



Planning and Building Agency
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PRD (PLANNED RESIDENTIAL DEVELOPMENT)

Sec. 41-588. Applicability of division. PRD (planned residential development) suffixes are specifically subject to the regulations contained in this division.

Sec. 41-589. Description and purposes. The RE (residential-estate), R1 (single-family residence), R2 (multiple-family residence), R3 (medium-density multiple-family residence), R3H (high-density multiple-family residence), R4 (suburban apartment), CR (commercial-residential), and P (professional) Districts may be modified at the time the zoning is first established or by amendment by adding to the district designation "PRD." The intent and purpose of the Planned Residential Development District is to allow a development planned and designed as a unit to produce an environment of stable, desirable character not out of harmony with its surrounding neighborhood and which meets standards of density, open space, light and air, pedestrian and vehicular access, and traffic circulation no greater than the regulations to which the "PRD" suffix is combined.

Sec. 41-590. Conditional use permit required. Any development, use or division of property within a PRD modified district classification, even though such development, use or division of said property may conform to the base zone to which the PRD modified district may be suffixed, requires the filing and approval of a conditional use permit.

Sec. 41-591. Development standards. Due to the complexity of planned residential developments, it is illogical and impractical to define herein an exact pattern for the arrangement of group dwellings for a parcel involving two (2) or more main dwellings; however, it is the intent of this district to provide a functional and nonmonotonous orientation of buildings with a maximum of open space around each main building consisting of courts, parkways, and patio areas, all oriented so as to provide separation of vehicular traffic from play areas and recreational area[s] for children and adults.

Further, in order to more clearly define the intent of this district, there shall be on file in the office of the planning department illustrations entitled "Guides to Planned Residential Development." Said illustrations shall be approved by resolution by the planning commission and city council and shall show the desirable arrangement of buildings and open space, but are not designs which must be copied in order to secure approval of development plans as required by the provisions of the Planned Residential Development District. The following contemporary site design standards of principles are designed to provide assistance to the applicant:

- (a) The overall plan shall be comprehensive, embracing land, buildings, landscaping and their interrelationships and shall conform in all respects to all adopted plans of all governmental agencies for the area in which the proposed development is located.
- (b) The plan shall provide for adequate open space, circulation, off-street parking and pertinent amenities. Buildings, structures and facilities in the parcel shall be well integrated, oriented and related to the landscape features of the site.

- (c) The proposed development shall be compatible with the general plan of land used and with circulation patterns on adjoining properties. It shall not constitute a disruptive element to the neighborhood and community.
- (d) The internal street system shall not be a dominant feature in the overall design, rather it should be designed for the efficient and safe flow of vehicles without creating a disruptive influence on the activity and function of any common areas and facilities.
- (e) Common areas and recreational facilities shall be located so as to be readily accessible to the occupants of the dwelling units and shall be well related to any common open space provided.
- (f) Architectural harmony within the development and within the neighborhood and community shall be obtained so far as is practicable.
- (g) The number of dwelling units shall be as indicated by the base district.
- (h) No more than fifty (50) per cent of the total lot area shall be devoted to main and accessory building area, driveways, open or enclosed parking areas and covered patios. The remaining fifty (50) per cent of the total lot area shall be devoted to landscaping; lawn area; noncommercial outdoor recreational facilities incidental to the residential developments such as private swimming pools; putting greens and tennis courts; walkways; uncovered patio areas; fences; and necessary fire-fighting equipment and installations. Further, the open space required by this section shall be arranged and provided in such a manner that it is accessible and usable for the purpose intended herein. Said open space shall not be devoted to commercial agricultural pursuits or any other activity in conflict with the stated purpose of this section and district.
- (i) Only television and radio antennas which are located indoors or which are designed to serve all the occupants of the development shall be permitted.
- (j) All usable open space not occupied by recreational facilities shall be densely landscaped and provided with a permanent underground irrigation system.
- (k) All streets, alleys, walkways and parking areas within the development which are not dedicated to public use shall be improved in accordance with improvement standards established by the department of public works and to widths as determined by section 34-165 relating to private street standards for planned residential development. Provisions acceptable to the city shall be made for the preservation and maintenance of all such streets, alleys, walkways and parking areas. All streets within a planned residential development shall provide adequate vehicular circulation for the development and for the area in which it is located. The vehicular circulation and the pedestrian circulation within a planned residential development shall be separated. A partial waiver of this requirement may be granted by the planning commission if it is determined that such partial waiver will not be inconsistent with adequate standards of pedestrian and vehicular circulation for the development and for the area in which it is located.
- (l) The maximum building height and number of stories permitted shall not exceed the building height and number of stories permitted in the base district. However, the planning commission shall have the right to limit the number of stories in any or all of the buildings in a planned development, the

base district regulations notwithstanding, when it finds that existing or proposed developments on adjacent properties, or properties across a street or alley, would be adversely affected unless such a limitation were imposed.

- (m)** Off-street parking shall be provided for each such development in compliance with section 41-617(b) and with the following additional requirements:

 - (1)** A one-vehicle garage shall be provided for each bachelor or one-bedroom unit. A two-vehicle garage shall be provided for each dwelling unit having two (2) or more bedrooms. Carports may be provided in lieu of garages if twenty-five (25) per cent or more of the total dwelling units are provided either for sale or lease as "affordable" units, as defined in the housing element of the general plan.
 - (2)** Guest parking spaces may be uncovered and shall be so located as to be accessible to visitors and guests.
 - (3)** The required parking spaces, garages or carports, or any portions thereof, may be grouped when it is determined by the planning commission that such grouping and the location thereof will be accessible and useful in connection with the proposed dwelling units in the development.
- (n)** The site in question for a planned residential development must be large enough to effectively carry out the intent and purposes of the planned residential development as stated in this division.
- (o)** When a planned residential development is to be divided for sale, lease or financing through the subdivision of said development, the provisions of section 34-57(1), Subdivisions, may be waived. A letter requesting waiver of the requirements of section 34-57(1) shall accompany the conditional use permit application and shall include a statement or supporting reason for said waiver request. Said waiver may only be granted in conjunction with the approval of the conditional use permit being applied for.