

**Development Standards Reference Table
Limited Business (C-1) Zoning District**

	Required/Permitted	Proposed	Code Section
<i>Lot Area</i>	No minimum lot area	49,397 square feet; No change proposed	N/A
<i>Lot Width</i>	No minimum lot width	315.21 feet existing; no change proposed	N/A
<i>Setback, front</i>	10 feet (minimum)	1 foot and 8 inches (existing); no change proposed	17.18.130
<i>Setback, side</i>	0 feet (minimum)	74 feet and 5 inches (to northern property line) and 73 feet and 10 inches (to southern property line) (existing); no change proposed	17.18.130
<i>Setback, rear</i>	0 feet (minimum)	74 feet and 8 inches (proposed)	17.18.130
<i>Building Height</i>	32 feet or 2 stories (maximum)	29 feet and 9 inches (existing); no change proposed	17.18.120
<i>Off-Street Parking</i>	<p><i>Medical Office</i> – 5 spaces per 1,000 SF of Gross Floor Area (14,944 SF / 1,000 SF x 5 spaces = 75 spaces required)</p> <p><i>Office</i> – 3 spaces per 1,000 SF of Gross Floor Area (1,576 SF / 1,000 SF x 3 spaces = 5 spaces required)</p> <p><i>Pharmacy</i> – 4 spaces per 1,000 SF of Gross Floor Area (948 SF / 1,000 SF x 4 spaces = 4 spaces required)</p> <p>(84 required)</p>	86 provided (4 accessible)	17.34.060
<i>Wall sign, area</i>	1 square foot per each lineal foot of tenant's street frontage	TBD	17.36.080
<i>Wall sign, height</i>	Sign height shall not exceed a dimension that is greater than two-thirds of	TBD	17.36.080

	the height of the vertical surface (or plane) upon which it is located		
Landscaping (benchmark criteria per guidelines)	<ul style="list-style-type: none"> • Landscape 4'-0" minimum (clear inside dimension) along all side and rear property lines, where the building is not on the property line. If perpendicular parking is used at property lines, the minimum planter area is to be 6'-0" (clear inside dimension). • All parking visible from the streets, including front and side yard areas is to be screened with five (5) gallon shrubs at 3'-0" on center. • Trees are required throughout the project within all parking areas and along all property lines, including side yards and backyards, where buildings are away from the property line. 25% shall be in 24" boxes and 75% shall be in 15-gallon containers. • To calculate the quantity of trees required on a project, add together the total length of all the perimeter property lines (all sides), the total length of the perimeter of the buildings, and the total length of all parking rows on the site and divide by 36. These trees are to be located randomly throughout the project unless otherwise noted. Larger specimens are to be 	<ul style="list-style-type: none"> • There are no specific landscape standards for an existing site that is currently developed with an existing building. Instead, the Orange Municipal Code (OMC) refers to the "City of Orange, Landscape Standards and Specifications, Department of Community Services, Revised 2016" which were approved for the OMC reference by the City Council. • For private projects, the document specifically states: "The following Design Review Board (DRB) landscape criteria is used as a benchmark for review, unless otherwise approved by the reviewing body (DRB or Planning Commission), which are to be used for all multi-family, residential tract, retail, office, industrial, or commercial projects." • Therefore, the project's lack of 	17.14.210 City of Orange Landscape Standards and Specifications (2016)

	<p>used at the front part of the project.</p> <ul style="list-style-type: none"> • 4'-0" (clear inside dimension) of landscaping shall be provided on at least two (2) sides of all trash enclosures. • Parking areas in the middle of the lot shall have a minimum 2'-0" of planting area down the middle with 2'-0" of car overhang on both sides – 6'-0" total space, or 4'-0" square inside clear area tree wells at 36'-0" on center. • Finger planters in parking area shall be 5'-0" wide minimum, all locations. Fingers are required at the ends of all rows of parking. 	<p>adherence to the strict landscape standards of the documents may be otherwise approved by the reviewing body.</p> <ul style="list-style-type: none"> • Additionally, pursuant to OMC Section 17.38.020B.2.d., additions may be made to nonconforming structures without causing specified site amenities to be improved to conforming status. Although this section refers to structures, staff has interpreted this code to include sites and site improvements associated with those structures. Yards, and by extension, lack of landscape in those yards are included in the list of exempt improvements. 	
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