

Sec. 41-2007. Uses Permitted.

(a) Allowable Land Use Types. A parcel or building within the Specific Development area shall be occupied by only the land uses allowed by the table entitled Use Standards (hereinafter Use Standards Table) within the zone applied to the site by the Regulating Plan.

(b) Garage sales are allowed in compliance with Section 41-193.

(c) Temporary outdoor activities are allowed in compliance with Section 41-195.5.

(d) Youth amusement rides are permitted in compliance with Section 41-366 for C1 districts.

(e) Drive-through facilities shall not be permitted.

Sec. 41-2008. Operational Standards.

(a) All property shall be maintained in a safe, sanitary and attractive condition including, but not limited to, structures, landscaping, parking areas, walkways, and trash enclosures.

(b) All business activities shall be conducted and located within an enclosed building, except as allowed by Section 41-195 of the SAMC and except that the following business activities may be conducted outside of an enclosed building:

- (1) Newsstands
- (2) Flower Stands

(c) There shall be no manufacturing, processing, compounding, assembling or treatment of any material or product, other than that which is clearly incidental to a particular retail and service general enterprise, and where such goods are sold on the premises.

(d) There shall be no work inside of a structure that generates noise that exceeds 60 dB CNEL measured at the exterior wall of the unit.

(e) Storage of goods and supplies shall be limited to those sold at retail on the premises or utilized in the course of business.

(f) Public utility structures, including electric distribution and transmission substations shall be screened by a solid wall at least eight (8) feet high, except as restricted by Sections 36-45, 36-46, and 36-47.

(g) Any activity permitted shall be conducted in such a manner as not to have a detrimental effect on permitted adjacent uses by reason of refuse matter, noise, light, or vibration.

(h) Small scale industry uses shall require a solid wall or fence not less than eight (8) feet in height along any rear or side lot line.

(i) All business activities, including, but not limited to, compounding, processing, packaging or assembly of articles of merchandise and treatment of products shall be conducted within a completely enclosed building. No ancillary vehicle maintenance or repair shall be allowed on site.

(j) Loading areas shall not be visible from streets. Loading areas not facing a street shall be setback at least thirty-five (35) feet from the property line.

Table 2A - Use Standards						
Land Use Type	Permit Required by Zone					
	TV	DT	UC	CDR	UN-2	UN-1

Refer to Key to Zone Symbols table on following page for zone description and use notations

RESIDENTIAL

Live-Work Use / Joint living-working quarters	P (2)	P (2)	P (2)	P (2)	CUP	CUP
Care Homes	CUP	CUP	CUP	CUP	CUP	CUP
Single Dwelling	---	---	---	---	P	P
Multi-Family Dwellings	P (1)	P (1)	P (1)	P (1)	P	P

RECREATION, EDUCATION AND ASSEMBLY

Community assembly	P(1)	P (1)	P (1)	P	CUP	CUP
Health/fitness facility	P	P	P	P	CUP	---
Library, museum	P	P	P	P	P	CUP
Schools	P (1)	P (1)	P (1)	P	CUP	CUP
Studio	P	P	P	P	CUP	CUP
Theater, cinema or performing arts	P	P	P	P	---	---
Commercial Recreation (Indoor)	CUP	CUP	CUP	---	---	---

RETAIL

General retail, except with any of the following features	P	P	P	P	P(2)	---
• Floor area over 20,000 per tenant	CUP	CUP	P	---	CUP	---
Eating establishments	P	P	P	P	P(2)	---
Auto or motor vehicle service	---	---	P	P	---	---

SERVICE GENERAL

Banquet facility/catering-sub. to 41.199.1(a) through (d)	CUP	CUP	CUP	CUP(1)	---	---
<del>Child day care - more than 8 and up to 14 children</del>	<del>P(3)</del>	<del>P(3)</del>	<del>P</del>	<del>P</del>	<del>LUC(2)</del>	<del>LUC</del>
Child day care center	P (3)	P (3)	P	P	CUP	CUP
Adult day care center-subject to 41.199.2 of the SAMC	P (3)	P (3)	P	P	P	---
Hotel, excl. transient residential hotel and long term stay	P	P	P	P	---	---
Mortuaries, funeral homes	---	---	CUP	P	---	---
Personal services	P	P	P	P	P(2)	P (2)
Personal services - restricted	---	---	CUP	CUP	CUP	---
Tattoo/Body Art Establishments - subject to 41.1993 of the SAMC	P	P	P	P	---	---

Table 2A - Use Standards						
Land Use Type	Permit Required by Zone					
	TV	DT	UC	CDR	UN-2	UN-1

SERVICES-BUSINESS-FINANCIAL-PROFESSIONAL

Bank, financial services	P	P	P	P	---	---
Business support service	P	P	P	P	P(2)	P (2)
Clinic, urgent care	---	---	CUP	P	---	---
Doctor, dentist, chiropractor, etc, office	P(1)	P(1)	P(1)	P	---	---
Extended care	P	P	P	P	CUP	---
Professional / administrative/service office	P(1)	P(1)	P(1)	P	P(2)	P (2)

SMALL SCALE INDUSTRY

Artisan/craft product manufacturing	CUP	CUP	CUP	---	CUP	---
Furniture and fixture manufacturing, cabinet shop	P (3)	---	P (3)	---	---	---
Laboratory - medical - analytical	---	P (1)	P(1)	P	---	---
Manufacturing - light	P (3)	---	P (3)	---	CUP	---
Media production - office or storefront type (no sound stage)	P	P	P(1)	---	---	---
Printing and publishing	---	P(1)	P	---	---	---
Research and development	P (3)	---	P (3)	---	CUP	---

TRANSPORTATION, COMMUNICATION, INFRASTRUCTURE

Helistops	CUP	CUP	---	---	---	---
Parking facility - public or commercial	P	P	P	P	---	---
Transit station or terminal	CUP	---	---	CUP	---	---
Public utility structure, excluding wireless communication facilities	---	---	---	---	CUP	---

MISCELLANEOUS

Any structure over four (4) stories in height	SPR	SPR	SPR	SPR	SPR	---
Businesses operating between 12 and 7 am	CUP	CUP	CUP	CUP	CUP	CUP
Alcoholic beverage sales or consumption	CUP	CUP	CUP	CUP	CUP	---

Key to Zone Symbols

TV	Transit Village	CDR	Corridor
DT	Downtown	UN-2	Urban Neighborhood 2
UC	Urban Center	UN-1	Urban Neighborhood 1

Key

(1) Use permitted only on second or upper floors, or behind retail or service ground floor use.

(2) Permitted only as part of a vertical mixed use project, with upper floor residential

(3) Permitted only as part of a mixed use project with a commercial or residential component

P use is permitted subject to compliance with all applicable provisions the Santa Ana Municipal Code

LUC use is permitted subject to the approval of a Land Use Certificate.

CUP use is permitted subject to the approval of a Conditional Use Permit.

SPR use is permitted subject to the approval of Site Plan Review.

--- use not permitted in particular zones.

(k) No business activity that generates noise or vibration shall be conducted between 8:00 p.m. and 7:00 a.m. Monday through Friday and 8:00 p.m. and 10:00 a.m. Saturday and Sunday.

(l) Operational standards for automobile servicing.

(1) No automobile servicing shall be conducted before 7:00 a.m. or after 8:00 p.m. Monday through Friday and before 10:00 a.m. or after 8:00 p.m. Saturday and Sunday.

(2) All work shall be conducted inside an enclosed structure.

(3) Outdoor or overnight vehicle storage is not permitted.

**Light Manufacturing:** The manufacture or assembly of products from previously treated material where no impact is created to the adjacent uses and no hazardous materials are used in the production of such products. The maximum number of employees shall be 10. Examples of light manufacturing include:

- athletic equipment
- bakeries
- camera, photo equipment
- clothing
- electronics
- musical instruments
- optical goods
- woodworking (limited)

**Lined Block:** See 'Building Types'

**Live/Work:** See 'Building Types'

**Lot Width:** The frontage of a parcel which is used to identify the parcel for street address purposes.

**Media production:** An establishment dedicated to the production of visual and audio mass media, including television, films, videos, video games, mobile devices, internet and digital interactive media, but excludes magazines, newspapers, and periodicals.

**Mixed-Use Building:** A structure lawfully containing residential and non-residential uses.

**Multi-Family Building:** A residential structure lawfully containing two or more dwelling units.

**Net Developable Area:** The private area defined by blocks which is not to remain for public uses such as Plazas, Greens, Squares, Thoroughfares or Streetscapes.

**Office:** These do not include medical offices (see Clinic, Urgent Care, " and "Doctor, dentist, chiropractor, etc. office.")

**1. Service.** Establishments providing direct services to consumers. Examples of these uses include employment agencies, insurance agent offices, real estate offices, travel agencies, utility company offices, elected official satellite offices, etc. This use does not include "Bank, Financial Services," which is separately defined.

**2. Administrative.** Office-type facilities characterized by high employee densities, and occupied by businesses engaged in information processing, and other computer-dependent or telecommunications-based activities. Examples of these uses include:

- airline, lodging chain, and rental car company reservation centers, not including retail travel agencies
- computer software and hardware design and development
- consumer credit reporting
- data processing services
- health management organization (HMO) offices where no medical services are provided
- insurance claim processing
- mail order and electronic commerce transaction processing
- telecommunications facility design and management
- telemarketing

**3. Professional.** Office-type facilities occupied by businesses that provide professional services, or are engaged in the production of intellectual property. Examples of these uses include:

- 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 First:** 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 cross-walk distances, interconnected and short blocks).

**Pedestrian Shed:** An area defined by the average distance that may be traversed at an easy pace from its edge to its center in approximately 5 minutes. This distance is used to determine the size of a neighborhood. This dimension averages one quarter of a mile or approximately 1,400 feet for generally flat terrain.

**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). Laundromats shall comply with the development and performance standards set forth in Section 41-199.
- massage establishments (licensed, therapeutic) as defined on Section 41-1751 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'

**Private Frontage:** The privately held layer between the frontage line and the principal building facade. The structures and landscaping within are held to specific standards. The variables of Private Frontage are the depth of the setback and the combination of architectural elements such as fences, stoops, porches and galleries. These elements influence social behavior in the public realm. The Frontage layer may overlap the public streetscape in the case of awnings, Galleries and Arcades.

**Research and Development:** A quasi-industrial facility where creative work is undertaken on a systematic basis in order to increase the stock of knowledge generally in the fields of medicine, scientific instruments, safety-critical mechanism or high technology. These facilities may include pilot plant operations as an ancillary use, which shall not exceed 25 percent of the floor area. A facility providing full scale production shall be deemed a manufacturing use.

**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 Division 3 of this Article.

**Shared Parking (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).

**Shopfront:** see 'Frontage Types'

**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.