

Chapter 18.20

PLATINUM TRIANGLE MIXED USE (PTMU) OVERLAY ZONE

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18.20.010 PURPOSE AND INTENT.

.010 Purpose. The purpose of this chapter is to establish the Platinum Triangle Mixed Use (PTMU) Overlay Zone (hereinafter referred to as the “PTMU Overlay Zone”) to provide opportunities for well-designed development projects that combine residential with non-residential uses including office, retail, business services, personal services, public spaces and uses, and other community amenities within the portions of The Platinum Triangle designated with the Mixed-Use land use designation in the City of Anaheim General Plan, and consistent with the policy direction in the General Plan.

.020 Objectives. The PTMU Overlay Zone has the following major objectives:

.0201 Create a unique integrated, walkable urban environment that encourages pedestrian activity and reduces dependence on the automobile for everyday needs through a streetscape that is connected, attractive, safe and engaging.

.0202 Develop an overall urban design framework to ensure that the appearance and effects of buildings, improvements, and uses are harmonious with the character of the area in which they are located.

.0203 Encourage compatibility between residential, commercial and sports entertainment uses.

.0204 Reinforce Transit Oriented Development (TOD) opportunities around the existing Amtrak/Metrolink and the proposed Anaheim Regional Transportation Intermodal Center (ARTIC) stations.

.0205 Maintain and enhance connectivity and linkages with convenience services, dining, retail and recreation facilities within walking distance by providing ground floor commercial uses in key locations.

.0206 Provide a mix of housing types.

.0207 Create great long-lasting neighborhoods that maintain value through buildings with architectural qualities that create attractive street scenes.

.0208 Provide a variety of open space including private, recreational-leisure areas and public parks.

.0209 Create a balance of landscape and architecture by providing sufficient planting space.

.0210 Encourage parking solutions that are incentives for creative planning and sustainable neighborhood design.

.0211 Stimulate market driven development investment.

18.20.020 APPLICABILITY.

.010 The Platinum Triangle comprises approximately eight hundred twenty (820) acres generally bounded by the Santa Ana River on the east, the Anaheim City limits on the south, the Santa Ana Freeway (Interstate 5) on the west, and the Southern California Edison Company Easement on the north. The PTMU Overlay Zone covers an area consisting of approximately three hundred and eighty nine (389) acres within The Platinum Triangle, as depicted in Figure 3 (General Plan Designations) of The Platinum Triangle Master Land Use Plan approved by the City Council on August 17, 2004 and amended on April 26, 2005 (Resolution No. 2005-54), September 13, 2005 (Resolution No. 2005-188) and on September 25, 2005 (Resolution Nos. 2005-208 and 2005-212), and on file in the Office of the City Clerk, said Figure 3 is incorporated herein by this reference as though set forth in full. (Ord. 5948 § 2; November 9, 2004)

.020 Applicable Regulations. The provisions of this chapter shall supersede the corresponding regulations of the underlying zones, except as provided below.

.030 Option to Use Underlying Zone. The provisions of this chapter shall not apply to parcels that have been or are proposed to be developed entirely under the underlying zone, provided that all requirements of the underlying zone are met by the project except as specifically approved otherwise by variance or other official action by the City.

18.20.030 USES.

.010 Primary Uses. Table 20-A (Primary Uses: The Platinum Triangle Mixed Use (PTMU) Overlay Zone) sets forth allowable primary uses for the PTMU Overlay Zone, listed by classes of uses as defined in Section 18.36.030 (Residential Primary Use Classes) and Section 18.36.040 (Non-residential Primary Use Classes) of Chapter 18.36 (Types of Uses).

.020 Accessory Uses. Table 20-B (Accessory Uses and Structures: The Platinum Triangle Mixed Use (PTMU) Overlay Zone) sets forth allowable accessory uses and structures for the PTMU Overlay Zone, listed by classes of uses as defined in Section 18.36.050 (Accessory Use Classes) of Chapter 18.36 (Types of Uses).

.030 Temporary Uses. Table 20-C (Temporary Uses and Structures: The Platinum Triangle Mixed Use (PTMU) Overlay Zone) sets forth allowable temporary uses and structures
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for the PTMU Overlay Zone, listed by classes of uses as defined in Section 18.36.060 (Temporary Use Classes) of Chapter 18.36 (Types of Uses).

.040 The allowable uses in Tables 20-A, 20-B and 20-C are established by letter designations as follows:

.0401 “P” designates classes of uses permitted by right;

.0402 “C” designates classes of uses permitted with a conditional use permit;

.0403 “N” designates classes of uses that are prohibited; and

.0404 “GF” designates classes of uses that are considered ground floor commercial for the PTMU Overlay Zone.

.050 Ground-Floor Commercial Uses. In order to encourage an active street life while accommodating market demand, ground floor commercial uses facing the street are required along “Market Street” and on Gene Autry Way, east of Market Street as identified on Figure 4 (The Platinum Triangle Urban Design Plan) in The Platinum Triangle Master Land Use Plan. Ground floor commercial uses are identified in Tables 20-A, 20-B and 20-C, and may include the non-residential portion of live/work units, or may be designed so that the space may be used for either residential or non-residential uses where the residential portion does not face the street. Ground floor commercial uses are also permitted along all other streets within the PTMU Overlay Zone.

.0501 Ground floor commercial uses as designated in Tables 20-A, 20-B and 20-C shall have a minimum depth no less than thirty (30) feet along "Market Street" and Gene Autry Way, east of Market Street, as identified on Figure 4 of The Platinum Triangle Master Land Use Plan. The total amount of ground floor commercial along these two streets shall not exceed 150,000 square feet of gross floor area.

.060 Live/Work Units. A commercial land use may be combined with a residential land use within one unit to create a space that contains both a residence and commercial area such as an office.

.070 Unlisted Uses. Any class of use that is not listed in Tables 20-A, 20-B and 20-C is prohibited unless a determination is made by the Planning Director to allow the submission of an application for a conditional use permit to approve the use.

.080 Interpreting Classes of Uses. The provisions for interpreting the classes of uses in Tables 20-A, 20-B or 20-C are set forth in Section 18.36.020 (Classification of Uses) in Chapter 18.36 (Types of Uses).

.090 Special Provisions. Special provisions related to a use are referenced in the “Special Provisions” column of Tables 20-A, 20-B and 20-C. Such provisions may include references to other applicable code sections or limitations to the specified land use.

Table 20-A PRIMARY USES: THE PLATINUM TRIANGLE MIXED USE (PTMU) OVERLAY ZONE		P Permitted by Right C Conditional Use Permit Required N Prohibited GF Ground Floor Commercial	
	PTMU	GF	Special Provisions
Residential Classes of Uses			
Dwellings–Multiple Family	P		
Dwellings-Multiple Family in the Gateway District, Sub-Area B	C		Subject to the approval of Conditional Use Permit No. 2003-04763, as may be amended from time to time, and subject to the conditions and showings of Chapter 18.66 (Conditional Use Permits), and further subject to paragraph 18.20.170.020.0201 and .0202 (Development Agreement Exemptions).
.Dwellings–Single-Family Attached	P		
Dwellings-Single-Family Detached	N		
Senior Citizen Housing	C		Subject to Chapter 18.50 (Senior Citizens’ Apartment Projects)
Non-Residential Classes of Uses			
Alcoholic Beverage Sales–Off-Sale	C	GF	
Alcoholic Beverage Sales–On-Sale	C	GF	
Antennas–Broadcasting	P		Subject to Section 18.38.060 (Antennas – telecommunications)
Automotive–Public Parking	C		
Automotive, truck, trailer and other vehicle sales	N		
Automotive-Service Station	C		
Bars & Nightclubs	C	GF	
Billboards	N		
Business & Financial Services	P	GF	
Breweries	C	GF	Including the on-premise sale and consumption of beer or ale
Commercial Retail Centers	C		
Community & Religious Assembly	C	GF	
Computer Internet & Amusement Facilities	C	GF	
Conversions of hotels or motels to semi-permanent living quarters	N		
Dance & Fitness Studios–Large	P	GF	
Dance & Fitness Studios–Small	P	GF	
Day Care Centers	C	GF	
Drive-up or drive-through services	N		
Educational Institutions – General	C		

Table 20-A PRIMARY USES: THE PLATINUM TRIANGLE MIXED USE (PTMU) OVERLAY ZONE		P Permitted by Right C Conditional Use Permit Required N Prohibited GF Ground Floor Commercial	
	PTMU	GF	Special Provisions
Hotels & Motels	P/C/N		Hotels are permitted, extended-stay hotels and condominium hotels are permitted by CUP, motels are not permitted (See Chapter 18.92 for definitions)
Markets–Large	P	GF	Outdoor farmer’s markets are allowed with a conditional use permit
Markets–Small	P	GF	
Pawnshops	N		
Personal Services–General	P	GF	On-site dry cleaning not allowed; conditional use permit required for laundromats
Personal Services–Restricted	C	GF	
Offices	P	GF	
Public Services	P	GF	
Recreation–Bowling & Billiards	P	GF	
Recreation–Commercial Indoor	P	GF	
Recreation–Commercial Outdoor	C		
Recreation–Low-Impact	P		
Recreation–Swimming & Tennis	P		
Recycling Services–Consumer	P		Subject to Chapter 18.48 (Recycling Facilities); reverse vending machines located entirely within a structure do not require any zoning approval
Repair Services–Limited	P		
Rescue missions, shelters for the homeless	N		
Research and Development Facilities	C		
Restaurants–General	P	GF	
Restaurants–Semi-Enclosed	P	GF	Subject to Section 18.38.220 (Restaurants – outdoor seating and dining)
Restaurants–Walk-Up	P		
Retail Sales–General	P	GF	
Retail Sales–Kiosks	P		
Retail Sales–Regional	P		
Secondhand shops	N		
Sex-oriented businesses, as defined in Chapter 18.54 (Sex-Oriented Businesses)	N		
Studios–Broadcasting	C	GF	
Studios–Recording	P	GF	
Swap meets, indoor or outdoor	N		
Transit Facilities	P		
Utilities–Major	C		
Utilities–Minor	P		

Table 20-A		P Permitted by Right
PRIMARY USES:		C Conditional Use Permit Required
THE PLATINUM TRIANGLE		N Prohibited
MIXED USE (PTMU) OVERLAY ZONE		GF Ground Floor Commercial
	PTMU	GF
	Special Provisions	
Uses or activities not listed, nor specifically prohibited	C	As determined by the Planning Commission to be compatible with the intended purpose of the PTMU Overlay Zone.

(Ord. 5968 § 1; May 10, 2005.)

Table 20-B		P Permitted by Right
ACCESSORY USES AND STRUCTURES:		C Conditional Use Permit Required
THE PLATINUM TRIANGLE		N Prohibited
MIXED USE (PTMU) OVERLAY ZONE		GF Ground Floor Commercial
	PTMU	GF
	Special Provisions	
Amusement Devices	P	Subject to Chapter 4.14 (Amusement devices)
Animal Keeping	P	Subject to Section 18.38.030 (Animal keeping)
Antennas–Private Transmitting	P	Subject to Section 18.38.040 (Antennas – private transmitting)
Antennas–Receiving	P	Subject to Section 18.38.050 (Antennas – receiving)
Caretaker Units	C	Subject to Section 18.38.090 (Caretaker units)
Day Care–Large Family	C	Subject to Section 18.38.140 (Large family day care homes)
Day Care–Small Family	P	
Fences & Walls	P	This use may occur on a lot with or without a primary use (Ord. 5948 § 3; November 9, 2004)
Home Occupations	P	Subject to Section 18.38.130 (Home occupations)
Landscaping & Gardens	P	Subject to Chapter 18.46 (Landscaping and screening)
Mechanical Utility and Equipment–Ground Mounted	P	Subject to Section 18.38.160 (Mechanical and utility equipment – ground mounted)
Mechanical Utility and Equipment – Roof Mounted	P	Subject to Section 18.38.170 (Mechanical and utility equipment – roof mounted) and Section 18.20.150 (Design standards) of this chapter
Murals	P/C	Permitted when not visible from right-of-way or adjacent properties. Conditional use where visible from any public right-of-way or adjacent properties.
Parking Lots & Garages	P	
Portable Food Carts	C	
Recreation Buildings & Structures	P	GF
Signs	P	Subject to Chapter 18.44 (Signs) and Section 18.20.160 (Signs) of this chapter
Solar Energy Panels	P	Must be mounted on the roof and, if visible from the street level, must be parallel to the roof plane
Vending Machines	P	Shall be screened from view from public rights-of-way and shall not encroach onto sidewalks

Table 20-C		P Permitted by Right
TEMPORARY USES AND STRUCTURES:		C Conditional Use Permit Required
THE PLATINUM TRIANGLE		N Prohibited
MIXED USE (PTMU) OVERLAY ZONE		GF Ground Floor Commercial

	PTMU	GF	Special Provisions
Contractor’s Office & Storage	P		Subject to Section 18.38.105 (Contractor’s office and storage)
Open-Air Festivals	P		Requires all applicable City permits
Special Events	P		Subject to Section 18.38.240 (Special events)

18.20.040 DEVELOPMENT DISTRICTS.

.010 Purpose. To permit the maximum amount of development in The Platinum Triangle consistent with the General Plan and the infrastructure capacity analyzed by EIR No. 330 and SEIR No. 332, the PTMU Overlay Zone establishes land use intensities for each of the following Development Districts: Arena District, Gateway District, Gene Autry District, Katella District and Stadium District. The boundaries of the Development Districts are depicted in The Platinum Triangle Master Land Use Plan which boundaries are incorporated herein by this reference.

.020 Table 20-D (Development Intensities: The Platinum Triangle Mixed Use (PTMU) Overlay Zone) indicates the maximum land use intensities analyzed by EIR No. 330 and SEIR No. 332. The Planning Department will maintain an accounting of the total amount of square footage approved within each district. Development shall not exceed the overall total land use intensity for The Platinum Triangle (PTMU) Overlay or the intensity identified for each District.

Table 20-D
DEVELOPMENT INTENSITIES:
THE PLATINUM TRIANGLE MIXED USE (PTMU) OVERLAY ZONE

District	Maximum Dwelling Units	Maximum Office Square Footage	Maximum Commercial Square Footage
Arena	425	100,000	100,000
Gateway*	2,075	530,000	50,000
Gene Autry	1,000	100,000	174,100
Katella	4,250	775,000	630,300
Stadium	1,750	1,760,000	1,300,000
Total	9,500	3,265,000	2,254,400

* For properties along Gene Autry Way, the additional 4’6” of public right-of-way per General Plan Amendment No. 2004-00420 may be counted toward the property’s total acreage when determining density.

** The Gateway District encompasses Sub-Areas A, B and C as depicted in The Platinum Triangle Master Land Use Plan (321 dwelling units within the Gateway District are specifically allocated to Sub-Area C).
Ord. 596 8 1; May 10, 2005

18.20.050 STRUCTURAL HEIGHTS.

The height requirements for the PTMU Overlay Zone are shown in Table 20-E (Maximum Structural Height: The Platinum Triangle Mixed Use (PTMU) Overlay Zone) and Chapter 18.20

apply in addition to the Structural Height Limitations in Chapter 18.40 (General Development Standards). Greater heights are permitted in connection with a conditional use permit as set forth in Chapter 18.66 (Conditional Use Permit).

<i>Table 20-E</i>	
MAXIMUM STRUCTURAL HEIGHT:	
THE PLATINUM TRIANGLE MIXED USE (PTMU) OVERLAY ZONE	
Maximum Height in Feet	
Arena and Stadium Districts	Unlimited
All other properties	100

18.20.060 COVERAGE.

.010 Site Coverage. The maximum site coverage for the PTMU Overlay Zone is seventy-five percent (75%).

.0101 Coverage is the sum of the area of all building footprint areas and the area of exposed parking divided by the gross area of the parcel excluding Market Street or Connector Streets and/or any required public right-of-way. For purpose of coverage calculations, parking is not considered exposed when landscape, patios and pool decks are located on the top level of a parking structure.

.0102 Accessory Buildings and Structures. All accessory buildings and structures, shall be included in the maximum site coverage calculation.

18.20.070 PROJECT SIZE.

The residential project size requirements are as follows:

.010 The minimum residential project size shall be fifty (50) dwelling units.

.020 Residential projects of more than four hundred (400) dwelling units on parcels of five (5) acres or greater shall consist of more than one (1) building type, as defined in Table 20-F (Building Types: The Platinum Triangle Mixed Use (PTMU) Overlay Zone).

.030 Building Site Requirements in Chapter 18.40 (General Development Standards) shall also apply.

**Table 20-F
BUILDING TYPES:
THE PLATINUM TRIANGLE MIXED USE (PTMU) OVERLAY ZONE**

Building Type	Unit Type	Typical	
		Density Range	Definition
		Units/acre	
Tuck-under	Townhomes	16-24	Residential buildings in which individual parking garages are located under the living unit but still accessed by surface driveways
	Flats	18-30	
Wrapped Deck	Flats	45-80	Residential buildings that surround, or wrap around, a free-standing (not subterranean) parking structure
Podium	Townhomes	16-32	Residential buildings located above a subterranean parking structure
	Flats/Townhomes	36-65	
	Flats	48-100	
Mid-rise Tower	Flats	65-100	Residential building of a height between 5 and 20 stories

18.20.080 FLOOR AREA.

The minimum floor area for dwelling units is shown in Table 20-G (Minimum Floor Area: The Platinum Triangle Mixed Use (PTMU) Overlay Zone).

.010 Calculations. For purposes of this section, a “bedroom” is a private habitable room planned or used for sleeping, separated from other rooms by a door or a similar partition. Further, all rooms (other than a living room, family room, dining room, bathroom, hall, lobby, closet, or pantry) having seventy (70) square feet or more of floor area, or less than fifty percent (50%) of the total length of any wall open to an adjacent room or hallway, shall be considered a “bedroom.”

**Table 20-G
MINIMUM FLOOR AREA:
THE PLATINUM TRIANGLE MIXED USE (PTMU) OVERLAY ZONE**

Minimum Floor Area	
Studio units:	550 square feet, provided, however, that the number of studio units shall not exceed 20% of the total number of units per residential building
One-bedroom units:	650 square feet
Two-bedroom units:	825 square feet
Three-bedroom units:	1,000 square feet
More than a three bedroom unit:	1,000 square feet plus 200 square feet for each bedroom over three

18.20.090 STRUCTURAL SETBACKS.

Every building or structure erected under the provisions of this zone shall be provided with setbacks as follows:

.010 Setbacks Abutting Public Rights-of-Way, Private Streets and Alleys.

.0101 Minimum Open Setback. All properties shall have a minimum open setback for the full width of the property as indicated in Table 20-H (Structural Setbacks Abutting Public Rights-of-Way, Private Streets and Alleys) and The Platinum Triangle Master Land Use Plan.

.01 Setbacks abutting Public Rights-of-Way shall be parallel to the centerline of the adjoining public rights-of-way and shall be measured from the ultimate right-of-way as indicated in the Circulation Element of the General Plan.

.02 Setbacks abutting private streets or alleys shall be parallel to the centerline of the adjoining private street or alley and measured from the private access easement.

.0102 Required Improvement of Setbacks. Setbacks abutting public rights-of-way, private streets and alleys shall be landscaped with lawn, trees, shrubs or other plants and/or decorated hard surface expansion of the sidewalk as set forth in Chapter 18.46 (Landscaping and Screening), Table 20-H and The Platinum Triangle Master Land Use Plan. Setback areas shall be permanently maintained in a neat and orderly manner.

.0103 Permitted Encroachments. Setbacks abutting public rights-of-way, private streets and alleys may include the following encroachments:

.01 Patios, residential buildings and ground floor commercial uses that encroach into the required street setback no more than the maximum amount allowed per Table 20-H and The Platinum Triangle Master Land Use Plan.

.02 Walkway connections to building entrances, provided that special paving treatment or modular paving materials are used.

.03 Vehicular and bike accessways.

.04 Transit stops.

.05 Outdoor seating and dining areas in conjunction with full-service restaurants, coffee shops, and bakeries, provided that such areas shall be designed to not adversely affect the safe and efficient circulation of pedestrian and vehicular traffic.

.06 Public art displays, fountains, ponds, planters, outdoor seating areas, benches, decorative trash receptacles, planters, public plazas, or other similar amenities and attractive street furnishings that create public gathering places.

.07 Newsracks that are designed to be aesthetically harmonious with the character of the area and not cause obstruction or adversely affect the safe and efficient circulation of pedestrian and vehicular traffic.

.08 Cornices, eaves, belt courses, sills, buttresses and fireplaces that encroach into the required street setback no more than thirty-six (36) inches.

.09 Awnings, canopies and arcades.

.10 Open, unenclosed balconies that encroach into the required street setback no more than three (3) feet.

.11 Covered or uncovered entrances that do not extend above the level of the first floor of the building and that include a wall not more than thirty-six (36) inches in height that encroach into the required street setback no more than five (5) feet.

.12 Fences, walls and hedges that comply with Section 18.46.110 (Landscaping and Screening) and subsection 18.20.30.020.

.0104 Improvement of Walkways Required. Adjacent to State College Boulevard, Gene Autry Way and Orangewood Avenue, the portion of the setback adjacent to the right-of-way shall be improved with a walkway as indicated in Table 20-H and as shown in The Platinum Triangle Master Land Use Plan. An easement for said walkway shall be provided to the City.

**Table 20-H
STRUCTURAL SETBACKS ABUTTING PUBLIC RIGHTS-OF-WAY, PRIVATE STREETS AND ALLEYS:
THE PLATINUM TRIANGLE MIXED USE (PTMU) OVERLAY ZONE**

Street	Minimum Setback	Permitted Encroachments	Required Landscape
Katella Avenue	18 feet	Patios: 8 feet Residential buildings: 3 feet* Ground floor commercial: 4 feet	<ul style="list-style-type: none"> ▪ The area between residential patios and the sidewalk/walkway (see below) shall be fully landscaped ▪ Adjacent to ground floor commercial uses, up to 80% of the setback area may be paved ▪ A date palm matching the date palm in the public right-of-way in spacing and height shall be installed 5 feet from the right-of-way as indicated on the Platinum Triangle Master Land Use Plan
State College Boulevard	<ul style="list-style-type: none"> ▪ South of Gene Autry Way : 13 feet ▪ North of Gene Autry Way to railroad grade separation: 16 feet ▪ North of railroad grade separation: 20 feet 	Patios: 8 feet Residential buildings: 3 feet* Ground floor commercial: 4-8 feet	<ul style="list-style-type: none"> ▪ The area between residential patios and the sidewalk/walkway (see below) shall be fully landscaped ▪ Adjacent to ground floor commercial uses, up to 80% of the setback area may be paved
Gene Autry Way	12 feet	Patios: 5 feet Residential buildings: 3 feet* Ground floor commercial: 5 feet	<ul style="list-style-type: none"> ▪ The area between residential patios and the sidewalk/walkway (see below) shall be fully landscaped ▪ Adjacent to ground floor commercial uses, up to 100% of the setback area may be paved provided required Mexican Fan Palm trees in setback areas are provided 20 feet on-center ▪ A 2.5' walkway shall be provided adjacent to ROW, scored to match adjacent sidewalk and an easement provided to the City

* Residential buildings may encroach into the street setback area for no more than 30% of the length of the street elevation.

**Table 20-H (Continued)
STRUCTURAL SETBACKS ABUTTING PUBLIC RIGHTS-OF-WAY, PRIVATE STREETS AND ALLEYS:
THE PLATINUM TRIANGLE MIXED USE (PTMU) OVERLAY ZONE**

Street	Minimum Setback	Permitted Encroachments	Required Landscape
Orangewood Avenue	West of State College Blvd: 12 feet	Patios: 8 feet	<ul style="list-style-type: none"> ▪ The area between residential patios and the sidewalk/walkway (see below) shall be fully landscaped ▪ Adjacent to ground floor commercial uses, up to 80% of the setback area may be paved ▪ A 2.5' walkway shall be provided adjacent to ROW, scored to match adjacent sidewalk and an easement provided to the City, east of State College Blvd.
	East of State College Blvd: 15 feet	Residential buildings: 3 feet*	
		Ground floor commercial: 8 feet	
Douglass Road	14 feet	Patios: 8 feet	<ul style="list-style-type: none"> ▪ The area between residential patios and the sidewalk shall be fully landscaped ▪ Adjacent to ground floor commercial uses, up to 80% of the setback area may be paved
		Residential buildings: 3 feet*	
		Ground floor commercial: 3 feet	
Railroad ROW	10 feet	None	<ul style="list-style-type: none"> ▪ Setback area shall be fully landscaped
Market Street	10 feet	Ground floor commercial: 4 feet	<ul style="list-style-type: none"> ▪ A maximum 30% of setback area may be landscaped
Connector Streets/ Wright Circle/ Private Streets	10 feet	Patios: 7 feet	<ul style="list-style-type: none"> ▪ The area between residential patios and the sidewalk shall be fully landscaped ▪ Adjacent to ground floor commercial uses, up to 80% of the setback area may be paved
		Residential buildings: 3 feet*	
		Ground floor commercial: 3 feet	
Alleys	10 feet	Patios: 2 feet	<ul style="list-style-type: none"> ▪ A minimum 4-foot-wide pedestrian walkway shall be provided parallel to the alley.
		Residential buildings: 2 feet*	
		Ground floor commercial: 2 feet	
Freeways	25 feet	None	<ul style="list-style-type: none"> ▪ Setback area shall be fully landscaped

* Residential buildings may encroach into the street setback area for no more than 30% of the length of the street elevation.

.020 Setbacks – Other. An open setback shall be provided between buildings and interior lot lines and between buildings located on the same project site. Minimum setback requirements shall be measured perpendicular to building walls.

.0201 Required Improvement of Setbacks. Required setbacks abutting interior property lines and setbacks between buildings shall be landscaped with lawn, trees, shrubs or other plants as indicated above and as set forth in Chapter 18.46 (Landscaping and Screening). Setback areas shall be permanently maintained in a neat and orderly manner.

.0202 Setbacks Abutting Interior Property Lines. A minimum five (5) foot wide fully landscaped setback area shall be provided for structures abutting an interior property line along the entire length of the building. Where a fence or wall is provided along or adjacent to

the interior property line, the five (5) foot wide fully landscaped setback shall be measured from the side of the fence or wall facing the property.

.0203 Setbacks Between Buildings. A minimum twenty (20) foot wide setback between parallel walls of two (2) separate buildings shall be provided. At least forty percent (40%) of the setback area between buildings shall be landscaped.

.01 Permitted Encroachments. The following encroachments are permitted, provided a minimum of forty percent (40%) of the setback area is landscaped:

(a) Open, unenclosed balconies and/or private patios for ground floor residential units may encroach no more than five (5) feet.

(b) Covered or uncovered entrances that do not extend above the level of the first floor of the building and that include a wall not more than thirty-six (36) inches in height may encroach no more than five (5) feet.

.03 Outdoor recreational facilities.

.04 Fountains, ponds, sculptures and planters.

.05 Fences, walls and hedges that comply with Section 18.46.110 (Landscaping and Screening).

.06 Paved walkways, benches and plazas.

.07 Vehicular accessways.

.030 Parking, loading or unloading of privately owned and operated automobiles and other vehicles shall be prohibited in all required setbacks.

.040 Required vehicle sight distances shall be maintained. No landscaping or other elements such as signs or fences exceeding twenty four (24) inches in height shall be permitted within the line-of-sight triangle described in Section 18.44.080 (Freestanding and Monument Signs – General) of Chapter 18.44 (Signs) and as shown on Engineering Standard Plan No. 115 (Pertaining to Commercial Drive Approaches) unless otherwise approved by the City Traffic and Transportation Manager.

.050 Modifications. The setbacks prescribed in this section may be modified in connection with a conditional use permit as set forth in Chapter 18.66 (Conditional Use Permit), provided that minimum landscape requirements are met.

18.20.100 STRUCTURAL LOCATION AND BUILDING ORIENTATION.

All buildings shall have the following orientation to the street:

.010 All buildings shall be aligned either parallel or at right angles to the street rights-of-way.

.020 All buildings adjacent to a public street shall maintain a continuous ‘street wall’ formed by the edge of the building for a minimum of seventy percent (70%) of the lot/parcel frontage adjacent to the street.

.030 Parking lots and structures shall not be located directly adjacent to a public street but shall be placed internal to the block in a location screened from view of the public right-of-way or subterranean to the building.

.040 Parking Structures. Parking structures shall be screened from view of the public right-of-way.

18.20.110 PUBLIC PARKS, RECREATIONAL-LEISURE AREAS AND LANDSCAPING

.010 Public Parks. Public parks shall be provided as follows:

.0101 Parcels eight (8.0) acres or larger shall provide and construct an on-site public park at a minimum size of forty-four (44) square feet per unit.

.01 Said park shall be bounded on at least one side by a public street with on-street parking.

.02 This requirement is in addition to the payment of park-in-lieu fees; however, the value of the parkland dedication will be credited against overall park in lieu fees paid for the project. This credit will be given for park land dedication only. No credit will be given for improvements to the park or for recreational-leisure areas as required subject to 18.20.110.020 (Recreational-Leisure Areas).

.0102 Parcels less than eight (8.0) acres in size shall pay a park-in-lieu fee.

.020 Recreational-Leisure Areas. Two hundred (200) square feet of recreational-leisure area shall be provided for each dwelling unit and may be provided by private areas, common areas, or a combination of both.

.0201 Common Recreational-Leisure Areas. All common recreational-leisure areas shall be conveniently located and readily accessible from all dwelling units located on the building site and shall be integrated with and contiguous to other common areas on the building site. The common recreational-leisure area may be composed of active or passive facilities and may incorporate any required setback areas other than setback areas adjacent to public rights-of-way, private streets and alleys and interior property lines, but shall not include or incorporate any driveways or parking areas, trash pickup or storage areas or utility areas. The common recreational-leisure area shall have a minimum dimension of ten (10) feet.

.01 Improvement of Common Recreational-Leisure Areas. All common recreational-leisure areas shall be landscaped with lawn, trees, shrubs or other plants as set forth in Chapter 18.46 (Landscaping and Screening) with the exception of reasonably required pedestrian walkways and paved recreational facilities such as swimming pools and decks and court game facilities.

(a) Fountains, ponds, waterscape, sculpture, planters, benches and decorative screen-type walls installed incidentally to the primary plants in the landscaping shall be permitted and encouraged.

(b) All required common recreational-leisure areas and other required open space areas shall be developed and professionally maintained in accordance with approved landscape and irrigation plans.

(c) Courtyards internal to a project or enclosed on at least three (3) sides shall have a minimum width of forty (40) feet and shall be landscaped with a ratio of hardscape to planting not exceeding a ratio one (1) square foot of landscape to one (1) square foot of hardscape. Pools and spas shall be excluded from this ratio.

(d) The base of a building shall be separated from adjacent common recreational-leisure area by a planter allowing a minimum thirty (30) inches planting width.

.0202 Private Recreational-Leisure Areas. In order for private patios and balconies to count toward the Recreational-Leisure Area requirement, they must comply with the following:

.01 Any private patios for ground floor units shall not be less than one hundred (100) square feet in area, with a minimum dimension of eight (8) feet.

.02 Private balconies for dwelling units located entirely above the ground floor shall not be less than seventy (70) square feet in area, with a minimum dimension of seven (7) feet. Private balconies for dwelling units located in High-Rise Towers, 8 stories or higher shall be not less than thirty-five (35) square feet in area, with a minimum dimension of five (5) feet.

.030 Landscaping. Landscaping, including fences, walls and hedges, shall be permitted and/or required subject to the conditions and limitations set forth herein and in Chapter 18.46 (Landscaping and Screening) except that the minimum plant size for a Date Palm, which shall be 30-foot brown trunk height and a Mexican Fan Palm, which shall be 20-foot brown trunk height.

18.20.120 PARKING, LOADING, AND VEHICULAR ACCESS

.010 Number of Parking Spaces.

.0101 Number of Spaces for Residential Uses. The following minimum parking requirements shall be used in determining parking need:

Table 20-I MINIMUM PARKING REQUIREMENTS: THE PLATINUM TRIANGLE MIXED USE (PTMU) OVERLAY ZONE	
Total Number of Bedrooms	Minimum Number of Parking Spaces Per Unit
1 bedroom	1.5 spaces
2 bedroom	2.0 spaces
3 bedroom	2.5 spaces
4 bedroom	3.5 spaces

.0102 Number of Spaces for Non-Residential Uses. The number of parking spaces for non-residential uses shall be determined by the type of use (use class) specified in Table 42-A (Non-Residential Parking Requirements) of Chapter 18.42 (Parking and Loading).

.0103 Number of Spaces for Mixed-Use Projects. Due to variations in parking demand and the needs of each project, vehicle parking requirements, the demand for drop-off and pick-up locations and the design of the parking areas, including ingress and egress, shall be determined as part of the final site plan review process by the City Traffic and Transportation Manager based upon information contained in a parking demand study prepared by an independent traffic engineer, as approved by the City Traffic and Transportation Manager. The parking demand study shall be prepared at the property owner/developer’s expense and provided as part of the final site plan application.

.0104 On-Street Parking. Parking located on a private or public street directly in front of a use may be considered for parking credit, providing a parking management plan is approved by the City Engineer, which adequately addresses how parking will be limited to the use that it is intended to serve.

.0105 Tandem Parking. Tandem Parking may be permitted in conjunction with subterranean parking and tuck-under buildings, where both spaces are assigned to the same designated dwelling unit.

.0106 Valet Parking. Valet parking may be permitted in conjunction with subterranean parking, provided valet services are provided for and managed by an on-site management company or homeowner's association.

.0107 Drop-off and Pick-up Locations. Drop-off and pick-up locations shall be incorporated into the design of parking areas and the number, location and design shall be approved by the City Engineer.

.020 Designation of Parking for Residential and Non-Residential Uses. Parking spaces specifically designated for non-residential and residential uses shall be marked by the use of posting, pavement markings, and/or physical separation. Parking design shall incorporate separate entrances and exits, or a designated lane, for residents, so that residents are not waiting in line behind non-residential drivers.

.030 Vehicle Access. All vehicle access shall be designed and improved in accordance with the requirements of the City Engineer.

.0301 Primary Vehicle Access. Parcels located adjacent to Connector Streets shall have their primary vehicle access off of said streets.

.0302 Minimum Distance Between Driveways of Arterials. The minimum distance between adjacent driveways on the same site or adjacent properties located along arterials shall be not less than three hundred and fifty (350) feet except as otherwise approved by the City Engineer.

.0303 Vehicular Access from Katella Avenue. When two or more parcels or lots located adjacent to Katella Avenue are considered as a single, integrated development, additional driveways may be permitted subject to the Standard Driveway Detail requirements of the Public Works Department.

.0304 Driveway Width Dimensions. Driveways shall be a minimum of twenty-four (24) feet wide, and a maximum of thirty-five (35) feet wide, in order to enhance the pedestrian experience. Wider widths may be allowed if pedestrian circulation is not significantly compromised, subject to the approval of the City's Traffic and Transportation Manager based on sound engineering practices.

.040 Streets. As provided in The Platinum Triangle Master Land Use Plan, Connector Streets and a "Market Street" will be required within the PTMU Overlay Zone. The location of these streets shall be in conformance with The Platinum Triangle Master Land Use Plan and shall be approved by the City Engineer based on an access and alignment study. Additional Connector Streets may be required by the City Engineer based on projected traffic volumes as determined by a traffic study.

.0401 The streets shall be designed to comply with the cross sections in The Platinum Triangle Master Land Use Plan provided that the final width, including supplemental

turn lanes if required, shall be determined based on anticipated traffic volumes analyzed as part of a project specific traffic impact study to be reviewed and approved by the City Engineer.

.0402 Traffic calming and special street design features such as enhanced paving and parkway tapers at intersections are permitted and encouraged, subject to the approval of the City Engineer.

.050 Loading Areas. Off-street loading spaces shall be provided as follows:

.0501 Non residential uses off-street loading requirements shall comply with requirements of Section 18.42.100 (Loading Requirements).

.0502 Residential uses.

.01 Residential uses shall have one (1) off-street loading space or moving plaza for every one hundred and fifty (150) units.

.02 Loading spaces or moving plazas shall be located near entries and/or elevators.

.03 Loading spaces or moving plazas shall be incorporated into the design of vehicular access areas.

.04 Decorative paving, removable bollards and potted plants are permitted and encouraged to enhance loading spaces or moving plazas.

.05 Loading spaces or moving plazas may be located on a local or Connector Street with the approval of the City Traffic and Transportation Manager. The adjacent parkway and setback landscape treatment shall be designed to allow for loading and unloading.

18.20.130 REFUSE STORAGE AND RECYCLING FACILITIES AND PRIVATE STORAGE AREAS

.010 Refuse Storage and Recycling Facilities. Refuse storage areas and recycling facilities shall conform to the standards set forth in the document entitled “Refuse Container Enclosure for Multiple-Family Residential, Commercial, and Industrial Use” (Form 139) on file with the City of Anaheim or as otherwise approved by the Director of Public Works, with the additional requirement that the refuse storage facilities for residential and non-residential users shall be maintained as separate facilities and shall not allow commingling of the separate facilities. The storage areas shall be screened from adjacent public or private rights-of-way, or railroads.

.020 Private Storage Areas. General storage cabinets with a minimum size of one hundred (100) cubic feet capacity shall be required for each dwelling unit. Provision of said storage areas shall be in addition to the minimum floor area of the unit. Storage areas may be located inside the dwelling unit, adjacent to the dwelling unit’s balcony or patio or in close proximity to the dwelling unit.

18.20.140 DESIGN STANDARDS.

.010 The design of buildings within The Platinum Triangle shall be of the highest quality in massing, design details and amenities.

.020 Amenities. High quality recreational and service amenities to serve the tenants of the residential complexes shall be provided. Such amenities may include, but are not limited to, private health clubs or fitness centers, meeting rooms, recreational rooms, pools, spas, dry cleaning collection and distribution, computer facilities, barbecues, decks, court game facilities, and community fireplaces.

.030 Integrated Design. The design of buildings, signs, landscaping and other structures or elements shall feature a unified and integrated theme.

.040 Architectural Massing.

.0401 Regardless of style, a building shall not have a continuous roof or parapet line exceeding one hundred twenty (120) feet in length without vertical breaks that cause a change in height of at least six (6) feet.

.0402 When a building exceeds two hundred forty (240) feet in length, building height shall step down in at least one location at least one (1) floor for a minimum length of twenty-four (24) feet.

.0403. The wall plane of a building façade shall not extend longer than eighty (80) feet without a break in the plane no less than three (3) feet in depth.

.050 Facades.

.0501 Street wall facades shall be architecturally enhanced through the use of arcades, colonnades, recessed entrances, window details, bays, variation in building materials, and other details such as cornices and contrasting colors. Total blank wall areas (without windows or entrances) are prohibited. In addition to architectural massing requirements, building facades shall be articulated through the use of separated wall surfaces, contrasting colors and materials, variations in building setbacks, and attractive window fenestrations.

.0502 Street wall facades shall be integrated with public plazas, mini parks, outdoor dining, and other pedestrian-oriented amenities.

.0503 Buildings at corners of any street intersection not identified as requiring landmark architecture in The Platinum Triangle Master Land Use Plan, shall receive special treatment to enhance the pedestrian experience and create visual interest and focal points at the entryways such as but not limited to, building cut-offs and corner entrances with additional architectural detail.

.0504 Tops of building facades shall be visually terminated through the use of cornices, stepped parapets, hip and mansard roofs, stepped terraces, domes and other forms of multifaceted building tops.

.060 Architectural Detail.

.0601 Buildings on corners must address both streets with an equal level of architectural detail.

.0602 Projecting features to create visual interest and distinction between units, such as balconies, porches, bays, and dormer windows, are required. Trim detail on rooflines, porches, windows and doors on street-facing elevations are required.

.0603 When trim is used, a minimum of one-inch by four-inch (1" x 4") trim is required.

.0604 With stucco walls, a minimum one-inch (1") deep raised relief around the window is required.

.0605 With brick, a minimum two-inch (2") wide brickmold is required around windows.

.0606 Corner boards (the board which siding is fitted at the corner of a frame structure) are required with wood or simulated wood sidings.

.0607 Dormers must be authentic and either be habitable or provide attic ventilation and have a symmetrical gable, hip, shed or curved form.

.0608 Windows shall have clear glazing, (panes or sheets of glass) or lightly tinted glazing e.g., low emissivity, solar, or spandrel glazing (opaque glass for concealing structural elements). Other types of mirror glazing (including tinted or opaque glass) are not permitted.

.0609 Windows shall be recessed (not flush with the wall plane) to create shadow lines and to impart a three-dimensional design feature.

.0610 All first floor exterior doors shall be hinged. Sliding glass doors are permitted only above the first floor and on rear or interior side yard elevations not visible from public rights-of-way or adjacent properties.

.0611 Primary wall materials used on the front façade must be repeated on the rear and side elevations.

.0612 The lower thirty percent (30 %) portion of balcony rails shall be finished with a permanent, solid, building material that matches or is otherwise compatible with the building.

.0612 Balconies shall provide penetrations in the building mass at least three (3) feet and create shadow and expose extended wall thickness.

.070 Roof Treatments.

.0701 Roofs shall be of a monochromic color and all penetrations and appurtenances shall be painted to match or be compatible with the roof color so that their visibility is minimized.

.0702 Rooftop mechanical equipment shall be mounted behind major rooftop elements such as stair or elevator penthouses, parapets, or architectural projections so that the equipment is not visible from the adjacent public rights-of-way or adjacent property at grade level.

.080 Parking Treatments.

.0801 Parking structures shall be screened from view and shall include architectural detailing, façade treatment, artwork, landscaping, or similar visual features to enhance the street façade.

.0802 The portions of any parking structure facing the street, excluding vehicular access areas, shall be "lined" with residential, live/work or other usable space to clad the face of the structure so that it is not visible from the adjacent street.

.0803 Subterranean parking structures can extend above grade up to two feet six inches (2'6") without requiring cladding treatment as required above.

.0804 Parking structures shall include a squeal-free floor treatment.

.090 Service Areas. Service areas and mechanical/electrical/ backflow prevention equipment shall be located and screened to reduce their visibility from public and communal

gathering areas; methods of screening that are compatible with the project's architecture shall be utilized.

.100 Landmark Architecture. Building architecture on key intersection corners as shown on The Platinum Triangle Master Land Use Plan requires special treatment. This treatment shall consist of the following:

.1001 Tower element that demonstrates distinctive architectural features on the façade by providing both greater height and off-set from the building wall plane.

.1002 Enhanced pedestrian entry on the corner defined as including at least three (3) of the following characteristics:

.01 Oriented on a diagonal to the corner.

.02 Setback at least three (3) feet behind the building façade.

.03 Two (2) story entrance height and twenty (20) foot entrance width.

.04 Canopy, overhang or other architectural covering over the building entry.

.05 Other architectural element of a size and scale easily visible from at least one block away and customized for that specific corner location.

.06 Decorative landscaping, hardscape, planters and/or fountains.

.110 Building Treatment Adjacent to Streets. Consistent with the goal of creating walkable and safe neighborhoods, the ground floor of a building and the space between the building and street requires "pedestrian friendly" design treatments.

.1101 Commercial Ground Floor Treatment. When the ground floor is intended for retail or other commercial use in a vertically mixed use building, the ground floor elevation exposed to the street shall provide:

.01 Primary pedestrian access directly from the adjacent public street frontage.

.02 A maximum eighteen (18) inch deep area, measured out from the face of the building, within which a commercial tenant may customize store front design.

.03 A pedestrian signage area at least twenty-four (24) inches in height integrated into the front ground floor elevation of the building.

.04 An average of fourteen (14) foot floor to ceiling height on the retail ground floor.

.05 Projecting signs.

.06 Approximately twice the amount of window area on the ground floor compared to other floors.

.07 At least one (1) of the following devices shall be used to visually differentiate the retail from other levels:

(a) Minimum two (2) foot setback between the ground and upper floors, up to six (6) feet setback is allowed;

(b) Use of overhangs, awnings or trellis work for at least sixty percent (60%) of the frontage.

.1102 Arterial Streets – Residential Ground Floor. When residential ground floor use is adjacent to an arterial street, the ground floor shall be designed to provide the following:

.01 At least one (1) residential entry into a communal lobby or courtyard per block.

.02 Dwelling unit patios shall be located at least eighteen (18) inches above the sidewalk grade.

.1103 Connector Streets – Residential Ground Floor. When residential ground floor use is adjacent to a Connector Street, regardless of the number of floors, the ground floor shall be designed to provide the following:

.01 Communal or individual dwelling unit entries accessible from the adjacent street and/or individual dwelling unit walkway connections to the adjacent street sidewalk.

.02 Residential entry stoops, patios or communal entries shall be at least eighteen (18) inches above the sidewalk grade for a minimum of fifty percent (50%) of the entries along connector streets.

.120 Pedestrian Circulation. On-site pedestrian circulation shall be continuous and connect various on site uses and, where feasible, connect to off-site transit stops.

18.20.150 SIGNS.

.010 Coordinated Program. A coordinated sign program is required and shall address the following:

.0101 Signs shall complement the architecture of the building and provide a unifying element along the streetscape.

.0102 The size, scale, and style of signs shall be internally consistent and consistent with the scale of the buildings which they are a part.

.0103 Wall signs shall be placed between the ground floor doorways and the upper facades and shall be located at approximately the same height to create a unifying, horizontal pattern.

.020 Applicability of other Regulations. The provisions in Chapter 18.44 (Signs), shall apply to projects within the PTMU Overlay Zone except as provided below:

.0201 Awning signs and projecting signs are permitted for buildings with ground floor commercial uses.

.0202 Thematic elements or three-dimensional object or non-habitable structure such as a gateway, tower, sculpture, spire and similar architectural features to entertain pedestrians are permitted.

18.20.160 COMPATIBILITY STANDARDS.

The following standards are intended to ensure the compatibility of uses in a mixed-use project.

.010 Security. Residential units shall be designed to ensure the security of residents through the provision of secured entrances and exits that are separate from the non-residential uses and are directly accessible to parking areas. Non-residential and residential uses shall not

have common entrance hallways or common balconies. These separations shall be shown on the development plan and the separations shall be permanently maintained.

.020 **Restriction on Activities.** Commercial uses shall be designed and operated, and hours of operation limited, so that neighboring residents are not exposed to offensive noise, especially from traffic, trash collection, routine deliveries or late night activity. No use shall produce continual loading or unloading of heavy trucks at the site between the hours of 8 p.m. and 6 a.m.

.040 **Vibrations and Odors.** No use, activity or process shall produce continual vibrations or noxious odors that are perceptible without instruments by the average person at the property lines of the site or within the interior of residential units on the site.

.050 **Lighting.** Outdoor lighting associated with commercial uses shall not adversely impact surrounding residential uses, but shall provide sufficient illumination for access and security purposes. Such lighting shall not blink, flash, or oscillate.

.060 **Windows.** Residential windows shall not directly face loading areas and docks. To the extent windows of residential units face each other, the windows shall be offset to maximize privacy.

18.20.165 GATEWAY DISTRICT SUB-AREA B STANDARDS

Multiple-Family development in the Gateway District Sub-Area B shall be subject to the approval of Conditional Use Permit No. 2003-04763, as may be amended from time to time, as set forth in Table 20-A (Primary Uses: The Platinum Triangle Mixed Use (PTMU) Overlay Zone) and shall comply with all of the provisions of Chapter 18.20 (The Platinum Triangle Mixed Use (PTMU) Overlay Zone) except as set forth in Section 1.20.170 (Implementation) of as set forth below:

.010 The required setbacks prescribed in Section 18.20.090 (Structural Setbacks) shall be applicable except as set forth below:

.01 No minimum setback area is required adjacent to the interior southerly property line abutting the city boundary adjacent to the City of Orange.

.02 Where an on-site driveway is provided between two (2) buildings, no minimum landscaped area is required; however, building walls shall be planted with clinging vines.

.020 The required public park provision and construction requirements prescribed in subsection 18.20.110.010 (Public Parks) shall not be applicable to development in Sub-Area B; however, payment of park-in-lieu fees is required.

.030 The standards prescribed in subsection 18.20.140.040 (Architectural Massing), paragraph .0403, shall not be applicable.

.040 The standards prescribed in subsection 18.20.140.060 (Architectural Detail), paragraph .0610, shall not be applicable.

.050 The standards prescribed in paragraph 18.20.140.110.1102 (Arterial Streets – Residential Ground Floor) shall not be applicable. (Ord. 5968 § 3; May 10, 2005.)

18.20.170 IMPLEMENTATION.

An approved Final Site Plan and a Development Agreement between the property owner and the City of Anaheim are required for all development under the PTMU Overlay Zone in the Katella, Gene Autry and Gateway Districts except as exempt under subsection 18.20.170.020.0201 (Development Agreement Exemptions). Development within the Stadium and Arena Districts shall be subject to the requirements of the underlying PR (Public Recreation) or T (Transitional) Zones.

.010 Final Site Plan Review. A Final Site Plan Application for development in the Katella, Gene Autry and Gateway Districts shall be submitted to the Planning Department for review and approval by the Planning Director as to conformance with the provisions of the PTMU Overlay Zone and The Platinum Triangle Master Land Use Plan. Said application shall include, but not be limited to, Site Plans, Floor Plans, Elevations, Landscape Plans, Sign Plans and any other such information as determined by the Planning Director. The approved Final Site Plan shall be attached as an exhibit to the Development Agreement as required pursuant to subsection 18.20.170.020 (Development Agreement) and submitted to Planning Commission and City Council for review at a noticed Public Hearing.

.0101 Master Site Plan. For projects over twelve (12) acres, an approved master site plan may be attached to a development agreement in lieu of an approved final site plan. If a master site plan is attached to the Development Agreement, final site plans shall be subject to review and approval by the Planning Commission at a noticed hearing and conditions of approval may be imposed by the Planning Commission to ensure conformance with the provisions of the PTMU Overlay Zone and The Platinum Triangle Master Land Use Plan prior to issuance of building permits. Within a Master Site Plan Area, individual tract or parcel map densities may exceed the general plan maximum of 100 dwelling units per gross acre provided the overall density for the Master Site Plan Area does not exceed the general plan maximum. A master site plan shall include any such information as determined by the Planning Director.

.0102 Variances. A final site plan or master site plan which includes a request for a Variance shall have an application for said Variance processed concurrently with the development agreement.

.0103 Conditional Use Permit. A final site plan or master site plan which includes a request for a conditional use permit shall have an application for said conditional use permit processed concurrently with the Development Agreement.

.020 .020 Development Agreement. A development agreement shall be processed for all development under the PTMU Overlay in the Katella, Gene Autry and Gateway Districts, except as otherwise exempt under subsection 18.20.170.020, paragraphs .0201 and .0202 (Development Agreement Exemptions) per Resolution No. 82R-565 (Procedures Resolution) adopted by the City pursuant to Section 65865 of the Development Agreement Statute. The form of the development agreement shall be as approved per City Council Resolution No. 2004-179 on file in the Office of the City Clerk except as indicated under subsection 18.20.170.020.0203 (Development Agreements in conjunction with a Master Site Plan). A final site plan or master site plan found to be in accordance with the PTMU Overlay Zone and The Platinum Triangle Master Land Use Plan shall be attached as an exhibit to said development agreement.

.0201 Development Agreement Exemptions – Following construction and commencement of operation of a project that has been implemented pursuant to an approved development agreement, the following projects or improvements do not require a development

agreement; however, plans for said projects or improvements shall be submitted to the Planning Department for review and approval for consistency with all applicable provisions of the PTMU Overlay Zone and The Platinum Triangle Master Land Use Plan prior to the issuance of building, landscape or sign permits.

.01 Interior building alterations, modifications or improvements which do not result in an increase in the gross square footage of the building.

.02 Minor building additions or improvements interior to or at the rear of a building or development complex which are not visible from the public right-of-way; do not exceed five percent (5%) of the building's gross square footage or one thousand (1,000) square feet, whichever is lesser; are in substantial conformance with the building envelope; and are in conformance with the Design Plan and the Zoning and Development Standards set forth in this chapter.

.03 Exterior façade improvements which do not add to the gross square footage of a building or development complex, are not visible from the public right-of-way, and are in substantial conformance with the PTMU Overlay Zone and The Platinum Triangle Master Land Use Plan.

.04 Signage, including wall signs and on-site directional/informational signs and which signs are in conformance with the PTMU Overlay Zone and The Platinum Triangle Master Land Use Plan.

.05 Landscape/hardscape improvements or modifications which are not in connection with building modifications and are in conformance with the PTMU Overlay Zone and The Platinum Triangle Master Land Use Plan.

.06 Conditionally permitted uses that will not increase the square footage or parking demand of the existing development as determined by the Planning Director and City Engineer.

.0202 Multiple-Family development in the Gateway District Sub-Area B, as authorized by approved Conditional Use Permit No. 2003-04763, shall be exempt from the requirement for the property owner to enter into a Development Agreement with the City of Anaheim.

.0203 Development Agreements in conjunction with a Master Site Plan. The form of a development agreement used in conjunction with a master site plan shall be as approved per City Council Resolution No. 2004-179 on file in the Office of the City Clerk with the exception that the term "final site plan" shall be replaced with "master site plan" and that time extensions may be requested provided that project milestones are met as indicated in the development agreement.

.030 Environmental Review. Development agreement review by the Planning Commission shall include an environmental determination for the proposed project as depicted in the final site plan or master site plan.

Ord. 596 8 1; May 10, 2005