

• Landscaping such as dense shrubs and vines shall be planted along the fence (or wall) to soften its appearance.

The fence shall also serve to reduce train noise impacts on the users of the adjacent buildings. The requirements contained in Chapter 8.24 (Noise Control) of the Orange Municipal Code shall apply.

F. Old Towne Mixed Use

With the Santa Fe Depot Metrolink station at the heart of the Specific Plan area and a steady increase in ridership, a goal of this Specific Plan is to facilitate mixed use, transit-oriented development in the vicinity of the station. Mixed use development supports public investment in light rail service by creating active pedestrian areas within walking distance of transit. Transit-oriented development increases the density of people near transit, including residents, employees, visitors, and customers in a built environment that is pedestrian friendly and connected to transit. Mixed use buildings, projects, or areas with a mix of uses are active from early in the morning to late in the evening, making the environment more vibrant for pedestrians and providing peak and off-peak customers for transit service.

Mixed use development in the Santa Fe Depot Specific Plan area integrates compatible commercial, office, residential, civic, and entertainment uses designed to be contextually appropriate in this historic area. Transit-oriented commercial uses and arts/culture related uses are encouraged, such as restaurants with walk-up windows for commuters, bakeries, specialty food stores, bike shops/repair, specialty music stores, including musical instrument crafting and sales, and small-scale schools as an accessory use to a retail store, such as cooking classes, art classes, music lessons, etc.

There are three Mixed Use Districts within the Specific Plan area: Old Towne Mixed Use – Spoke, Old Towne Mixed Use – 15, and Old Towne Mixed Use – 24.

1. Development Provisions

The development provisions contained in Chapter 17.19 (Mixed Use Districts) of the Orange Zoning Code apply to all development in the Old Towne Mixed Use - 15S, Old Towne Mixed Use - 15, and Old Towne Mixed Use - 24 Districts in the Santa Fe Depot Specific Plan area, with the following additions and exceptions:

(a) Permitted Uses

In addition to the permitted uses listed for the Mixed Use Zoning Designation, the following uses are also permitted:

- Specialty non-degree schools (music/dance, cooking, and art classes) as an accessory use to a retail use.
- Conference center/banquet hall with a Conditional Use Permit pursuant to Chapter 17.10 of the Orange Zoning Code.
- Auto repair and parts for Vehicles of Historic Value.



















Examples of transit-oriented development projects with townhomes and loft-style mixed use.



(b) Ground Floor Treatment Along Retail Streets

The following standards apply to ground floor uses along Retail Streets in the Mixed Use Districts:

 On Retail Streets, as defined in Figure 6-1, the ground-floor or street level frontage, excluding access to parking and entryways to upper level residential uses, shall be designed to accommodate retail, restaurant, or similar type of active use. No residential uses are permitted on the ground floor, except per the findings noted herein.

The Community Development Director may grant residential uses on the ground floor in a project that fronts a Retail Street subject to the findings below if the residential frontage of the project does not exceed 25% of the linear frontage of the total linear street frontage of the project site. For example, if a property on a Retail Street has a 200 foot frontage, no more than 50 feet may be used on ground floor residential uses. This requirement applies to each face of the project that fronts a Retail Street.

- 1. The project is a mixed use project with both commercial and residential components.
- 2. The project includes adaptive reuse of on-site historic structure(s).
- 3. The project provides an additional public benefit or amenity, such as but not limited to a public paseo, public courtyard, etc.
- Where Retail Streets intersect other streets, the ground floor retail space should wrap the corner onto the intersecting streets.
- Ground floor retail space may be provided on streets that are not designated as Retail Streets in Figure 6-1. If it is, the ground floor retail space should comply with these standards and guidelines.
- For new construction, required ground floor retail space shall be provided to a depth of at least 25 feet from the front façade and shall include an average 14'-0" floor-to-ceiling height. This standard does not apply to the adaptive reuse of existing buildings.
- Wall openings, such as storefront windows and doors, shall comprise at least 75% of a building's street level façade.
- Clear glass for wall openings, i.e., doors and windows, shall be used along all street-level
 façades for maximum transparency, especially in conjunction with retail uses. Dark tinted,
 reflective or opaque glazing is not permitted for any required wall opening along street
 level façades.
- During hours of operation, open-wall storefronts, such as retractable doors or folding glass walls, are encouraged.

(c) Ground Floor Treatment Along Other Streets

The following standards apply to ground floor uses along other streets in the Mixed Use Districts:

- Along other streets, at least 75% of the ground floor street frontage shall be designed to accommodate the following uses: retail, cultural/entertainment, professional office, lodging, live/work units, residential units with individual entries along the street, and/or other active space such as recreation rooms or common rooms.
- The ground floor treatment of those uses, except residential units with individual entries, should be similar to that of retail space, except that wall openings shall comprise at least 50% of the street level façade.
- Residential units with individual entries should include windows on the ground floor that look out onto the street.

(d) Front Setbacks

On Retail Streets, as defined in Figure 6-1, the front yard setback shall be zero (0) feet; buildings shall be contiguous with the front parcel line. The following exceptions apply:

- A portion of the front building elevation, not to exceed fifty percent (50%) of the length of the building frontage, may be setback up to 20 feet to allow for outdoor use, such as outdoor dining, display, public art, entry forecourt, or other amenity appropriate to an urban setting.
- Where a historic building or structure does not have a zero foot setback, any additions or modifications may maintain the setback of the existing historic structure.

On all other streets in the Mixed Use Districts, there is no minimum front setback required.

(e) Rear and Side Setbacks

There is no minimum rear, streetside side or side setbacks required in the Mixed Use Districts within the Specific Plan area except as follows:

• In cases where the side or rear property line abuts a single-family district, and where the proposed building exceeds one story or 20 feet in height a rear setback of at least 10 feet shall be required.

(f) Height

In the OTMU-15 and OTMU-15S Districts, the maximum building height permitted is 28 feet, except when abutting a historic building, the height shall be no greater than the tallest point of the abutting historic building, or 28 feet, whichever is less.

In the OTMU-24 District, when abutting a historic building, the height shall be no greater than the tallest point of the abutting historic building for a distance of 10 feet from the shared property line, beyond which the 28 foot height limit will govern (see Figure 6-2 on the following page). This standard does not apply to properties located within the Three-Story Height Overlay (see the following section).



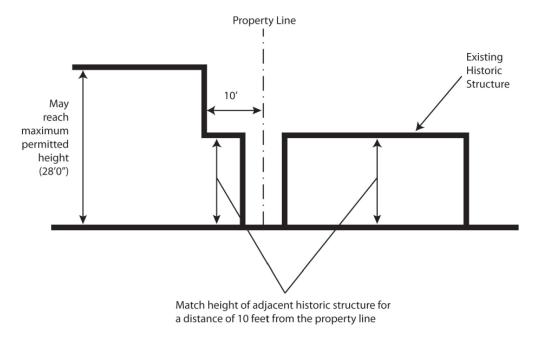


Figure 6-2: Height limit in OT-MU24 District when adjacent to a historic structure

(g) Outdoor Dining

On Retail Streets, as defined in Figure 6-1, outdoor dining on public walkways is permitted per Chapter 12.18 (Outdoor Dining on Public Walkways) of the Orange Zoning Code. Patio dining on private property is permitted in all Mixed Use Districts.

(h) Walls and Fences

All new mixed use developments that are located adjacent to the rail tracks shall provide a continuous security fence (or wall) along the common property line to prevent trespassing of the railroad right-of-way and to maintain resident safety. The fence shall be designed as follows:

- The fence (or wall) shall be six-foot high and made of vandal-resistant materials.
- Landscaping such as dense shrubs and vines shall be planted along the fence (or wall) to soften its appearance.

The fence shall also serve to reduce train noise impacts on the users of the adjacent buildings. The requirements contained in Chapter 8.24 (Noise Control) of the Orange Municipal Code shall apply.

G. Three-Story Height Overlay

The Three-Story Height Overlay District is identified in Figure 6-1. This block bounded by Chapman Avenue, Pixley Street, Almond Avenue and the railroad tracks is suitable for more intensive uses because of its proximity to the Metrolink Station. In addition, because of the location of the overlay district, the additional height will be setback from single family residential uses and have minimal visual impact on the low density, single family character of the neighborhood.

Development Provisions

The maximum building height permitted is 42 feet, with the following additions and exceptions:

- · Building design must include variation in roof or parapet height to break up the mass of the structure.
- Where fronting Almond Avenue, the maximum building height shall be 28 feet for a distance of 30 feet back from the property line along Almond Avenue. This will ensure that the taller portion of the building is setback from the adjacent single family residential uses.

Industrial Manufacturing (M2) Н.

The M2 zoning designation applies to one parcel within the Santa Fe Depot Specific Plan area (Figure 6-1). The intent of the M2 District in the Santa Fe Depot Specific Plan is to maintain industrial uses on this site, while tailoring the use list to allow for more appropriate industrial uses within the historic, low density residential character of the surrounding neighborhood.

Development Provisions

The development provisions for the Industrial Manufacturing (M2) District contained in Chapter 17.20 (Industrial Districts) of the Orange Zoning Code apply to all development in the M2 District in the Santa Fe Depot Specific Plan area, with the following additions and exceptions:

(a) Permitted Uses

In addition to the permitted uses listed for the M2 Zoning Designation, the following uses are also permitted:

- Administrative office, comprising up to 50% of gross floor area as an Accessory Use.
- Conference center/banquet hall with a Conditional Use Permit pursuant to Chapter 17.10 of the Orange Zoning Code.
- Manufacturing with on-site food sales/restaurant with a Conditional Use Permit pursuant to Chapter 17.10 of the Orange Zoning Code.
- Movie production studio.
- Retail, comprising up to 50% of gross floor area with as an Accessory Use.