



TOWNHOUSE STANDARDS

- Sec. 41-273. Applicability of division.** Townhouse developments are specifically subject to the regulations contained in this division.
- Sec. 41-274. Minimum development site size.** The minimum development site size shall be twelve thousand (12,000) square feet of contiguous land, with a minimum street frontage of one hundred (100) feet.
- Sec. 41-275. Minimum lot area per unit.** The minimum lot area shall be three thousand (3,000) square feet per unit.
- Sec. 41-277. Building height.**
- (a) No primary structure shall exceed twenty-seven (27) feet or two (2) stories in height, as measured from the lowest adjacent grade of the structure to the top of the structure.
 - (b) Accessory structures shall not exceed fifteen (15) feet or one (1) story in height.
- Sec. 41-278. Lot coverage.** No more than fifty (50) per cent of the lot shall be covered by structures.
- Sec. 41-279. Front yard.** Each townhouse shall have a front yard of not less than twenty (20) feet.
- Sec. 41-280. Side yard.** Each side yard of a townhouse shall be not less than ten (10) feet. Side yards which front on a local street shall be a minimum of ten (10) feet. Side yards that front on an arterial street shall be a minimum of fifteen (15) feet.
- Sec. 41-281. Rear yard.** Each townhouse shall have a rear yard of not less than fifteen (15) feet.
- Sec. 41-282. Off-street parking.** Off-street parking shall be provided as follows:
- (1) Each unit shall have two (2) spaces in a garage.
 - (2) Garages shall not face the street.
 - (3) A garage shall have access directly into the townhouse or into the private yard area of the townhouse.
 - (4) Two (2) guest spaces shall be provided for each townhouse.

Sec. 41-283. Open space. For a townhouse development, both private and common open space shall be provided within the project. Minimum open space requirements for townhouse developments are as follows:

(1) *Private open space:*

- (a) Shall be a single private open space no less than two hundred fifty (250) square feet per unit, with a minimum dimension of ten (10) feet in each direction.
- (b) Shall be at the ground level.
- (c) Shall be accessible from the unit's kitchen, dining area, den, family and/or living room.

(2) *Common open space:*

- (a) Shall be a single common open space equivalent to no less than two hundred fifty (250) square feet per unit, with a minimum of fifteen (15) feet in each direction.
- (b) Is in addition to yard areas. Front, side and rear yards may not be counted to satisfy this requirement.

Sec. 41-284. Fences.

(a) A fence plan for any townhouse development project shall be submitted for approval to the planning manager. The fence plan shall include, but is not limited to, the following:

- (1) The plan shall delineate and dimension the location, size and materials of all fences.
- (2) The plan shall provide elevations demonstrating the architectural compatibility of the proposed fences with the proposed project.
- (3) The plan shall include installation specifications ensuring long term quality of the proposed fencing.

(b) Fences shall not be located within the required front yard setbacks or located within ten (10) feet of the side property line on any street oriented side yard.

Sec. 41-285. Building separation. The building separation between primary structures shall be not less than twenty (20) feet.

Sec. 41-286. Access.

(a) Each townhouse shall have a minimum of forty (40) per cent of the living area and be accessible from ground level.

- (b) A front door must face the street or a common area.
- (c) No exterior stairwells shall be permitted on units abutting street oriented yards.

Sec. 41-287. Storage space. For each townhouse, there shall be a separate, enclosed, lockable storage space area reserved for the occupants of such townhouse. Such storage space may be located in the garage of the townhouse or elsewhere within the development, but may not be directly accessible from the townhouse. Such storage space shall be at least two hundred fifty (250) cubic feet in size and shall have minimum dimensions of four (4) feet by eight (8) feet.

Sec. 41-288. Landscaping. All yards shall be landscaped. Each townhouse shall meet the following minimum landscaping standards:

- (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 as appropriate spacing for that particular plant material.
 - (5) Root barriers shall be required on all trees.
- (b) *Side yard:* Corner lots shall have 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.
 - (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, a hedge type shrub or be incorporated into the residential structure.
 - (2) Any enclosed structure for utilities must not encroach into the required setback.
- (f) *Maintenance:* All plant material shall be maintained per section 41-609 of the Santa Ana Municipal Code.