

## Old Towne Mixed Use – Santa Fe Depot Specific Plan Development Standards

	<b>Required</b>	<b>Proposed</b>	<b>Code Section</b>
Floor Area Ratio	0.5-1.0 FAR	0.49 FAR	General Plan Land Use Element
Front Setback	0' A portion of the front building elevation, not to exceed 50% of the length of the building frontage may setback up to 20' to allow for outdoor use such as outdoor dining, public art, entry forecourt, or other amenities appropriate to an urban setting.	0' – New infill buildings on N. Cypress Street  25' – New addition to 401 W. Chapman Avenue	Santa Fe Depot Specific Plan
Rear Setback	No minimum setback	0' – Northernmost new infill building on N. Cypress Street	Santa Fe Depot Specific Plan
Side Setback	No minimum setback	0' – New infill buildings (N. Cypress Street (side)  49' – New infill buildings on N. Cypress Street (Atchison Street side)	Santa Fe Depot Specific Plan
Height	28' except when abutting a historic building, the height shall be no greater than the tallest point of the abutting historic building or 28', whichever is less  401 W. Chapman Avenue 28' (top of parapet)  30'6" (top of roof projection)  135 N. Atchison Street	16' - 401 W. Chapman building addition  13' – Flex space canopy  22' – New infill buildings	Santa Fe Depot Specific Plan

Walls and Fences	42" – Front yard and street side yard  6' – all other areas	6'  Because the setback is 0' a 6' fence/wall height is acceptable along the Chapman and Atchison frontages.	OMC 17.12.070.F
Parking	4 spaces/1,000 sq. ft.	2 Accessible spaces + Development Agreement for establishing pedestrian paseo	Santa Fe Depot Specific Plan
Landscaping	All setback areas and other open areas of the site not occupied by buildings shall be landscaped.  Street and side-street setback areas adjacent to parking lots shall be landscaped. <ul style="list-style-type: none"> <li>• 10' min. planter width</li> </ul> Min. 4' planter width from rear property line	10'-17' parking lot street setback.          4'	OMC 17.19.160          OMC 17.18.160
Required Trees	Trees shall be provided in setback areas adjacent to streets at a rate of 1/30 linear feet of landscaped area.  <ul style="list-style-type: none"> <li>• 8 required</li> </ul> 50% 24-inch box 50% 15 gallon  Street trees are required along public streets and approved on a project-by-project basis by the DRC	26 24-inch box <ul style="list-style-type: none"> <li>• 5 in or adjacent to perimeter landscape areas.</li> </ul>    11 Street trees	OMC 17.19.160