

**City of Orange Zoning Comparison
Residential Development Standards Summary
OMC Sections 17.14.070 and 17.34.060**

Permitted Uses

Use	R-1-6	R-2-6
Single-Family Dwelling	P	P
Duplex	X	P
Boarding Houses	X	X
Family Day Care	P	P
Home Occupation (Home office)	P	P
Accessory Dwelling Unit (ADU)	P	X
Bed and Breakfast Inn	X	C
Accessory Structures, Attached or Detached	A	A

- P = Permitted X = Not Permitted C = Conditional Use Permit A = Accessory Use
- “Accessory Structures” include garages, sheds, workshops, and guest houses

Lot Size

District	Units per Lot	Minimum Lot Area	Minimum Lot Area Per Unit	Minimum Lot Frontage	Minimum Lot Depth
R-1-6	1	6,000 SF	N/A	60 ft	100 ft
R-2-6	2	6,000 SF	3,000 SF	60 ft	N/A

- Unit count for R-1-6 does not include Accessory Dwelling Units (ADUs) where permitted. Only one ADU is permitted in addition to one single family residence.

Building Standards

District	Front Setback	Side Setback	Rear Setback	Maximum Height	Maximum Floor Area Ratio (FAR)	Minimum Useable Open Space
R-1-6	20 ft	5 ft	10 ft single story 20 ft two story	32 ft – two stories	Lots <10,000 SF = 0.6 Lots 10,000 – 39,999 SF = 0.5	900 SF
R-2-6	20 ft in historic district	5 ft	10 ft	32 ft – two stories	0.7	350 SF per unit

- Setbacks for corner lots are adjusted to reduce rear setback requirements by 5 ft and increase street side setback by 5 ft.
- Existing legal nonconforming side setbacks may be maintained for the purpose of building additions.

Parking

Use	Parking Requirement
Single Family Dwelling	2 enclosed garage spaces up to 4 bedrooms accessed by a 12 foot wide 20 foot long driveway. 1 additional enclosed parking space for 5 bedrooms or more. Exception available for existing properties with a nonconforming garage.
Duplex, Duplex Residential	2 parking spaces per unit, one of which shall be in an enclosed garage.
Accessory Dwelling Unit	No parking space required, property is located within an architecturally and historically significant district.

Historic Preservation Design Standards for Old Towne

- The potential zone change would not affect the boundaries of the Old Towne Historic District or the applicability of the Historic Preservation Design Standards.
- Substantial modifications, new additions and related new construction (such as new dwelling units) require review and approval by the Design Review Committee for compatibility with the historic district.

Accessory Dwelling Units (ADUs)

- Accessory dwelling units shall be permitted **only on lots which contain one existing permanent single-family dwelling unit in a single family residential zone**, but in no case shall be permitted where there is an existing accessory dwelling unit.
- The accessory dwelling unit or the contiguous land area surrounding the unit shall not be sold separately from the existing (principal) dwelling unit.
- **The floor area of the accessory dwelling unit shall not exceed six hundred forty (640) square feet**, and the unit shall contain a minimum floor area of four hundred fifty (450) square feet.
- The accessory dwelling unit may be attached or detached.
- All construction shall conform to Code requirements of height, setback, lot coverage, local building architectural compatibility standards, fees, charges, and other zoning requirements applicable to residential construction in the applicable zone.

ADU and Duplex Comparison

	ADU	Duplex
Size	640 SF maximum	Limited by maximum FAR
Parking	No parking required in historic district	2 spaces per unit, one of which must in enclosed
Usable Open Space	900 SF minimum	350 SF per unit minimum

- Both types of dwelling units can only be permitted where all applicable development standards, including the Design Standards, can be met on the property.