children exceeds eight (8), a land use certificate must be first obtained pursuant to division 4 of article V of this chapter.
- (f) Adult day care facilities providing care to not more than six (6) adults.

**Sec. 41-232.5. Uses subject to a conditional use permit in the R1 district.** The following uses may be permitted in the R1 district subject to the issuance of a conditional use permit:

- (a) Churches and accessory church buildings.
- (b) Public schools, colleges and universities which may include on the campus: Dormitories, libraries, museums, university union buildings and art galleries, which are owned and operated by the university.
- (c) Private schools and colleges except said private schools and colleges shall not include trade schools or business colleges.
- (d) Public buildings and public utility buildings and structures, including electric distribution and transmission substations.
- (e) Golf courses, excluding miniature golf courses, pitch and putt courses and driving ranges.
- (f) Child care facilities caring for more than fourteen (14) children.

- (g) Neighborhood and community service centers.
- (h) Garages for more than four (4) vehicles.
- (i) Accessory buildings more than fifteen (15) feet in height or more than one (1) story.
- (j) Adult day care facilities ancillary to a church or school providing care to more than six (6) adults.
- (k) One (1) one-family dwelling with seven (7) or more bedrooms.

**Sec. 41-233. Building height in the R1 district.** No primary structure shall exceed twenty-seven (27) feet nor two (2) stories in height, as measured from the lowest adjacent grade of the structure to the top of the structure.

**Sec. 41-234. Front yard.** The front yard shall be equal to the prevailing front yard setback of the block as described in subsection 41-603(b), but not less than twenty (20) feet.

**Sec. 41-235. Side yards in the R1 district.**

- (a) Each side yard shall be not less than five (5) feet for each building.
- (b) On corner lots, the side yard on the street side shall be not less than ten (10) feet for each building.
- (c) The restrictions on nonconforming buildings set forth in article VI of this chapter shall not apply to buildings which are nonconforming solely for the reason that they do not have side yards satisfying the setback requirement set forth in subsection (a) and provided the side yards of such building are at least three (3) feet wide.

**Sec. 41-236. Rear yards in the R1 district.** There shall be a rear yard setback of not less than twenty (20) feet. This section shall not apply to legal second dwelling units.

**Sec. 41-237. Minimum lot size and street frontage in the R1 district.**

- (a) The minimum size of lots in the R1 district is six thousand (6,000) square feet.
- (b) The minimum street frontage of lots in the R1 district, measured from the back of the front yard setback, is fifty (50) feet.
- (c) Lots which have resulted from a legal subdivision but which do not meet the standards set in subsections (a) and (b) of this section may be developed with single-family dwellings, provided they have at least four thousand (4,000) square feet of area and at least forty (40) feet of street frontage.

**Sec. 41-238. Lot coverage in the R1 district.** No more than thirty-five (35) per cent of a lot in the R1 district shall be covered by structures.

**Sec. 41-239. Development standards in the R1 district.** Lots in the R1 district shall comply with the following standards:

- (a) Front and street oriented side yards shall be landscaped with the exception of approved driveways and sidewalks.

- (b) Side yards shall be completely landscaped, except a walkway or driveway may encroach into required side yard.
- (c) Driveways shall lead to a garage and not exceed the width of such garage or fifty (50) per cent of the lot width at the street, whichever is less. There shall be no parking of vehicles in the front yard except in such driveways.
- (d) Garages facing the street shall occupy no more than fifty (50) per cent of the lot width.
- (e) Porte-cocheres shall be architecturally integrated with the structure and may encroach up to the side property line located on a driveway that leads to the garage. A two-car garage must be provided prior to approval of a porte-cochere.
  - (1) A porte-cochere shall not exceed twenty-five (25) feet in length.
  - (2) Porte-cocheres shall comply with the setbacks established for the building it is attached to, except that the side yard setback may be reduced to three (3) feet. On corner lots the side yard setback on the street side shall be no less than ten (10) feet.
- (f) Accessory buildings shall not exceed thirty-five (35) per cent of the required rear yard area.
- (g) An accessory building shall be not less than five (5) feet from a main building.
- (h) Maximum square footage of accessory building shall not exceed fifty (50) per cent of the main structure square footage. Required detached garages may exceed fifty (50) percent of the main structure square footage, but shall not exceed four hundred forty (440) square feet for a two-car garage, six hundred forty (640) square feet for a required three-car garage and eight hundred forty (840) square feet for a required four-car garage.

**Sec. 41-240.**

**Landscaping standards in the R1 district.** In the R1 district, all yards shall be landscaped. Each residential unit shall meet the following minimum requirements:

- (a) *Front yard:*
  - (1) One (1) twenty-four-inch box canopy tree.
  - (2) All trees shall be double-staked.
  - (3) Six (6) five-gallon size shrubs and ten (10) one-gallon size herbaceous perennials/shrubs as a foundation planting.
  - (4) Turf or acceptable dry climate ground cover:
    - a. Turf shall be drought tolerant variety and planted as sod or hydroseed.
    - b. Ground cover shall be well-rooted cuttings from flats and planted at appropriate spacing for that particular plant material.

- (b) *Side yard:* Corner lots shall require one (1) fifteen-gallon size tree for every thirty (30) linear feet of property abutting a street, plus six (6) five-gallon size shrubs as a foundation planting. Root barriers shall be required on all trees planted along the street oriented yards.
- (c) *Project perimeter walls:*
  - (1) Flowering vines shall be secured to a decorative masonry wall or wood fence material.
  - (2) The vines shall be five-gallon size and be planted at twenty-foot intervals. They shall be secured to the walls with eye hooks and wire.
  - (3) Espaliered shrubs, fruit trees, or other ornamental trees may be substituted for the flowering vines.
- (d) *Irrigation system:*
  - (1) A pop-up sprinkler type irrigation system shall be provided for all yards for each residential unit.
  - (2) The use of “xeriphytic” or dry climate type plant materials is encouraged. Irrigation systems may require special fittings to properly water dry climate plantings.
- (e) *Screening:*
  - (1) All meters shall be appropriately screened from public view with trellis work and vines or a hedge type shrub or they shall be incorporated into the residential structure.
  - (2) Any enclosed structure for utilities must not encroach into any required setback.
- (f) *Maintenance:* All plant material shall be maintained per section 41-609 of this chapter.

**Sec. 41-603. Area--Generally.**

- (b) The following exception to yard requirements shall be applied with respect to all buildings, structures, and uses permitted in the A1, RE, R1, R2, R3, and P districts: Where forty (40) per cent or more of the lots along any block, excluding reverse corner lots and key lots, are developed with buildings, the required front yard for any new building or alteration to an existing building shall be not less than the arithmetical average of the front yards of said buildings. In computing said average front yard, main buildings situated entirely on the rear one-half (1/2) of any lot along said block shall not be included. Notwithstanding this subsection, no front yard shall be less than twenty (20) feet from a front property line.

## OFF-STREET PARKING

### Sec. 41-1320. Single-family dwellings.

- (a) The minimum off-street parking requirements for single-family dwellings are as follows:
  - (1) Four (4) off-street parking spaces for up to five (5) bedrooms;
  - (2) Five (5) off-street parking spaces for up to six (6) bedrooms;
  - (3) Six (6) off-street parking spaces for up to seven (7) bedrooms;
  - (4) Seven (7) off-street parking spaces for up to eight (8) bedrooms;
  - (5) Eight (8) off-street parking spaces for nine (9) or more bedrooms.
- (b) Of the spaces required by subsection (a), no less than one-half (1/2) of the off-street parking spaces shall be in an enclosed garage. The remaining spaces may be tandem spaces in a driveway.
- (c) Each parking stall in a one-car garage shall not be less than twelve (12) feet wide and twenty (20) feet long.
- (d) Each parking stall in a two-car garage or larger shall not be less than ten (10) feet wide and twenty (20) feet long.

## NONCONFORMING USES

### Sec. 41-681.4. Rehabilitation of single-family and two-family dwellings.

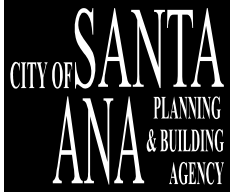
- (a) Rehabilitation of a nonconforming building whose primary use is a single-family dwelling or a two-family dwelling is permitted:
  - (1) In a residential district or a specific development where residential is permitted, or
  - (2) In a P district where the continuance of the use is not barred by section 41-683 and the building complies with the minimum yard requirements applicable to buildings located in the R2 district.
- (b) Structural alterations and additions may be made where the total floor area of all such expansions occurring in a five-year period does not exceed forty (40) percent of the floor space of the building as it existed at the beginning of said time, provided:
  - (1) The number of bedrooms is not increased;
  - (2) The number of dwelling units is not increased; and
  - (3) No new nonconformances with the requirements of this chapter are created.
- (c) Structural alterations and additions which exceed forty (40) percent of the total floor area as it existed at the beginning of a five-year period; include the creation of new bedrooms; or remodeling which involves the demolition of more than fifty (50) percent of the building shall be permitted; provided:

- (1) The number of dwelling units is not increased;
  - (2) The parking is brought into conformance with code provisions;
  - (3) No new nonconformities with the requirements of this chapter are created; and
  - (4) A minimum of one thousand two hundred (1,200) square feet of usable, continuous, non-front yard open-space, excluding driveways and parking areas is provided. Any open space with a minimum dimension of fifteen (15) feet by fifteen (15) feet shall be deemed continuous open space.
- (d) Where rehabilitation of a building involves more than fifty (50) percent of a building wall which encroaches into a front or side yard setback is demolished or is structurally altered, the remainder of the building wall shall be demolished. Any subsequent building wall shall conform to all provisions of this chapter.
- (e) For the purpose of this section, an existing two-car garage with a minimum dimension of eighteen (18) feet by eighteen (18) feet exterior dimension shall be considered conforming.
- (f) For the purpose of this section, remodel shall mean to reconstruct, or to make over in structure or style, but shall exclude re-roof, window replacement, exterior finish replacement and repair or similar modifications.

#### DEFINITION

**Sec. 41-27.**

**Bedroom.** A bedroom is any room or segment of a dwelling unit separated from other portions of such dwelling unit by walls or other partitions, which is designed or used as sleeping quarters, provided that in determining the number of bedrooms in a dwelling unit all such rooms or segments having an area in excess of eighty (80) square feet (exclusive of one (1) living room, one (1) dining room and all rooms clearly designed as kitchens, bathrooms, closets and hallways) shall be deemed bedrooms regardless of any description or use for purposes other than sleeping quarters, such as dens, family rooms or guest rooms.



## RESIDENTIAL BUILDING DESIGN AND MATERIALS

One of the most important aspects of any urban environment is the design and architecture of the buildings. The City of Santa Ana is an established community that has developed in a variety of architectural styles and building types. Since the city has no absolute design theme as may be found in some communities, these standards are not intended to specifically control any particular architectural style. Instead, the standards are presented to encourage a quality and completeness of design that will contribute to the overall improvement of the community's "built-out" environment.

### GENERAL STANDARDS

1. Building Orientation
  - a. It is important that new developments are **designed to complement** existing conditions on the site as well as on neighboring properties.
  - b. Consideration should be given to the **scale and bulk** of a building in its relationship to the scale of the street and neighboring properties.
2. Elevations/Detailing
  - a. **All building elevations** shall be considered in the evaluation of any new construction, additions or alterations. The importance of the side and rear views of a building should not be minimized because of their impact on adjoining properties or public right-of-way.
  - b. The **same or compatible design features** should be continued or repeated upon all elevations of a building.
  - c. Doors, windows or other openings should be **uniform in design** and located to present a symmetrical appearance to the elevation except where the variations are an integral and necessary part of the exterior design.
3. Roof/Roof Lines
  - a. Roofs should be given design consideration and treatment equal to that of the rest of the building exteriors. **Roof and roof lines should be continuous** in design except where there is a major change in an element of a building elevation. Such elements include wing walls, fan walls and interior building corners.
  - b. Roof line elements including parapet walls should be developed along all elevations, regardless of orientation away from street or towards a neighboring structure.
4. Materials/Colors
  - a. All exterior materials, textures and colors shall be **appropriate for an architectural style or theme** of the building and should contribute towards the quality of the streetscape.
  - b. All colors and materials shall be durable and shall not readily deteriorate with exposure to the elements.
5. Equipment/Screening
  - a. No mechanical equipment, ducting, meters or other appurtenances should be left exposed at the ground level or on roofs.

(Source: Excerpt from City of Santa Ana Design and Development Standards, May, 1984.)