



*July 11, 2017*

# **Old Town Placentia Revitalization Plan Development Standards**

*Prepared by High Peaks Planning  
for the City of Placentia*



## DEVELOPMENT STANDARDS

### Chapter 23.08 DISTRICTS ESTABLISHED

#### 23.08.010 Established.

Zoning districts are established as follows:

R-A	Residential agricultural district
R-1	Single-family residential district
R-2	Low-medium density multiple-family district
R-G	Medium density multiple-family district
R-3	High density multiple-family district
RPC	Residential planned community district
T-C	Town center district
P-V	Combining parkway vista district
C-0	Commercial office district
C-1	Neighborhood commercial district
C-2	Community commercial district
SF-C	Santa Fe commercial district
C-M	Commercial manufacturing district
M	Manufacturing district
PMD	Combining planned manufacturing district
MHP	Combining mobile home park district
O	Combining oil district
O-1	Combining oil district
PUD	Planned unit development district
SP-1	Specific Plan 1 district
SP-2	Specific Plan 2 district
SP-3	Specific Plan 3 district
SP-4	Specific Plan 4 district
SP-5	Specific Plan 5 district
SP-6	Specific Plan 6 district
SP-7	Specific Plan 7 district
SP-8	Specific Plan 8 district
TOD	TOD Packing House District
<u>OT</u>	<u>Old Town Placentia</u>

## OLD TOWN PLACENTIA REVITALIZATION PLAN

### DEVELOPMENT STANDARDS

#### 23.112.010 Purpose and Intent

The following provides detailed regulations for development of land uses within Old Town Placentia (Old Town). The purpose of these standards is to facilitate the enhancement of the City's historic core, characterized by its small-scaled village atmosphere, shopfront architecture, mix of uses and inviting streetscapes. Specifically, these regulations are aimed at accomplishing the following objectives, complementing the objectives of the TOD Packing House District to the south:

- A. Meet the goals, objectives and follow the recommendations for Old Town as detailed in the Old Town Revitalization Plan;
- B. Preserve and enhance the distinguishable “village” look and feel of Old Town Placentia;
- C. Preserve the original Old Town grid pattern comprised of short, walkable blocks;
- D. Preserve the diverse mix of land use types while attracting a more diversified commercial base that creates a shopping destination and contributes to a more pedestrian-friendly environment;
- E. Encourage infill development that contributes to creating a compact walkable environment important to a vital town center;
- F. Support businesses and attract new investment through enhanced safety and security measures, development incentives, a high level of amenities and adaptive reuse standards;
- G. Create fine-grained detail in architectural and urban form that provides interest and complexity at the level of the pedestrian and bicyclist;
- H. Enhance public safety by improving street lighting, public services, streetscapes and alleys, and police surveillance;
- I. Support multimodal transportation that improves ease of access to a variety of transportation methods such as walking, cycling and public transit;
- J. Create a sustainable environment through standards that result in “green” buildings and infrastructure, as well as a safe, healthy and attractive environment;
- K. Preserve and highlight historic features that make Old Town Placentia a unique destination;
- L. Provide for public gathering spaces and small passive recreation places;
- M. Improve connections between Old Town and the region through increased transit ridership and the provision of hubs for various transportation ;
- N. Maintain an adequate level of parking and access for automobiles;
- O. Continue to brand Old Town Placentia through wayfinding, welcome signs, banners, public art, creative public spaces, a focal point (i.e., gazebo), etc.;
- P. Create a physical and visual connection with the TOD Packing House District to the south through interconnected plazas on both sides of the rail line; and
- Q. Ensure high quality architecture (360 degree design) that embraces the character of Old Town and its architecture and urban design.

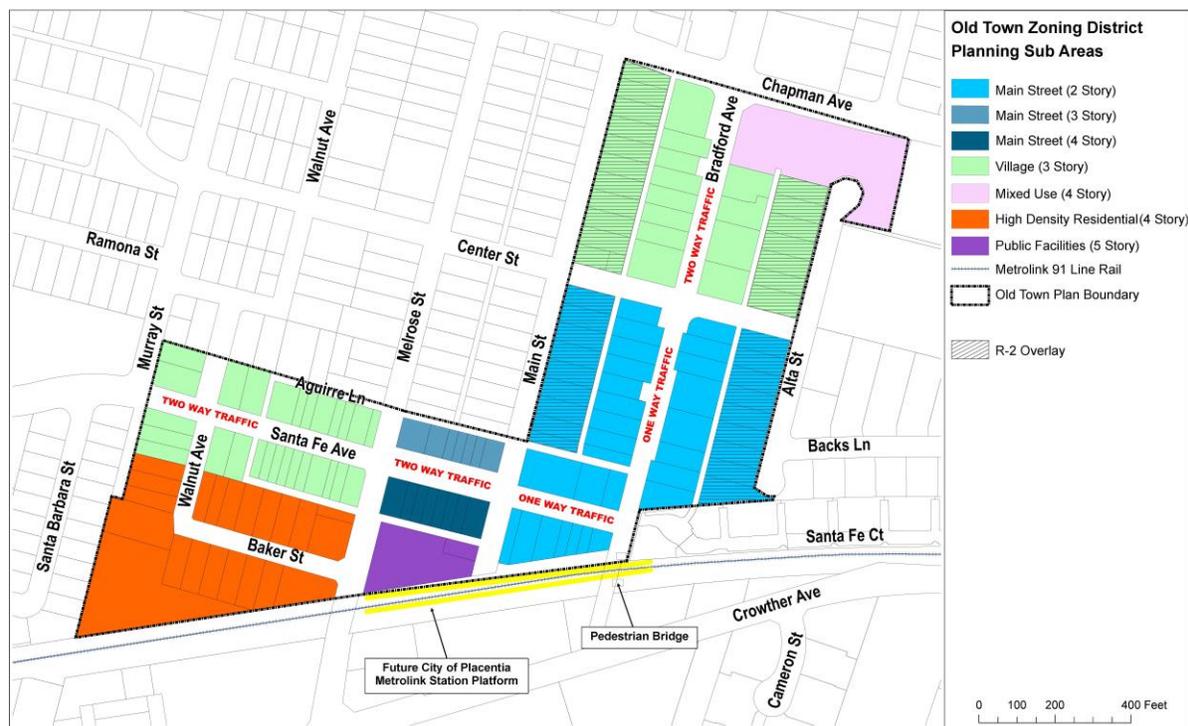
#### 23.112.020 Applicability and General Provisions

Old Town Placentia shall apply to lands delineated as such on the City's official zoning map and shown in Figure 1. All land uses and development within Old Town shall be located and developed in accordance with the following provisions. The standards of Old Town shall not apply to development for which approvals were granted prior to the adoption of these regulations and which entitlements are still valid and for development which has current, valid building permits.

### 23.112.030 Planning Subareas and Overlay Zone

Old Town Placentia is divided into five subareas and one overlay zone described below:

- Main Street (MS) (this subarea has 2,3 and 4 story areas)
- Village (V)
- Mixed-Use (MU)
- High-Density Residential (HDR)
- Public Facilities (PF)
- R-2 Overlay Zone



Old Town Zoning Map

### 23.112.040 Land Use and Permit Requirements

This section identifies the land use types allowed by the City in Old Town Placentia.

- A. Allowable Land Uses.** A parcel or building within Old Town shall be occupied by only the land uses allowed by Table 1. Each land use in the table is defined in the glossary of this Ordinance or in the Placentia Municipal Code (PMC) (Definitions, Chapter 23.04).

1. **Multiple Uses.** Any one or more land use identified by Table 1 as being allowable within Old Town may be established on any parcel, subject to the planning permit requirement listed in the table, and in compliance with all applicable requirements of this Code.
2. **Unlisted Uses.** The Development Services Director may determine an unlisted use is similar to another allowable permitted or conditionally permitted use and if all of the following findings can be made:
  - a. The use is no greater in density or intensity than other uses allowed, or conditionally allowed in the Planning Subarea;
  - b. The use is compatible with permitted or conditionally permitted uses in the Planning Subarea;
  - c. The use will meet the purpose of the Planning Subarea;
  - d. The use is consistent with the goals and policies of the General Plan; and
  - e. The use will not be detrimental to the public health, safety or welfare.

Applicants may appeal this decision using the Use Conformity Determination process, outlined in Section 23.39.035 of the PMC.
3. **Residential Uses.** In the R-2 Overlay area as shown on the Old Town Zoning District Planning Sub Area Map, existing and residential are permitted pursuant to Chapter 23.15 of the Zoning Code.

**B. Permit Requirements.** Table 1 provides for land uses that are:

1. **Permitted.** These uses are permitted subject to compliance with all applicable provisions of this Chapter and may require a Development Plan Review or Site Plan Review in compliance with Chapter 23.75 of the PMC. These uses are shown as “P” uses in Table 1. All new construction projects as defined in this Chapter and in this Zone must be reviewed by the Planning and Development Ad Hoc Committee.
2. **Conditionally Permitted Uses.** These uses are allowed subject to the approval of a Use Permit and require a public hearing before the Planning Commission in compliance with Chapter 23.87 of the PMC. These uses are shown as a “UP” in Table 1. All proposed projects in this Zone must be reviewed by the Planning and Development Ad Hoc Committee.
3. **Not Permitted.** These uses are not permitted, and shown as “NP” in Table 1. A land use that is not listed in Table 1 is not allowed within the District, except as otherwise provided in Section 23.11.030 (A.3). Uses that are expressly listed as not permitted are prohibited.

**C. Standards for Specific Land Uses.** Where the last column in Table 1 (Specific Use Regulations) includes a section number, the regulations in the referenced section of this chapter and/or the PMC apply to the use. Provisions in other sections of this chapter may also apply.

**23.112.040 Table 1: Allowed Land Uses and Permit Requirements**

PERMIT REQUIREMENT	PLANNING SUBAREAS					NOTES AND SPECIAL USE REGULATIONS
	Main Street	Village	Mixed-Use (1)	High-Density Residential	Public Facility	
P – permitted UP – use permit NP – not permitted						
<b>D. Recreation, Education, Public Assembly Uses</b>						
1. Commercial recreation facility, indoor	NP	NP	NP	NP	NP	
2. Community Recreation Facility	NP	NP	NP	NP	NP	

PERMIT REQUIREMENT  P – permitted UP – use permit NP – not permitted	PLANNING SUBAREAS					NOTES AND SPECIAL USE REGULATIONS
	Main Street	Village	Mixed-Use (1)	High-Density Residential	Public Facility	
3. Conference/Convention Facility	NP	NP	NP	NP	NP	
4. Health/Fitness Facility, including stand alone or roving fitness classes	NP	UP	UP	NP	NP	
5. Library, Museum	NP	UP	NP	NP	NP	
6. Public Park, Playground or Plaza	P	P	P	P	P	
7. School – specialized Education, training	NP	NP	NP	NP	NP	
8. Studio – art, dance, martial arts, music, photography, cooking, instructional, fitness (such as yoga, Pilates, spin, etc.)	UP	UP	UP	NP	NP	Not to exceed 1,500 square feet
9. Theatre (live performing arts, live music)	UP	UP	UP	NP	NP	Movie cinemas only permitted in Mixed Use.
<b>E. Residential Uses</b>						
1. Emergency/Transitional shelter	NP	NP	NP	NP	NP	
2. Home Occupation	NP	P	P	P	NP	Not permitted in ground floor units, must comply with Home Occupation provisions of PMC
3. Live Work	NP	UP	NP	NP	NP	
4. Multi-Family Residential, New Construction Only, Maximum of 29 du/ac	UP (only permitted above the second floor)	UP (upper floors only)	UP (upper floors only)	NP	NP	See definition of “new construction.”
5. Multi-Family Residential, New Construction Only, Minimum of 30 du/ac	NP	UP (upper floors only)	UP (upper floors only)	P (By Right)	NP	By Right Developments must meet: <ul style="list-style-type: none"> <li>The Purpose and Intent of this Chapter as</li> </ul>

PERMIT REQUIREMENT  P – permitted UP – use permit NP – not permitted	PLANNING SUBAREAS					NOTES AND SPECIAL USE REGULATIONS
	Main Street	Village	Mixed-Use (1)	High-Density Residential	Public Facility	
						<p>well as all standards.</p> <ul style="list-style-type: none"> <li>• All Zoning Code Regulations.</li> <li>• All City Policies.</li> <li>• Requires review by the Planning &amp; Development Ad Hoc Committee</li> <li>• All existing and future design guidelines.</li> </ul>
6. Assisted Living Facility	NP	NP	NP	NP	NP	
7. Single Family or Duplex Residential, New	NP	NP	NP	NP	NP	<p>Only permitted in the R-2 Overlay zone. Pursuant to Chapter 23.15 of the Municipal Code applies.</p>
8. Existing Residential uses fronting on Main and Alta Streets	P	P	NP	NP	NP	<p>Only permitted in the R-2 Overlay zone. Pursuant to Chapter 23.15 of the Municipal Code applies.</p>
9. Mixed Use Development	UP (only permitted above the second floor)	UP	UP	NP	NP	
<b>F. Retail/Commercial Uses (2)</b>						

PERMIT REQUIREMENT  P – permitted UP – use permit NP – not permitted	PLANNING SUBAREAS					NOTES AND SPECIAL USE REGULATIONS
	Main Street	Village	Mixed-Use (1)	High-Density Residential	Public Facility	
1. New Ground Floor Residential and Office Uses in R-2 Overlay zone.	UP	UP	NA	NA	NA	50% of the lot depth, measured from Alta or Main, must be either residential or office along Alta and Main. The rear 50%, facing the alley, may be any other use permitted in the subarea.
2. Accessory Retail or services	P	P	P	NP	NP	Only permitted when primary commercial use is established. Must be incorporated into mixed-use; cannot stand alone.
3. Adult Entertainment Facility or Business	NP	NP	NP	NP	NP	Pursuant to PMC Chapter 23.89
4. Liquor Stores/Alcoholic beverage sales (not associated with bar, brewery, distillery, restaurant, or neighborhood market or grocery)	NP	NP	NP	NP	NP	
5. Antique or collectible store	P	P	P	NP	NP	
6. Artisan/Handcraft Shop	P	P	P	NP	NP	
7. Auto repair, auto sales or auto parts sales	NP	NP	NP	NP	NP	
8. Bar, tavern, brewery, distillery, tasting rooms, wine cellar	UP	UP	UP	NP	NP	
9. Drive-through (any uses)	NP	NP	NP	NP	NP	
10. General retail – less than 5,000 sf	P	P	P	NP	NP	
11. General retail –5,000 sf to 20,000 sf	UP	UP	UP	NP	NP	

PERMIT REQUIREMENT  P – permitted UP – use permit NP – not permitted	PLANNING SUBAREAS					NOTES AND SPECIAL USE REGULATIONS
	Main Street	Village	Mixed-Use (1)	High-Density Residential	Public Facility	
12. General retail – more than 20,000 sf (max 60,000 sf)	NP	NP	NP	NP	NP	
13. Groceries, specialty foods – 10,000 sf or less	P	P	P	NP	NP	With alcohol sales, a use permit is required.
14. Groceries, specialty foods – more than 10,000 sf	UP	UP	UP	NP	NP	
15. Medical Marijuana Facilities	NP	NP	NP	NP	NP	Pursuant to PMC Chapter 23.46
16. Neighborhood Market (without alcohol beverage sales) – 10,000 sf or less	P	P	P	NP	NP	With alcohol sales, a use permit is required.
17. Nightclub	UP	UP	UP	NP	NP	
18. Outdoor Dining	P	P	P	NP	NP	Permitted in public right-of-way with an encroachment permit. Pursuant to ABC requirements as well as the City’s Outdoor Dining Permit and Guidelines.
19. Outdoor display and sales	NP	NP	NP	NP	NP	May not encroach into public right-of-way
20. Pet store, pet boarding, animal shelter	UP	UP	UP	NP	NP	Sheltering and boarding shall require a Use Permit.
21. Restaurant	P	P	P	NP	NP	
22. Restaurant with alcohol sales	UP	UP	UP	NP	NP	
23. Secondhand/Thrift/Consignment/Pawn/Charity store	UP	UP	UP	NP	NP	
24. Service Station	NP	NP	NP	NP	NP	
25. Tobacco Sales, including electronic smoking devices	UP	UP	UP	NP	NP	
<b>G. Services – Business, Financial, Medical, Professional</b>						

PERMIT REQUIREMENT  P – permitted UP – use permit NP – not permitted	PLANNING SUBAREAS					NOTES AND SPECIAL USE REGULATIONS
	Main Street	Village	Mixed-Use (1)	High-Density Residential	Public Facility	
1. ATM	P	P	P	NP	NP	Must be integrated into building façade. Stand along kiosks not permitted.
2. Bank (2,000 sf or less)	P	P	P	NP	NP	Banks over 2,000 sf are not permitted.
3. Business support services (copying, printing, office supplies, etc.)	P	P	P	NP	NP	
4. Hospital	NP	NP	NP	NP	NP	
5. Medical office	P	P	P	NP	NP	See definition. Only permitted on upper floors, except in R-2 Overlay.
6. Office	P	P	P	NP	P	See definition. Only be permitted on upper floors except in R-2 Overlay.
<b>H. Services – General</b>						
1. Adult daycare	NP	NP	NP	NP	NP	
2. Cigar or Hookah Lounge	UP	UP	UP	NP	NP	
3. Commercial daycare center	UP	UP	UP	NP	NP	
4. Hostess Bars	NP	NP	NP	NP	NP	
5. Laundromat and laundry services	UP	UP	UP	NP	NP	
6. Lodging – B&B	UP	UP	NP	NP	NP	
7. Lodging – Hotel	UP	UP	UP	NP	NP	
8. Massage Establishments	UP	UP	UP	NP	NP	Not permitted on the ground floor in any subarea. Pursuant to PMC Section 23.30.030
9. Meeting Halls, Banquet Centers (Stand alone)	NP	NP	NP	NP	NP	
10. Personal services	P	P	P	NP	NP	

PERMIT REQUIREMENT  P – permitted UP – use permit NP – not permitted	PLANNING SUBAREAS					NOTES AND SPECIAL USE REGULATIONS
	Main Street	Village	Mixed-Use (1)	High-Density Residential	Public Facility	
11. Public Safety Facility	NP	NP	NP	NP	P	
12. Spa Services (with or without alcohol)	UP	UP	UP	NP	NP	
13. Tattoo Parlors/Body Modification	UP	UP	UP	NP	NP	
<b>I. Transportation, Communications &amp; Infrastructure</b>						
1. Broadcasting or Recording Studio	UP	UP	UP	NP	NP	May only be permitted on upper floors of mixed-use development.
2. Public Parking Structure or surface parking lot	UP	UP	UP	UP	P	
3. Transit Station or terminal	NP	NP	NP	NP	NP	
4. Telecommunication Cell Tower/microcell and small cell sites						Pursuant to PMC Chapter 23.82

- (1) See Section 25.112.050, Development Standards, for frontage requirements regarding building located at 102 S. Bradford Ave.
- (2) Within the R-2 Overlay zone, no retail or commercial uses are permitted on the ground floor.

### 23.112.050 Development Standards

Table 2 identifies the development standards required for new land uses in new or modified buildings in Old Town Placentia.

23.112.050 Table 2. Development Standards

DEVELOPMENT STANDARD	PLANNING SUBAREAS					NOTES AND ADDITIONAL REQUIREMENTS
	Main Street	Village	Mixed-Use	High-Density Residential	Public Facility	
<b>D. Residential Density</b>						
1. Density (max du/ac)	25	35	55	65	NA	Density shall be calculated using gross lot size, prior to any required

DEVELOPMENT STANDARD	PLANNING SUBAREAS					NOTES AND ADDITIONAL REQUIREMENTS
	Main Street	Village	Mixed-Use	High-Density Residential	Public Facility	
						right-of-way dedications.
<p><b>D. Setbacks.</b> Minimum setbacks required and, where noted, maximum setbacks established, except where a frontage type standard allows exceptions or establishes different requirements. Setbacks are measured from property line after any required dedications. Fire Department requirements supersede any setback listed below.</p>						
1. Setback from Railroad Track	NA	NA	NA	0 ft.	0ft	10' from rear ROW preferred by BNSF for above ground structures. Applicants should consider access to rear portion of new development.
2. Front Yard Setback (min-max)	0 ft.	0-5 ft.	5-15 ft.	5-15 ft.	NA	All setback areas facing a street or alley not devoted to walkways and driveways shall be properly landscaped and maintained in compliance with PMC Chapter 23.77. In the R-2 Overlay zone, the front yard setback shall be 15'.
3. Front Yard Setback for "through lots" and cross-alley developments in the R-2 Overlay, fronting Alta and Main. See definitions section.	15 ft.	15 ft.	15ft	NA	NA	
4. Side Yard Setback	0 ft.	0 ft.	0 ft.	0 ft.	NA	
5. Side Yard Setback for "through lots" and cross-alley developments in the R-2 Overlay, fronting Alta and Main. See definitions section	0-5 ft.*	0-5 ft.*	N/A	0 ft.	NA	*Less than 5' setback adjoining an R-2 use requires approval from adjoining property owner of said R-2 use.
6. Rear Yard Setback (min-max)	0-15 ft.	0-15 ft.	0-15 ft.	0 ft.	NA	
7. Street Side Yard Setback (min-max)	0 ft.	0-5 ft.	5* ft.	5-15 ft.	NA	*Refers to Chapman Avenue setback

DEVELOPMENT STANDARD	PLANNING SUBAREAS					NOTES AND ADDITIONAL REQUIREMENTS
	Main Street	Village	Mixed-Use	High-Density Residential	Public Facility	
<b>E. Projections and Encroachments</b>						
1. Allowable Setback Projections	<ul style="list-style-type: none"> <li>a. Ground Floor: <ul style="list-style-type: none"> <li>i. Awnings and canopies over windows: 60 inches;</li> <li>ii. Barriers for defining outdoor dining areas such as fences, railings, planter boxes: as needed to encompass outdoor dining area;</li> <li>iii. Sun Shade Structures: 15 feet;</li> <li>iv. Bay Windows: 60 inches (not wider than 10 feet);</li> <li>v. Cornices, belt courses, and similar architectural features: 12 inches;</li> <li>vi. Eaves, roof overhangs: 30 inches; and</li> <li>vii. Uncovered porches, decks and landings (may be covered by arbors or trellises): 10 feet.</li> </ul> </li> <li>b. Above Ground Floor – Awnings, galleries, balconies, bay windows: 48 inches</li> <li>c. Art, as determined by the approval of the public art component of the project.</li> <li>d. For signs, see Sign Regulations, 23.112.070.</li> <li>e. All projections must maintain a minimum of 8’ vertical clearance from ground.</li> </ul>					
2. Public Right-of-Way Encroachments (all require approval of an encroachment permit)	<ul style="list-style-type: none"> <li>a. Art, as determined by the approval of the public art component of the project.</li> <li>b. For signs, see Sign Regulations, 23.111.070.</li> <li>c. Outdoor dining is allowed by approval of the Director of Development Services and Director of Public Works or their Designees and may require Alcoholic Beverage Control Board (ABC) approval. Approval is pursuant to the Outdoor Dining Permit and Guidelines.</li> </ul>					
<b>F. Heights, Rooftop Amenities, Frontages, Lot Sizes</b>						
1. Building Height	2-Story Area: 2 stories, 30 ft.  3 Story Area: 3 stories, 40 ft.  4-Story Area: 4 stories, 55 ft.	2 min/3 max stories, 40 ft.	3 min/4 max stories, 60 ft.	3 min/4 max stories, 55 ft.	5 stories, 65 ft.	See “Old Town Zoning map” for height subareas. New stories built on top of existing buildings shall be fully integrated into the design of the existing building.

DEVELOPMENT STANDARD	PLANNING SUBAREAS					NOTES AND ADDITIONAL REQUIREMENTS
	Main Street	Village	Mixed-Use	High-Density Residential	Public Facility	
2. Minimum lot size required for a development at or over 3 stories.	0	8,000 sf*	10,000 sf	10,000 sf	0	*Developments on lots smaller than 8,000 sf can be considered if they are contiguous to parcels with proposed or approved new developments and are developed with a zero lot line scenario or similar concept. The development on the smaller lot must complement and enhance the contiguous development and further the goals of this Chapter.
3. Ground Floor Height measured from finished floor to ceiling (min)	15 ft.	15 ft.	15 ft.	NA	NA	
4. Frontage Requirements	In order to support the pedestrian environment, building frontages onto streets and open spaces shall be maximized. No visible parking is permitted along frontages. A minimum of 75% of the site frontage shall be occupied as building frontage. A section of blank wall shall not exceed 20 linear feet without being interrupted by a window or entry or other façade treatment.					
5. Rooftop Amenities	In multi-family residential and mixed-use residential projects, rooftop amenities, such as and not limited to, clubhouses, swimming pools, tennis courts, open space areas, fitness centers, are permitted to project 16' above the maximum height limit if integrated into the overall design of the project and the maximum rooftop building coverage is limited to 30% of the rooftop floor area. Rooftop amenities shall be setback from the building edge such that no more than 20% of the rooftop structure can be visible from the primary public right of way at centerline of the street. Rooftop amenities are intended for the use of building residents. Rooftop amenities do not count as a "story" or "floor."					
6. Height Exceptions	Non-habitable building features such as chimneys (up to 6' in width), cupolas, flagpoles, monuments, steeples, roof screens, equipment, and similar structures, covering no more than 10% of the top floor roof area to which they are accessory, may exceed maximum permitted height standards by up to 8'.					

DEVELOPMENT STANDARD	PLANNING SUBAREAS					NOTES AND ADDITIONAL REQUIREMENTS
	Main Street	Village	Mixed-Use	High-Density Residential	Public Facility	
7. Building Orientation	New commercial or mixed use construction must orient the principal façade onto Bradford, Santa Fe or Chapman Avenue or Walnut Avenue. In the Mixed Use Subarea, new building must be oriented toward Bradford and Chapman			NA	NA	
8. Building Façade for building located at 102 S. Bradford Avenue (at Chapman)	The building façade of this building shall be preserved and integrated into the new design of any new development proposed on this site. This includes the façade along Bradford Ave (including the tower and the front section containing the large round window opening) and up to and including the façade (containing the stained glass windows) along Chapman Avenue. The Chapman Avenue façade preservation can end at the point where the planes of the two sections of that façade meet (where the east/west oriented portion of the building meets the north/south oriented portion of the building). The preservation does not necessarily have to include the small vestibule. The proposed architectural design of any new development shall be reviewed by a preservation architect; the selection of such preservation expert shall be approved by the City.					
<b>G. Provision of Common Open Space (Residential Only)</b>						
1. Amount per residential use	<ol style="list-style-type: none"> <li>1. 50 sf/unit for residential units;</li> <li>2. 50 sf/unit for 5 or more Live Work Units</li> </ol>					
2. Types of Common Open Space Permitted	<ol style="list-style-type: none"> <li>a. Common open space can be active or passive but must be accessible to all non-residential tenants (i.e. employees and employers) and residential residents.</li> <li>b. Required setbacks may not be counted as common open space.</li> <li>c. Common open space shall be fully landscaped and requires an approved landscape plan.</li> <li>d. Examples may include: courtyards, clubhouses with accompanying landscaped areas, swimming pools, plazas, greens, parks, playgrounds, picnic areas, outdoor seating.</li> </ol>					
3. Rooftop Amenities	<ol style="list-style-type: none"> <li>1. Rooftop amenities are permitted if they provide additional recreational or common open space activities.</li> <li>2. Amenities, such as and not limited to, clubhouses, swimming pools, tennis courts, open space areas, fitness centers, are permitted to project 16' above the maximum height limit if integrated into the overall design of the project and the maximum rooftop building coverage is limited to 30% of the rooftop floor area. Roof top amenities shall be setback from the building edge such that no more than 20% of the rooftop structure can be visible from the primary public right of way at centerline of the street. Rooftop Amenities are intended for the use of building residents.</li> </ol>					

DEVELOPMENT STANDARD	PLANNING SUBAREAS					NOTES AND ADDITIONAL REQUIREMENTS
	Main Street	Village	Mixed-Use	High-Density Residential	Public Facility	
						<p>3. 50% of the rooftop amenities (structures and active recreation amenities) may count towards the square footage requirement for either private or common open space.</p> <p>4. Rooftop buildings supporting recreational activities may cover a maximum of 30% of the rooftop area and may project above the maximum height limit by 16 feet.</p>
4. Courtyard and Common Open Space Requirements						<p><b>E.</b> Courtyards shall be designed as a central courtyard or as partial, multiple, separated or interconnected courtyards.</p> <p><b>F.</b> Minimum courtyard dimension shall be 40 feet when the long axis of the courtyard is oriented EW and 30 feet for a NS orientation. The courtyard proportion is 1:1 between its width and height for at least 2/3 of the court's perimeter. As long as total open space requirement is met, this ratio could be modified by up to 10%.</p> <p><b>G.</b> When there are two or more courtyards, they shall be connected to each other.</p>
<b>H. Provision of Private Open Space (Residential and Live/Work Only)</b>						
Amount per residential unit						64 sf/unit
						6 feet min in any direction; the total of 64 sf must be provided as one private open space area, not broken up into smaller sizes.
<b>I. Shopfronts</b>						
<p>The following are specific guidelines for shopfronts in the Old Town area:</p> <ol style="list-style-type: none"> <li>12 feet to 16 feet tall, as measured from the adjacent sidewalk.</li> <li>The corresponding storefront(s) opening(s) along the primary frontage shall comprise 65% of the 1<sup>st</sup> floor wall area facing the street and not have opaque, stucco or reflective glazing.</li> <li>Storefronts may be recessed from the frontage line by up to 10 feet.</li> <li>“Bulkheads,” which are a segment of wall that transitions between the window opening(s) and the adjacent grade, are also encouraged. The bulkhead shall be between 24 inches and 36 inches tall (aluminum storefront or spandrel panel may not substitute for a bulkhead).</li> </ol>						
<b>J. Architectural Styles</b>						

DEVELOPMENT STANDARD	PLANNING SUBAREAS					NOTES AND ADDITIONAL REQUIREMENTS
	Main Street	Village	Mixed-Use	High-Density Residential	Public Facility	
<p><b>1. Main Street Commercial</b></p> <p>Multi-story facades are typically divided into base, body and top with the ground floor taller than the shorter upper floor which is finished by a significant parapet. The ground floor has recessed entries and any expansive glass is interrupted by structural columns with transoms to allow light to penetrate deep into the interior. Upper floor windows are smaller with vertical windows directly relating to the ground floor openings.</p>						Style of architecture required in Main Street Subareas
<p><b>2. Mission Revival</b></p> <p>Prominent features of the style include red clay tile roofs, use of balconies, smooth-stuccoed exterior walls usually painted white, arched openings, colorful tile work and elaborate landscaping. The buildings frequently have courtyards.</p>						<p>Choices of architecture for the following:</p> <ul style="list-style-type: none"> <li>• Village Subarea</li> <li>• Mixed Use Subarea</li> <li>• High Density Residential Subarea</li> </ul>
<p><b>3. Spanish Colonial</b></p> <p>Typical features include a low-pitched roof with little or no eave overhang, a red-tiled roof, perhaps a prominent rounded arch over a door, window or porch, a stucco wall surface, and usually an asymmetrical façade. The features elaborate molded ornament around doors and windows, polychrome tile at ingresses and wrought iron grilles and balconies.</p>						This style of architecture permitted only in High Density Residential Subarea

**23.112.060 Parking Standards**

- A. **Parking Standards.** Table 3 identifies the parking requirements for new land uses in new or modified buildings in Old Town Placentia. All subareas shall be subject to the parking requirements listed in Table 3, with the exception of the Main Street Subarea as described in subsection (B) below. Applicants may also elect to pay an in-lieu fee in exchange for meeting the parking requirement, as described in subsection (C) below.
- B. **In-Lieu Parking Fee.** Applicants may also elect to pay an in-lieu fee in exchange for meeting the parking requirements in the Main Street Subarea or in the Village Subarea. Payment made to the City of Placentia in-lieu of providing some or all of the required off-street parking spaces of a project in Old Town shall be allowed by right.

- C. **Main Street Subarea Parking Exception.** Providing parking in this subarea is optional. However, in the 3 and 4 story areas of Main Street Subarea, parking shall be required for third and fourth floor uses, according to this section, or by payment of an in-lieu parking fee.
- D. **Village Subarea Parking Exception.** Parking only required for the second and third stories, or by payment of an in-lieu parking fee. Parking for the first (ground) floor of existing and future buildings shall not be required.
- E. **Un-Listed Uses.** On-site parking requirements for unlisted but similar uses shall be based on the parking requirements of similar uses found in this section and shall be at the discretion of the Development Services Director. The Development Services Director may require the preparation of a parking demand study by a qualified, licensed traffic engineer approved by the City to determine the parking requirement for unlisted but similar uses.
- F. **Parking Reduction.** Applicants may apply for a parking reduction before the Planning Commission for Village, High Density Residential and Mixed Use Subareas up to a maximum reduction of 25% through a parking demand study or shared parking analysis. Many different kinds of incentives can be considered such as Zip car program, a shared car plan, or automated stacking system. The list of incentives is varied and the specific option can be considered with the completion of a parking demand study. Parking demand studies shall be reviewed and approved at a noticed public hearing before the Planning Commission, or by the Director if a non-discretionary review.
- G. **Bicycle Parking-Short Term.**
  - a. Residential: One (1) resident bicycle parking space for every five (5) residential units, or portion thereof.
  - b. Non-Residential: One (1) bicycle parking space for every 5,000 square feet, or portion thereof, of non-residential floor area.
- H. **Bicycle Parking-Long Term.**
  - a. Residential: Two (2) bicycle storage units for every five (5) dwelling units for the first 20 units, and one (1) for every five (5) additional units, or portion thereof;
  - b. Non-Residential: Any establishment with a parking structure and a minimum of 10,000 square of non-residential space shall provide long-term bicycle parking at a minimum ratio of one (1) space per 20 vehicle spaces.
- I. **Electric Vehicle (EV) Charging Stations.** A minimum 10% of a project's parking spaces shall provide EV Level 2 charging stations, or 5% of total spaces if installing DC Fast Charging Stations.
- J. **Surface Parking.** Surface parking is permitted as long as it is not visible from a public street and is fully landscaped and screened from public view.
- K. **Parking Structure.** Structured parking is permitted only if integrated into the overall design of the building and "wrapped" with the building, such that the parking area is not visible from any portion of the front, sides, rear or interior courtyards of the project.
- L. **Podium Parking.** Permitted if fully integrated into a development with a "wrapped" parking structure.
- M. **Underground Parking.** Permitted if fully integrated into the design of the development.

**23.112.060 Table 3. Parking Standards**

PARKING STANDARDS	STANDARDS	APPLICABLE LAND USES
<b>Non-Residential</b>		
<b>A.</b> Retail – spaces per 1,000 sf	2 min./4 max.	Accessory retail, Antique, Artisan, Bank, Business support services, General retail, Grocery, Retail complex, Personal services, Pet store/boarding
<b>B.</b> Eating and Drinking Establishments– spaces per 1,000 sf	5 min./10 max.	Bar/Tavern, Restaurant, Brewery, etc.
<b>C.</b> Outdoor Dining	0	Provided the outdoor dining area does not exceed the interior dining area. Any square footage over the interior dining area shall provide parking pursuant to the eating and drinking establishment requirement above.
<b>D.</b> Specialty Goods & Foods– spaces per 1,000 sf	2 min./4 max.	
<b>E.</b> Entertainment & Recreation– spaces per 1,000 sf	6 min./10 max.	Health/Fitness, Recreation, Playgrounds, Studios, Theatres cannot be stand alone
<b>F.</b> Commercial Goods– spaces per 1,000 sf	2 min./4 max.	
<b>G.</b> Civic & Cultural, including Libraries, Museums– spaces per 1,000 sf	3 min./no max.	
<b>H.</b> Office Professional – spaces per 1,000 sf	2 min./4 max.	
<b>I.</b> Personal Services	3 min./no max.	

<b>PARKING STANDARDS</b>	<b>STANDARDS</b>	<b>APPLICABLE LAND USES</b>
<b>J.</b> Live Work	1 min./1.5 max.	
<b>K.</b> ATM	0	
<b>L.</b> Lodging – Bed & Breakfast	1 per sleeping room	No assembly space permitted.
<b>M.</b> Lodging – Hotel	1 per sleeping room, plus 1 space for every 75 sf of assembly area.	
<b>Residential</b>		
<b>N.</b> Spaces per studio unit	1 min./1 max.	
<b>O.</b> Spaces per 1 bed unit	1 min./1.5 max.	
<b>P.</b> Spaces per 2 bed unit	1.5 min./2 max.	
<b>Q.</b> Spaces per 3 or more bed unit	2 min./ 2.5 max.	
<b>R.</b> Guest spaces per 10 units	2 min./3 max.	
<b>Mixed-Use</b>		
<b>S.</b> Mixed Use	Parking shall meet the requirements for individual land uses. Residential parking shall be separated from non-residential parking and easily accessible through a controlled mechanism.	Reduced parking may be permitted through a parking study
<b>Other</b>		
<b>T.</b> Transit Station or terminal	As per Director of Development Services in coordination with transportation authority	
<b>U.</b> Telecommunication Facility, Small/micro cell sites	1 space to service facility.	

**23.112.070 Sign Regulations Purpose and Intent**

These sign regulations are intended to appropriately limit the placement, type, size, and number of signs allowed within Old Town Placentia, and to require the proper maintenance of signs.

The purposes of these limitations and requirements are to:

1. Avoid traffic safety hazards to motorists, bicyclists, and pedestrians, caused by visual distractions and obstructions;
2. Promote the aesthetic and environmental values of the community by providing for signs that do not impair the attractiveness of the City as a place to live, work, and shop;
3. Provide for signs as an effective channel of communication, while ensuring that signs are aesthetically proportioned in relation to adjacent structures and the structures to which they are attached;
4. Safeguard and protect the public health, safety, and general welfare; and
5. Promote the pedestrian scale of the district.

#### **A. Applicability**

1. These sign regulations apply to all signs in Old Town Placentia, except that directional/instructional signs and real estate signs shall instead comply with the requirements of the City's Zoning Code (Sign Regulations).
2. The provisions of this Chapter do not regulate the message content of a sign (sign copy), regardless of whether the message content is commercial or noncommercial.
3. Sign installation within the areas subject to this Code shall require sign permit approval in compliance with the City's Zoning Code (Sign Regulations), unless exempted from sign permit requirements.
4. Sign Variances and Historic Sign Designation – See the Zoning Code (Variances).
5. Definitions of the specialized terms and phrases used in this section are in the Zoning Code (Sign Regulations).

#### **B. Prohibited Signs**

All sign types and sizes not expressly allowed by this Chapter shall be prohibited. Examples of prohibited signs include, but are not limited to the following:

1. Abandoned signs (includes signs on abandoned or closed businesses);
2. Animated and moving signs, including electronic message display signs, and variable intensity, blinking, or flashing signs, or signs that emit a varying intensity of light or color, except time and temperature displays (which are not considered signs);
3. Exposed cabinet/raceways behind channel letters;
4. Internally illuminated cabinet (can) signs;
5. Off-site signs (e.g., billboards, and signs mounted on vehicles);
6. Obscene signs;
7. Pole signs and other freestanding signs over six feet in height;
8. Roof signs;
9. Signs that simulate in color, size, or design, any traffic control sign or signal, or that make use of words, symbols, or characters in a manner that interferes with, misleads, or confuses pedestrian or vehicular traffic;
10. A sign burned, cut, or otherwise marked on or affixed to a rock, tree, or other natural feature;
11. A sign placed within a public right-of-way, except as provided by Table 3 (Sign Standards by Use);
12. A sign painted directly on a building, unless approved as a Creative Sign;
13. Permanent signs that advertise continuous sales, special prices, or include phone numbers are prohibited.
14. Temporary signs, including the following;
  - a. Balloons and other inflatable devices;
  - b. Flags, except official national, state, or local government, institutional or corporate flags, properly displayed; and

- c. Pennants and streamers, except in conjunction with an athletic event, carnival, circus, or fair.

### C. General Requirements for All Signs

#### 1. Sign area and height measurement

The measurement of sign area and height shall occur in compliance with the City's Zoning Code (Sign Regulations).

#### 2. Sign location requirements. Each sign shall be located in compliance with the following requirements, and all other applicable provisions of this Chapter.

- a. On-premise signs required. Each sign shall be located on the same site as the subject of the sign, except as otherwise allowed by this Chapter.
- b. Setback requirements. Each sign shall comply with the setback requirements of the applicable Subarea, except for an approved projecting sign, and except for an approved freestanding sign, which shall be set back a minimum of 5 feet from the front and side street property lines.
- c. Placement on a building. No sign shall be placed so as to interfere with the operation of a door or window. Signs should not be located so that they cover prominent architectural features of the building.
- d. Signs within a public right-of-way. No sign shall be allowed in the public right-of-way except for the following:
  - i. A projecting sign in compliance with Table 4 (Sign Standards by Use);
  - ii. Public signs erected by or on behalf of a governmental agency to convey public information, identify public property, post legal notices, or direct or regulate pedestrian or vehicular traffic;
  - iii. Bus stop signs installed by a public transit company;
  - iv. Informational signs of a public utility regarding its lines, pipes, poles, or other facilities; or
  - v. Emergency warning signs erected by a governmental agency, a public utility company, or a contractor doing authorized within the public right-of-way.
- e. Any sign installed or placed within the public right-of-way other than in compliance with this Section shall be forfeited to the public and be subject to confiscation.

#### 3. Sign design. The following design criteria shall be used in reviewing the design of individual signs. Substantial conformance with each of the following design criteria shall be required before a sign permit or Building Permit can be approved.

##### a. Color

Colors on signs and structural members should be harmonious with one another and relate to the dominant colors of the buildings on the site. Contrasting colors may be utilized if the overall effect of the sign is still compatible with building colors.

##### b. Design and construction

- i. Except where otherwise permitted by elsewhere in this section, each sign shall be constructed of permanent materials and shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure.
- ii. Each permanent sign shall be designed by a professional (e.g., architect, building designer, landscape architect, interior designer, or others whose principal business is the design, manufacture, or sale of signs), or who are capable of producing professional results.
- iii. Each permanent sign shall be constructed by persons whose principal business is building construction or a related trade including sign manufacturing and installation, or others capable of producing professional results. The intent is to ensure public safety, achieve signs of careful

construction, neat and readable copy, and durability, to reduce maintenance costs and prevent dilapidation.

c. Materials and structure

- i. Sign materials (including framing and supports) shall be representative of the type and scale of materials used on the site where the sign is located. Sign materials shall match those used on the buildings on the site and any other signs on the site.
- ii. No sign shall include reflective material.
- iii. Materials for permanent signs shall be durable and capable of withstanding weathering over the life of the sign with reasonable maintenance.
- iv. The size of the structural members (e.g. columns, crossbeams, and braces) shall be proportional to the sign panel they are supporting.
- v. The use of individual letters incorporated into the building design is encouraged, rather than a sign with background and framing other than the structure wall.

d. Street address

The review authority may require that a sign include the street address of the site, where it determines that public safety and emergency vehicle response would be more effectively served than if the street address were displayed solely on one or more buildings on the site.

e. Copy design guidelines

The City does not regulate the message content (copy) of signs; however, the following are principles of copy design and layout that can enhance the readability and attractiveness of signs. Copy design and layout consistent with these principles is encouraged, but not required.

- i. Sign copy should relate only to the name and/or nature of the business or commercial center.
- ii. Permanent signs that advertise continuous sales, special prices, or include phone numbers are prohibited.
- iii. Information should be conveyed briefly or by logo, symbol, or other graphic manner. The intent should be to increase the readability of the sign and thereby enhance the identity of the business.
- iv. The area of letters or symbols should not exceed 40 percent of the sign area in commercial uses or 60 percent for residential uses.
- v. Freestanding signs should contain the street address of the parcel or the range of addresses for a multi-tenant center.

f. Sign lighting. Sign lighting shall be designed to minimize light and glare on surrounding rights-of-way and properties.

- i. External light sources shall be directed and shielded so that they do not produce glare off the site, on any object other than the sign.
- ii. Sign lighting shall not blink, flash, flutter, or change light intensity, brightness, or color.
- iii. Colored lights shall not be used at a location or in a manner so as to be confused or construed as traffic control devices.
- iv. Neither the direct nor reflected light from primary light sources shall create hazards for pedestrians or operators of motor vehicles.
- v. For energy conservation, light sources shall be hard-wired fluorescent or compact fluorescent lamps, or other lighting technology that is of equal or greater energy efficiency. Incandescent lamps are prohibited.

4. Sign maintenance.

- a. Each sign and supporting hardware, including temporary signs and awning signs, shall be maintained in good repair and functioning properly at all times. Any damage to a sign or its illumination, including the failure of illumination shall be repaired within a maximum of 14 days from the date of damage or failure.
- b. A repair to a sign shall be of materials and design of equal or better quality as the original sign.
- c. A sign that is not properly maintained and is dilapidated shall be deemed a public nuisance, and may be abated in compliance with the City's Zoning Code.
- d. When an existing sign is removed or replaced, all brackets, poles, and other supports that are no longer required shall be removed, and any/all damage to the exterior of the building shall be repaired/repainted to the satisfaction of the Development Services Director or his/her designee. When an existing sign is removed, the repairs must match surface type and color of building exactly.

#### D. Sign Standards by Use

Each sign shall comply with the standards provided by this Section and comply with the requirements in the following Table 4, except as permitted by the approval of a Creative Sign Permit described below.

#### E. Master Sign Program

All mixed use projects shall require a Master Sign Program, which is reviewed and approved by the decision-making body in each case. A "master sign plan" means a coordinated program of signage for new or existing commercial, office or residential which contain more than one business establishment or tenant. The Master Sign Program can permit signs that meet the intent and standards of the Sign Code and ensure that the all signs are integrated thoughtfully into the design of the structures, creating a unified architectural statement. The Master Sign Program provides a means for defining common sign regulations for multi-tenant projects, to encourage maximum incentive and latitude in the design and display of multiple signs, and to achieve, not circumvent, the intent of this chapter.

1. Application Requirements Revisions to Master Sign Programs. A sign permit application for a master sign program shall include all information and materials required by the department, and the filing fee set by the city's Fee Resolution. Revisions to a master sign program may be approved by the Director with a standard sign permit if the intent of the original approval is not affected. Revisions that would substantially deviate from the original approval shall require the approval of a new master sign program.
2. Standards. A master sign program shall comply with the following standards:
  - a. The program shall comply with the purpose of this chapter.
  - b. The signs shall enhance the overall development, be in harmony with, and relate visually to other signs included in the master sign program, to the structures or developments they identify, and to surrounding development;
  - c. The program shall accommodate future revisions that may be required because of changes in use or tenants; and
  - d. The program shall comply with the standards of this chapter, except that flexibility is allowed with regard to sign area, number, location, or height to the extent that the master sign program

will enhance the overall development and will more fully accomplish the purposes of this chapter.

F. Creative Sign Permit

1. Definition Creative Sign Permit. Applicants may apply for a Creative Sign Permit for those signs which are not listed or which exceed the provisions of this Chapter. The Creative Sign Permit is intended for signs that meet the intent and standards of the Sign Code, but may not necessarily meet the standards shown in Table 4. An applicant may request approval of a creative sign permit to authorize on-site signs that employ standards that differ from the other provisions of this chapter but comply with the intent of this Chapter.
2. Revisions to a master sign program may be approved by the Director with a standard sign permit if the intent of the original approval is not affected. Revisions that would substantially deviate from the original approval shall require the approval of a new master sign program.
3. Purpose. To encourage signs of unique design, and that exhibit a high degree of thoughtfulness, branding, imagination, inventiveness, and spirit; and to provide a process for the application of sign regulations in ways that will allow creatively designed signs that make a positive visual contribution to the overall image of the city, while mitigating the impacts of large or unusually designed signs.
4. Application and Procedure Requirements. A sign permit application for a creative sign shall include all information and materials required by the department, and the filing fee set by the city's Fee Resolution. A sign permit application for a creative sign shall be subject to review and approval by the Director of Development Services when the proposed sign is fifty square feet or less, and by the Commission when the sign is larger than fifty square feet. Notification for a sign permit for a creative sign shall be given in the same manner specified by this Zoning Ordinance for Director-approved development permits.
5. Design Criteria. In approving an application for a creative sign, the review authority shall ensure that a proposed sign meets the following design criteria.
  - a. Design Quality Criteria. The sign shall 1) constitute a substantial aesthetic improvement to the site and shall have a positive visual impact on the surrounding area; 2) be of unique design, and exhibit a high degree of thoughtfulness, imagination, inventiveness, and spirit; and 3) provide strong graphic character through the imaginative use of graphics, color, texture, quality materials, scale, and proportion.
  - b. Contextual Criteria. The sign shall contain at least one of the following elements: 1) classic historic design style; 2) creative image reflecting current or historic character of the city; 3) symbols or imagery relating to the citrus packing industry; or 4) inventive representation of the use, name, or logo of the structure or business.
  - c. Architectural Criteria. The sign shall: 1) utilize or enhance the architectural elements of the building; and 2) be placed in a logical location in relation to the overall composition of the building's façade and not cover any key architectural features and details of the façade.
  - d. Neighborhood Impacts. The sign shall be located and designed not to cause light and glare impacts on neighboring residential uses.

**23.112.070 Table 4. Sign Standards by Use**

<p><b>G. SIGN STANDARDS</b></p> <p><b>MULTI-FAMILY RESIDENTIAL USE</b></p>
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Allowed Sign	Maximum Sign Height	Maximum No. of Signs Allowed per Parcel	Maximum Sign Area Allowed per Parcel
1. Wall or Freestanding	Wall signs: below edge of roof. Placement shall only be located below the roof or over the primary entrance.  Freestanding: 48 inches	1 wall sign or freestanding sign per entrance or street frontage	12 sf each per face area; 24 sf maximum total sf for all signs.

H. SIGN STANDARDS		
NON-RESIDENTIAL USE/MIXED USE		
Allowed Sign	Placement Standards	Maximum Number and Sign Area
1. Awning	Shall be entirely on awning valance; lettering max 66% of valance height; valance height max: 18 inches.	50% of the area of the valance front. 1 sign max per each separate awning valance.
2. Marquee	To be established during project review. Allowed only for the entrance of a theatre or playhouse.	To be established during project review.  1 sign max
3. Monument	5 ft. including base structure. Allowed only on a site with more than 100 ft. of continuous street frontage.	36 sf
4. Projecting or suspended	16 inches from face of building and bottom of sign shall be no closer than 8 ft. above sidewalk surface below.	6 sf. No dimension greater than 3 ft. Sign shall be redwood sandblasted, hand carved or architecturally designed.
5. Wall	2 ft. below parapet or eave. Individual letters 18 inches.  Mounting 1-story: above 1 <sup>st</sup> floor windows.  Mounting multi-story: between windows.	1 sf. Per linear foot primary business.  1 sign allowed per business frontage with pedestrian entrance.

		Side street or rear entrance wall sign max 50% of the primary sign area.
6. Window Permanent	Within window area	15% of total window area max.
7. Window Temporary	Within window area	25% of total window area. Allowed for display a maximum of 15 days at 1 time, up to 3 times in a 12 month period.
8. A-boards and other portable sidewalk signs are permitted	May not impede pedestrian flow.	1 per business. Signs may only be permitted while the business is open. Requires an encroachment permit if in the public right-of-way and a Creative Sign Permit
9. Building Wall Facing RR ROW	Businesses may have signage equal to or less than the allowable projecting or wall sign standards.	Building or parcel must front along Crowther Avenue and the Railroad ROW
10. Directional Signage on private property	Cannot be freestanding and shall be minimized for basic directional functions.	Included in sign permit application approval process.

I. Legal Nonconforming Signs

A legal nonconforming sign is any permanent or temporary sign that was legally established and maintained in compliance with the provisions of all applicable laws in effect at the time of original installation but that does not now comply with the provisions of this ordinance.

1. General requirements. A legal nonconforming sign shall lose its legal nonconforming status as defined herein, and brought into conformance with the provisions of this ordinance if any of the following occur:
  - a. changes including enlargement, reduction, changes in of the legal nonconforming sign;
  - b. Structural alteration for any reason;
  - c. Re-established after a business is discontinued for 60 days or more, subject to the amortization clause below; or
  - d. Re-established after damage or destruction to 50 percent or more of the value of the sign, or its components, as determined by the Building Official and subject to the amortization clause below.
  
2. Maintenance and changes.

Sign copy and face changes, nonstructural modifications, and nonstructural maintenance (e.g., painting, rust removal) are allowed without a sign permit up to a maximum of 25 percent of the existing total area of the sign. Face changes not including copy, and any nonstructural modifications

exceeding 25 percent of the existing total area of the sign, and any structural changes shall comply with all applicable standards of this Chapter.

**23.112.080**

**A. Amortization and Existing Uses**

General Explanation: The proposed amortization clause seeks to preserve private property rights in existence at the time of this zone change. Immediately following adoption of this ordinance, all legal uses, buildings or structures may continue to exist as a legal nonconforming use, building or structure.

- B.** Five (5) years after the effective date of this ordinance, any property that is sold or transferred may continue to operate a legally nonconforming use, building, or structure only in the following circumstances:
  - i.* The business/property is transferred from a Parent to his/her Child, from a Child to his/her Parent as defined in Chapter 23.04 of Municipal Code.
  - ii.* The business/property is transferred from an owner to his/her employee(s) such that the Ownership does not change as defined in Chapter 23.04 of Municipal Code.
- C.** Notwithstanding the foregoing, five (5) years after the effective date of this ordinance, the exception set forth in subsection (B) shall only apply if:
  - i.* The same use in existence as of five years from effective date of this ordinance will continue to operate. If the primary use of the business/property (not accessory uses), remains unchanged, then the secondary uses may change. Secondary uses are defined in the definitions section of this chapter. Secondary uses may also be “accessory uses” as defined in Section 23.04.030 of the PMC and which means “a use incidental, appropriate, subordinate and devoted exclusively to the main use of the lot or building”; and
  - ii.* The building or structure is not modified or expanded; and
  - iii.* The use, building or structure is not abandoned or discontinued for twelve (12) months or more.

- E.** The City shall give notice to all property owners of properties within the Old Town regarding this ordinance in the following manner:
  - a.* Within 180 days of adoption of this ordinance;
  - b.* Within 3 years after adoption of this ordinance; and
  - c.* At least 4 years after adoption of this ordinance.Failure to provide any of the notices above shall not prevent the City from enforcing the requirements of this chapter.

- F.** This section shall not apply to the property located at 102 S. Bradford, Placentia, CA which is subject to the Chapter 23.06 “Placentia Historic Resources Ordinance” and the California Public Resources Code Section 21000 et. Seq. “California Environmental Quality Act” as a historic resource. Due to its historical significance, conflict in complying with the historic resource provisions referenced herein, while also bringing the property into compliance with this ordinance along with the costs associated with bringing the use, building or structure into compliance with this ordinance, the property at 102 S. Bradford is exempt from Section 23.112.080 set forth herein. Additionally, all properties located within the R-2 Overlay and/or improved with a single family residence are exempt from Section 23.112.080 as set forth herein.

**23.112.090 Public Art/Public Plazas**

Public Art and Public Plazas are encouraged in every development. Public art or plazas may be required as part of a development agreement for those developments that include 20 or more units or which are over 10,000 square feet. This includes new construction and remodel/rehabilitation of existing structures. Public art is encouraged to reflect the history of Old Town Placentia and the citrus growing industry.

Generally, the plans for proposed plazas or public art shall be part of the entitlement package submitted. The plazas may be located on the project site or at another location set forth in a development agreement, but must be located within the Old Town boundaries.

### **23.112.100 Old Town Development Community Facilities District Fee Program**

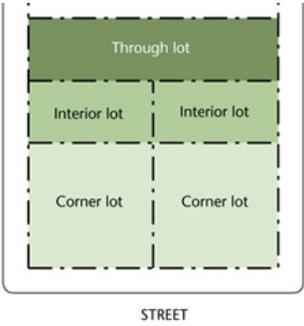
In addition to City baseline impact fees, Old Town will require additional public realm improvements and projects are subject to an Old Town Community Facilities District Fee that ensures all public sector infrastructure improvements can be provided. In addition to the Old Town Community Facilities District Fee, all projects will be required to install public infrastructure and streetscape elements up to the curb face of the public street immediately adjacent to the project, in accordance with the Public Realm Development Standards.

#### ***Definitions to be added to Chapter 23.04 of Municipal Code***

<b>Term</b>	<b>Definitions</b>
<b>Adaptive Reuse Plan</b>	Adaptive reuse refers to a detailed plan for reusing an old site or building for a purpose other than which it was originally designed for. Adaptive reuse seeks to preserve existing buildings by retrofitting spaces for new uses while retaining much of the original features of the structure, and making use of existing infrastructure and transportation networks. Adaptive reuse plans are prepared by preservation professionals.
<b>Antique or collectible store</b>	An antique shop (or antiques shop) is a physical retail store specializing in the selling of antiques. Antiques are defined as a collectible object such as a piece of furniture or work of art that has a high value because of its considerable age. A collectible shop is a physical retail store specializing in the selling of objects that are suitable for collecting, typically an original work of art, sculpture, craft or antique. However, these items can range from extremely valuable objects to simple things that may only hold value to the collector. These items are may be viewed as investments by collectors and they may appreciate in value over time.
<b>Artisan/Handcraft Shop</b>	Retail stores selling art glass, ceramics, jewelry, and other handcrafted items. The facility can include an area for the crafting of the items being sold.
<b>Bed &amp; Breakfast</b>	A guest house or small hotel offering sleeping accommodations and a morning meal. This does not include owners of single family homes renting individual rooms.
<b>Bike Parking – Long Term</b>	A volume of space that can accommodate locked storage of one or more bicycles or an area located inside a building where bicycles can be stored. Generally for longer term storage of bicycles.

<b>Bike Parking – Short Term</b>	A fixture to which one or more bicycles can be securely locked. Generally for 2 hours or less.
<b>By Right Development</b>	Developments that are permitted without a discretionary review process but do require Planning & Development Ad Hoc Committee review and Planning Division review to ensure compliance with zoning standards.
<b>Child/Parent</b>	“Child” and “Parent” shall have the same meaning as defined in California Probate Code Sections 26 and 54, respectively. In the event of any renumbering or repeal of Sections 26 and/or 54, the successor definition(s) provided pursuant to the provision shall apply.
<b>Commercial recreation facility, indoor</b>	A recreational facility such as a gym, that is for profit, and for which most of the recreational activities are within a closed building.
<b>Courtyard</b>	An open space created by a minimum of 3 sides of a courtyard building and used for private recreation in residential developments.
<b>Courtyard Housing</b>	Building type consisting of residences that can be arranged in several possible configurations: townhouses, townhouses over apartments, apartment over apartments, where an apartment occupies a single floor.
<b>Cross Alley Development</b>	A single development that incorporates multiple properties, in which a portion of the development spans the alley overhead, or the alley is vacated, or the development parcels on either side keep the alley public right of way, but incorporate the alley into the design, tying it visually into the architecture and design of the developments on either side. If the alley is not vacated, it would remain public right of way. Vehicular or pedestrian access from the alley to the new development would be permissible.
<b>Electric Vehicle Charging Stations</b>	<p><u>Level 2: 240-volt:</u></p> <p>Level 2 requires charging equipment to be purchased and installed and provides about 10-20 miles of range per hour of charge. From empty, a full size battery electric car takes about 4-7 hours to recharge.</p> <p><u>DC Fast Charging: 440-volt:</u></p> <p>DC fast charging provides up to an 80% charge in about 30 minutes.</p>
<b>Entitled Project</b>	Entitled project shall mean a project that has obtained final approval of all necessary planning and other land use approvals.
<b>General Retail</b>	A business or person who sells goods to an individual consumer as opposed to a wholesaler or supplier, who normally sell their goods to another business. Any retail transaction, which has a good sold, is taxable by the State Board of Equalization.

<b>Green</b>	Available for informal active and passive recreation. A green may be spatially defined by ground plan landscape and informal trees and/or buildings.
<b>Hostess Bar</b>	Hostess clubs are nightclubs where staff cater to and/or engage with customers seeking drinks and/or attentive conversation. Typically the staff will be scantily clad. These are also called “bikini bars,” “bee clubs,” and other similar descriptions.
<b>Live/Work</b>	Integrated residence and working space, occupied and utilized by a single household in a structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity. However, such residential use shall only be allowed on the second floor or above of said live/work space. The interior residential portion shall be clearly separated and not be visible from the commercial space.
<b>Medical Offices/ Services</b>	An office or health facility providing health services including, without limitation, preventative and rehabilitation treatment, diagnostic services, testing and analysis. This use includes offices providing medical, dental, surgical, rehabilitation, podiatric, optometric, chiropractic and psychiatric services, and medical or dental laboratories incidental to these offices, but exclude inpatient services and overnight accommodation.
<b>Mixed Use</b>	The combination of non-residential and residential uses in the same structure or on the same site, where the residential component is located either above (vertical mixed-use) or behind or next to (horizontal mixed-use) the non-residential component.
<b>Neighborhood Market</b>	A retail store specializing in fresh produce and staples including bread, cereal, dairy products, and may include a deli counter. More than 75% of floor plan shall be devoted to food sales.
<b>New Construction</b>	New construction means any new ground up building, or any additions/renovations of more than 50% of existing ground floor building square footage, or any major remodel projects of buildings that are over 10,000 square feet, particularly if that remodel is to update the use of the property to render it more financially viable.
<b>Nightclub</b>	Any bar, cocktail lounge, discotheque, or similar establishment which provides entertainment including but not limited to music, dancing, and/or comedy in conjunction with alcoholic beverage sales. Includes bars, taverns, pubs, karaoke bars, and similar establishments where any food service is subordinate to the sale of alcoholic beverages.
<b>Office Use</b>	A place of business providing administrative business professional services such as insurance agencies, real estate offices, law offices, architectural or design offices, accounting services, travel agencies, etc. This includes government offices, and postal facilities and businesses engaged in the production of intellectual property such as advertising agencies, computer software production and programming services, educational, scientific and research organizations, media postproduction

	services, photography and commercial art studios, and writers and artists offices. This definition does not include “banks and financial Services.”
<b>Ownership</b>	Five (5) years from the effective date of this Ordinance, Ownership shall mean 51% or more interest in real property including all land, structures, and all interest in the property.
<b>Parking In Lieu</b>	A common parking management strategy wherein the developer has the option to pay a designated fee per parking space rather than actually providing some or all of the required on-site parking space(s).
<b>Personal Services</b>	Personal services are any businesses where services are provided or performed through direct physical contact between patron and employee. These include but are not limited to: barbers, beauticians, aestheticians, cosmetologists, nail salons, tanning salons, massage therapists, and tattoo parlors/body modification studios. They do not include doctors, dentists, chiropractors, or other state-licensed medical professionals.
<b>Plaza</b>	An open area usually located near buildings and often featuring walkways, trees and shrubs, places to sit, and sometimes shops
<b>Primary Use</b>	Five (5) years from the effective date of this Ordinance, Primary Use shall mean use or occupancy of 70% or more of the total building area.
<b>Retail and/or Commercial Uses</b>	Uses as listed as Retail/Commercial Uses in Table 1 herein.
<b>Studio</b>	A place for the study or practice of an art, skill or specific fitness activity (such as dancing, singing, acting, cooking, yoga, palates, spinning, etc.). Typically this is one room devoted to the activity and where there is a limited number of teachers, all teaching the same skill or activity.
<b>Telecommunication Cell Tower</b>	A cell tower not including building used for telecommunication businesses.
<b>Through Lot Development</b>	A lot, other than a corner lot, having frontage on two different public streets or highways. <div style="text-align: center;">  <p>The diagram shows a rectangular lot layout bounded by four streets. The top street is labeled 'STREET' on the left and right. The bottom street is labeled 'STREET' at the bottom. The lot is divided into four sections: a 'Through lot' at the top, two 'Interior lot's in the middle, and two 'Corner lot's at the bottom. Dashed lines indicate the boundaries between these sections.</p> </div>

<b>Transit Oriented Development (TOD)</b>	Transit-oriented development, or TOD, is a type of community development that includes a mixture of housing, office, retail and/or other amenities integrated into a walkable neighborhood and located within a half-mile of quality public transportation.
<b>Wrapped Parking</b>	A building parking design that completely conceals on all sides a parking garage that is designed for occupancy by retail, service, office, and/or residential uses, or for an all residential development.