



Permitted Uses

Table 3-2 shall regulate land uses within the Harbor Corridor Plan area. The table provides uses by district. The uses are indicated by abbreviation: permitted (P), not permitted (N), permitted by Conditional Use Permit (CUP), permitted by Land Use Certificate (LUC), and permitted through Site Plan Review (SPR). The Transit Node District is divided into two areas based on their proximity to the transit stops.

Transit Node | North: Permitted uses shall apply to properties in the Transit Node District adjacent to the North Transit Stop as depicted in Figure 3-1.

Transit Node | South: Permitted uses shall apply to properties in the Transit Node District adjacent to the South Transit Stops as depicted in Figure 3-1.

Table 3-2. Permitted Uses

LAND USE TYPE	TRANSIT NODE		CORRIDOR	NEIGH TRANSITIONAL	OPEN SPACE
	NORTH	SOUTH			
RESIDENTIAL					
Joint living-working quarters	P (1)	P	P (2)	CUP	N
Care homes	N	N	CUP	CUP	N
Single family dwelling	N	N	P	P	N
Multi-family dwellings (in building types other than a House or Live-Work)	P (1)	P (1)	P	P	N
RECREATION, EDUCATION, AND ASSEMBLY					
Community assembly or religious facility	P (1)	P (1)	P	CUP	N
Library, museum	P	P	P	P	SPR
Park or recreation facility (outdoor)	P	P	P	P	P
Commercial recreation/health/fitness (indoor)	CUP	CUP	N	N	P
School	P (1)	P (1)	P	CUP	N
Studio	P (3)	P	P	CUP	N
Theater, cinema or performing arts	P	P	P	N	N
RETAIL					
General retail	P (3)	P	P	P (2)	N
Grocery, food market	P (3)	P	P (3)	P (2)	N
Eating establishment	P (3)	P	P	P (2)	N
Auto or motor vehicle sales	N	N	CUP	N	N
SERVICE: GENERAL					
Auto or motor vehicle service	N	N	CUP	N	N
Banquet facility/catering - subject to 41.199.1 of the SAMC	CUP (1)	CUP (1)	CUP (1)	N	N
Child day care – more than 8 and up to 14 children	P (1)	P	P	CUP	N
Child day care center (15 or more children)	P (1)	P	P	CUP	N
Hotel, excluding transient residential hotel and long-term stay	P	P	P	N	N
Personal services	P (3)	P	P	P (2)	N
Personal services - restricted	N	N	CUP	CUP	N
SERVICE: BUSINESS/FINANCIAL/PROFESSIONAL					
Bank, financial services	P (3)	P	P	N	N
Clinic, urgent care	N	N	P	N	N
Doctor, dentist, chiropractor office	P (1)	P	P	N	N
Professional/administrative/service office	P (1)	P	P	P (2)	N
TRANSIT, COMMUNICATION, INFRASTRUCTURE					
Parking facility - public or commercial (stand-alone parking structures are prohibited) (4)	P	P	SPR	N	N
Transit station or terminal	P	P	P	N	SPR
Public utility structure, excluding wireless communication facilities	N	N	N	CUP	SPR
MISCELLANEOUS/OTHER					
Any structure over three (3) stories in height	SPR	SPR	SPR	SPR	SPR
Businesses operating between 12 am and 7 am	CUP	CUP	CUP	CUP	N
Alcoholic beverage sales or consumption	CUP	CUP	CUP	CUP	N
Adult business	N	N	N	N	N
Light or heavy industrial	N	N	N	N	N

(1)	Use permitted only on second or upper floors, or behind retail or service ground floor use.	P	Use is permitted subject to compliance with all applicable provisions of the Santa Ana Municipal Code
(2)	Permitted use as part of a vertical mixed use program, with upper floor residential	LUC	Use is permitted subject to the approval of a Land Use Certificate
(3)	Permitted only as part of a mixed use project with a commercial or residential component	CUP	Use is permitted subject to the approval of a Conditional Use Permit
(4)	Parking facilities must comply with building frontage standards	SPR	Use is permitted subject to the approval of a Site Plan Review
		N	Use not permitted in district



- » Accounting, auditing and bookkeeping services
- » Advertising agencies
- » Attorneys
- » Business associations, chambers of commerce
- » Commercial art and design services
- » Construction contractors (office facilities only)
- » Counseling services
- » Court reporting services
- » Detective agencies and similar services
- » Design services including architecture, engineering, landscape architecture, urban planning
- » Educational, scientific and research organizations
- » Financial management and investment counseling
- » Literary and talent agencies
- » Management and public relations services
- » Media postproduction services
- » News services
- » Photographers and photography studios
- » Political campaign headquarters
- » Psychologists
- » Secretarial, stenographic, word processing, and temporary clerical employee services
- » Security and commodity brokers
- » Writers and artists offices

Paseo: a public place or path designed for walking; promenade.

Pedestrian-friendly: The practice of addressing the needs of people, once out of their automobiles, through a series of interdependent urban design and streetscape principles (e.g., wide sidewalks, street trees and shade, on-street parking, outdoor dining, inviting storefronts, the feeling of being in an ‘outdoor room’, short crosswalk distances, interconnected and short blocks).

Personal services: Establishments providing non-medical services to individuals as a primary use. Examples of these uses include:

- » Barber, nail salons and beauty shops
- » Clothing rental
- » Dry cleaning pick-up stores with limited equipment
- » Home electronics and small appliance repair
- » Locksmiths
- » Pet grooming with no boarding
- » Shoe repair shops
- » Tailors

These uses may also include accessory retail sales of products related to the services provided.

Personal services - restricted: Personal services that may tend to have a blighting and/or deteriorating effect upon surrounding areas and which may need to be dispersed to minimize their adverse impacts. Examples of these uses include:

- » Laundromats (self-service laundries), which shall comply with the development and performance standards set forth in Section 41-199 of the SAMC
- » ~~Massage establishments~~ (licensed, therapeutic) as defined on Section 41-1751.4 of the SAMC. Massage establishments shall comply with Article XVII.I of Chapter 41 of the SAMC.
- » Pawnshops

Planter: The layer of the streetscape which accommodates street trees. Planters may be continuous or individual according to the Thoroughfare and location within the neighborhood.

Podium: A continuous raised platform supporting a building, or a large block of two or three stories beneath a multi-layer block of a smaller area.

Porch: see ‘Frontage Types’

Religious facility: see ‘Community Assembly’

Residential development: The addition of new residential units or the conversion of apartments to condominiums.

Residential unit: Any single-family home; any separate occupancy unit in a two-family or multifamily dwelling building; any live-work unit; and any other structure designed for human occupancy which contains a kitchen. However, this excludes any other building or structure designed or intended to be occupied or used for business or commercial purposes, such as sleeping rooms in hotels and motels without kitchens or kitchen facilities.

Rowhouse: See ‘Building Types’

Setback: The area of a lot measured from a lot line to a building facade or elevation that must be maintained clear of permanent structures excepting galleries, fences, garden walls, arcades, porches, stoops, balconies, bay windows, and terraces which are permitted to encroach into the setback subject to the standards established in Chapter 3 of this Specific Plan.

Shared parking (joint use or park-once policy): An accounting for parking spaces that are available to more than one function. The requirement is based on a range of parking demand found in mature, mixed-use centers. The shared parking ratio varies according to multiple functions in close proximity unlikely to require the spaces at the same time. This approach to parking uses the following types of parking in combination to achieve a balanced and distributed supply of parking: off-street (surface lots and garages), on-street (parallel and diagonal).

Shopkeeper: A unit that contains space on the ground floor for use and operation by a retail merchant or tradesman along with residential space on the upper floor(s) that can be occupied by the same shop operator or a different resident. The residential and commercial components each have separate, dedicated entrances. See also ‘Live-Work’

Shopfront: See ‘Frontage Types’

Single family dwelling: A residential building containing one or more habitable rooms with only one kitchen, designed for occupancy by one independent household unit with common access to, and common use of all living, kitchen and bathroom areas.

Stacked Dwellings: See ‘Building Types’

Stoop: See ‘Frontage Types’

Story: A habitable level within a building from finished floor to finished ceiling: Attics and basements, as defined by the California Building Code (CBC) are not considered a story for the purposes of determining building height and are subject to the applicable requirements of this code and the CBC, except for when the finished floor level directly above a basement or cellar is more than six feet above grade, such basement or cellar shall be considered a story.

Streetscape: The urban element that provides the major part of the public realm as well as paved lanes for vehicles. A streetscape is endowed with two attributes: capacity and context. Capacity is the number of vehicles that can move safely through a segment within a given time period. It is physically manifested by the number of lanes and their width, and by the curb radius.

Studio: A workplace of one or more individuals who are engaged in the production of art, such as fine and fiber arts, lithography, calligraphy, photography, music, dance and the performing arts. Galleries, not to exceed 50 percent of the floor area, are permitted as an ancillary use. Any regulated use, as defined on Section 41-191 of the SAMC is not allowed. Uses meeting the definition of artisan/craft product manufacturing shall be deemed an artisan/craft product manufacturing use.

Tandem parking stall: Two or more parking spaces arranged one behind the other.

Thoroughfare: A vehicular way incorporating moving lanes and parking lanes (except alleys/lanes which have no parking lanes) within a right-of-way.

Traffic calming: A set of techniques which serves to reduce the speed of traffic. Such strategies include lane-narrowing, on-street parking, chicanes, yield points, sidewalk bulge-outs, speed bumps, surface variations, mid-block deflections, and visual clues. Traffic calming is a retrofit technique unnecessary when thoroughfares are correctly designed for the appropriate speed at initial construction.

Transit-oriented development: Compact, higher intensity development that includes uses supportive to transit; i.e., residential uses that increase ridership and transit efficiency or commercial uses that serve transit users. Its structure creates nodes at an efficient spacing for mass transit. These nodes are mixed-use areas limited in extent by walking distance to the transit stop.

Transition line: A horizontal line, the full width of a facade expressed by a material change or by a continuous horizontal articulation such as a cornice or a balcony.

Tuck-Under Housing: See ‘Building Types’

Zaguan: A covered pedestrian passage between courts of one to two rooms in depth and one story in height.