



Planning and Building Agency
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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.)