



CHAPTER 13.10 ZONING REGULATIONS

PART III. DISTRICTS

ARTICLE II. RESIDENTIAL DISTRICTS

Changes to SCCC 13.10.321 – 326 include modifications to follow the form and language of other zone districts, as well as substantive changes to allowed uses and development standards for the purpose of aligning with new General Plan policies as well as streamlining and modernizing the code. New zone district RF (Residential Flex) is added to provide an option for higher-intensity residential projects in urban areas, near transit and services.

13.10.321 Purposes of residential districts.

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13.10.324 ~~Design and operating criteria for congregate senior housing.~~

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13.10.326 Other standards and conditions for residential districts.

SCCC 13.10.321 has been updated to add the key purpose of meeting the housing needs of the community, and to remove the purpose of ensuring solar access, since this is accounted for in state law at this time. A specific purpose has been added for the RF (Residential Flex) zone district, which will be the County’s highest density residential district and will be appropriate in urban areas with sufficient services to support this housing density.

13.10.321 Purposes of residential districts.

(A) General Purposes. In addition to the general objectives of this chapter (SCCC 13.10.120) the residential districts are included in the zoning ordinance in order to achieve the following purposes:





- (1) To provide areas of residential use in locations and at densities consistent with the County General Plan.
 - (2) To preserve areas for primarily residential uses in locations protected from the incompatible effects of nonresidential land uses.
 - (3) To establish a variety of residential land use categories and dwelling unit densities which provide a choice of diversified housing opportunities to meet the housing needs of the community consistent with public health and safety.
 - (4) To achieve patterns of residential settlement that are compatible with the physical limitations of the land and the natural resources of the County and that do not impair the natural environment.
 - (5) To ensure adequate light, air, privacy, ~~solar access~~, and open space for each dwelling unit.
 - (6) To maximize efficient energy use and energy conservation in residential districts, and to encourage the use of locally available renewable energy resources.
 - (7) To provide adequate space for off-street parking of automobiles.
 - (8) To provide areas of residential use consistent with the capacity of public services, the urban services line and rural services line and the reserve capacity policy of the Local Coastal Program Land Use Plan for tourist services. To minimize traffic congestion and avoid the overloading of utilities by preventing the construction of buildings of excessive size in relation to the land around them.
 - (9) To protect residential properties from nuisances, such as noise, vibration, illumination, glare, heat, unsightliness, odors, dust, dirt, smoke, traffic congestion, and hazards such as fire, explosion, or noxious fumes.
- (B) Specific RA Residential Agricultural District Purposes. To provide areas of residential use where development is limited to a range of non-urban densities of single-family dwellings in areas outside the urban services line and rural services line; on lands suitable for development with adequate water, septic system suitability, vehicular access, and fire protection; with adequate protection of natural resources; with adequate protection from natural hazards; and where small-scale commercial agriculture, such as animal-keeping, truck farming and specialty crops, can take place in conjunction with the primary use of the property as residential.
- (C) Specific RR Rural Residential District Purposes. To provide areas of residential use where development is limited to a range of non-urban densities of single-family dwellings in areas having services similar to RA areas, but which are residential in character rather than agricultural due to the pattern of development and use in the area and/or the presence of constraints which would preclude the use of the property for agriculture.



- (D) Specific R-1 Single-Family Residential District Purposes. To provide for areas of predominantly single-family residential development in areas which are currently developed to an urban density or which are inside the urban services line or rural services line and have a full range of urban services, or are planned for a full range of urban services.
- (E) Specific RB Single-Family Ocean Beach Residential District Purposes. To accommodate single-family dwellings on existing lots of record in the vicinity of the cliffs and the ocean beach; where lots abut on and obtain access from a street which is generally parallel to both the beach and the cliff, and which has an elevation of not more than 20 feet above sea level; and where either the seaward right-of-way line of the street or the seaward boundary line of the lots on the ocean side of the street abut open beachlands which are unobstructed to the mean high tide line.
- (F) Specific RM Multifamily Residential District Purposes. To provide for areas of residential uses with a variety of types of dwellings in areas which are currently developed to an urban density or which are inside the urban services line or rural services line and have a full range of urban services.
- (G) Specific RF Residential Flexible District Purposes. To accommodate a greater intensity of residences along and near public transportation corridors within the County's urban services line, creating opportunities for infill housing available to residents at various income levels and household sizes, including workers, students, singles and seniors, specifically by encouraging compact attached housing units. Parcels within the RF Zone District shall be located in areas with a full range of urban services and in close proximity to commercial services, schools/colleges, major employment centers, and/or Multimodal Corridors as mapped in the Santa Cruz County General Plan/Local Land Use Plan. Ground-floor commercial uses may be appropriate in the RF district if compatible with adjacent land uses.



The Residential Uses Chart and code text has been updated to reference the new permit processing as identified in SCCC 18.10. Language regarding principally permitted uses in the coastal zone was removed as this language has been consolidated into one section in SCCC 13.20.121. Reference to timber harvesting was removed; since this use is not in the Residential Uses Chart, it is not allowed in these zone districts. Use conditions have been added, consistent with other zone district code sections.

The residential uses chart has been reorganized with use categories similar to other zone district code sections. Allowed uses in the residential districts include the following substantive changes: RF District uses have been added consistent with purpose of this zone district. Single-family dwelling units have been divided into separate line items for detached and attached units, aligning with Housing Element reporting requirements. The confusing terms “semi-detached” and “multifamily dwelling groups” have been removed. Single-family dwelling groups and multifamily dwelling units are allowed without use permits in the zone districts where these uses are allowed; however, that does not mean that these developments are allowed without discretionary review; site development permits are required per SCCC 13.11.037. Clarification has been provided that in some cases duplexes are allowed in single-family districts (per SB 9) and in some cases single family detached dwellings are allowed in multifamily districts (per AB 803). “Congregate senior housing” has been updated to “senior rental housing” with a CUP rather than a Level 6-7 review required. Clarification was added that JADUs must be associated with a single-family dwelling units. The line item for “manufactured home as a single-family dwelling” has been removed as manufactured homes are designed and used as single-family dwellings.

In terms of commercial uses allowed in residential units, “Child care homes” have been removed since these are included under the category of “family day care homes”; there is no longer differentiation between large and small home-based day care businesses since the passage of SB 234. For home occupations, clarification was added that in some cases a CUP is required.

In the visitor accommodations category, bed and breakfast inn capacity has been increased from 5 rooms to 12 rooms to accommodate economic feasibility of B&B businesses, per updates to SCCC 13.10.691. The line item for “lodging houses; boarding houses” has been removed as these terms are outdated. Clarification was added that conversion of existing structures to small scale visitor accommodation is allowed in R-1 and RM in addition to new small-scale visitor accommodation structures in these zone districts.



In the institutional housing category, nursing homes and convalescent care hospitals are outdated terms that have been replaced with skilled nursing facilities, residential care facilities for the elderly, continuing care retirement communities, health care facilities and group quarters. These terms are all defined in SCCC 13.10.700. The threshold for residential care homes allowed without a permit has decreased from 7 to 6 residents, reflecting state regulations.

In the recreation, events and community facilities category, conference centers have been removed as this use is more appropriate for commercial and public facilities districts. Commercial weddings and similar celebrations has been added as an allowed use, subject to new code section SCCC 13.10.615.

The animal keeping category reflects new use type nomenclature corresponding to updated code section SCCC 13.10.345. Bee-keeping is now allowed in RR in addition to RA, and is allowed without a permit for up to two hives.

In the agriculture category, small-scale commercial agriculture is now allowed in RR and R-1 with a CUP, and community garden is added to family gardens as an allowed use without a use permit in any residential zone district. These changes align with General Plan policy BE-1.4.8: Urban Agriculture.

Greenhouses up to 1,000 square feet are now allowed without a permit in any residential district (currently the threshold is 500 square feet). Clarification is provided that greenhouses are subject to the development standards in SCCC 13.10.323(B), not 13.10.611 which applies to accessory structures. Wineries are divided into small and medium scale production, subject to updated code section SCCC 13.10.637.

The non-retail commercial cannabis use section was streamlined but substantive changes were not made.

In the infrastructure and utilities category, the “radio and TV transmission towers” line item has been removed, as this is a type of utility facility. The “community energy systems” line item has also been removed, with the more modern and specific terms of “energy cogeneration” and “microgrids” (a type of utility facility) used instead. These terms are defined in SCCC 13.10.700. Use permits required for wireless communication facilities have been updated to clarify that in some cases, this use is allowed by right per state law.

Parking, storage tanks, swimming pools and signage are not included in the use chart because these are site improvements and would require site development permits as detailed in SCCC 13.11.037. Reference to signage is provided in the general use conditions following the use chart.



13.10.322 Uses in residential districts. Residential uses

(A) Principal Permitted Uses.

(1) ~~In the Coastal Zone, the principal permitted uses in the residential districts shall be as follows:~~

~~RA single-family residential and agricultural (rural);~~

~~RR single-family residential (rural);~~

~~R-1 single-family residential (urban, rural);~~

~~RB single-family residential (oceanfront, urban);~~

~~RM multiple-family residential (urban) including appurtenant accessory uses and structures.~~

(2) ~~Principal permitted uses are all denoted uses requiring a Level IV or lower approval or as otherwise denoted with the letter P in the footnotes to the residential uses chart in subsection (B) of this section. In the Coastal Zone, actions to approve other than permitted uses are appealable to the Coastal Commission in accordance with the provisions of Chapter 13.20 SCCC relating to Coastal Zone permits, and in some cases, as provided in Chapter 13.20 SCCC, any development is appealable.~~

(BA) Allowed Uses.

(1) ~~The uses allowed in the residential districts shall be as provided in the following Residential Uses Chart. Certain disallowed uses that are preexisting on a parcel may be considered legal nonconforming uses. See SCCC 13.10.260 and 13.10.261 for regulations regarding legal nonconforming uses.~~

(B) Use permits. ~~A discretionary approval for an allowed use is known as a “use permit approval” and is given as part of a development permit for a particular use. Certain allowed uses are permitted by right and other allowed uses require a use permit as indicated in the Residential Uses Chart. The type of permit processing review, or “approval level,” required for each use in each of the industrial zone districts is indicated in the chart. The processing procedures and findings for development use permits and for the various approval levels are detailed in Chapter SCCC 18.10 SCCG, Discretionary Permit and Approval Procedures.~~

(2) ~~Timber harvesting and associated operations, requiring approval of a timber harvesting plan by the California Department of Forestry, are not allowed uses in the Public and Community Facility Zone District.~~

(C) Other discretionary permits. Physical site development may require a site development permit pursuant to SCCC 13.11.035, a Coastal Development Permit pursuant to SCCC 13.20.050, or other discretionary review.



(D) Residential Uses Chart. Allowed uses and permit requirements for residential zone districts are identified in the following chart. Uses that are not specifically identified in the chart but are determined by the Planning Director to be of the same general character as an identified use, may be permitted subject to the same permit requirements as the identified use.

Table 13.10.322-1: Residential Uses Chart

KEY:

P Permitted by right: Use is allowed without a use permit

ZC Zoning Clearance: Ministerial review for conformance with Zoning Ordinance, no use permit required

MUP Minor Use Permit: Discretionary permit, no public notice

AUP Administrative Use Permit: Discretionary permit with public notice

CUP Conditional Use Permit: Discretionary permit with public notice and a public hearing. Hearing is before the Zoning Administrator except where the Planning Commission (PC) is specified.

^A Use must be ancillary or complementary to another allowed use. A primary allowed use must first be in place or must be proposed concurrently on a site to allow an ancillary or complimentary use.

NA Use not allowed in this zone district.

LAND USE	PERMIT REQUIRED BY ZONE						REFERENCES AND NOTES
	RA/SU	RR	R-1	RB	RM	RF	
Housing - Residential Units							
<u>Dwelling unit, single-family detached</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>NA*</u>	<u>NA*</u>	*Exception per 13.10.324(F) (AB 803)
<u>Dwelling unit, single-family attached</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	CUP for units >5,000 sf per 13.10.324(C)
<u>Dwelling units, single-family dwelling groups</u>	<u>ZC</u>	<u>ZC</u>	<u>ZC</u>	<u>ZC</u>	<u>NA</u>	<u>NA</u>	13.10.700-D
<u>Dwelling units, multifamily</u>	<u>NA*</u>	<u>NA*</u>	<u>NA*</u>	<u>NA*</u>	<u>P</u>	<u>P</u>	*Exception for duplexes where allowed per CA Gov Code 65852.1 (SB 9) 13.10.700-D
<u>Senior rental housing</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>CUP</u>	<u>CUP</u>	13.10.700-S
<u>Foster home: 7 or fewer children</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	13.10.700-F
<u>Foster home: 8 or more children</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	13.10.700-F
<u>Mobile home park</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>CUP</u>	<u>NA</u>	13.10.684
<u>Permanent Room Housing</u>	<u>CUP-PC</u>	<u>CUP-PC</u>	<u>CUP-PC</u>	<u>NA</u>	<u>CUP-PC</u>	<u>NA</u>	13.10.425-428
<u>Accessory Dwelling Unit (ADU)</u>	<u>P^A</u>	<u>P^A</u>	<u>P^A</u>	<u>P^A</u>	<u>P^A</u>	<u>P^A</u>	13.10.681
<u>Junior ADU</u>	<u>P^A</u>	<u>P^A</u>	<u>P^A</u>	<u>P^A</u>	<u>P^A</u>	<u>NA</u>	JADU must be associated with a single-family dwelling unit. 13.10.681



LAND USE	PERMIT REQUIRED BY ZONE						REFERENCES AND NOTES
	RA/SU	RR	R-1	RB	RM	RF	
<u>Residential accessory structure, habitable and non-habitable</u>	<u>P*</u>	<u>P*</u>	<u>P*</u>	<u>P*</u>	<u>P*</u>	<u>P*</u>	<u>*See 13.10.611 for when a discretionary permit is required</u>
<u>Housing - Institutional and Care Facilities</u>							
<u>Residential care home (six or fewer residents)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Residential care homes are considered a residential use if less than 7 residents. Larger facilities are commercial. 13.10.700-R</u>
<u>Residential care home, (seven or more residents)</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>Skilled nursing facility, residential care facility for the elderly, continuing care retirement community with less than 100 occupants, group quarters</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>NA</u>	<u>CUP</u>	<u>CUP</u>	<u>These are all considered non-residential uses. 13.10.700-C,-G,-R,-S</u>
<u>Continuing care retirement community with over 100 occupants</u>	<u>CUP-PC</u>	<u>CUP-PC</u>	<u>CUP-PC</u>	<u>NA</u>	<u>CUP-PC</u>	<u>CUP-PC</u>	
<u>Residential Units – Commercial Uses (ancillary to residential use)</u>							
<u>Tract offices</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>Family day care home</u>	<u>P^A</u>	<u>P^A</u>	<u>P^A</u>	<u>P^A</u>	<u>P^A</u>	<u>P^A</u>	<u>Serving up to 14 children (see SCCC 13.10.700-D). Subject to SCCC 13.10.613</u>
<u>Home occupations</u>	<u>P^A/CUP^A</u>	<u>P^A/CUP^A</u>	<u>P^A/CUP^A</u>	<u>P^A/CUP^A</u>	<u>P^A/CUP^A</u>	<u>P^A/CUP^A</u>	<u>See 13.10.613 to determine when a CUP is required.</u>
<u>Hosted rentals</u>	<u>ZC^A</u>	<u>ZC^A</u>	<u>ZC^A</u>	<u>ZC^A</u>	<u>ZC^A</u>	<u>ZC^A</u>	<u>Hosted rental permit required per 13.10.690</u>
<u>Vacation rentals</u>	<u>AUP^A/CUP^A</u>	<u>AUP^A/CUP^A</u>	<u>AUP^A/CUP^A</u>	<u>AUP^A/CUP^A</u>	<u>AUP^A/CUP^A</u>	<u>AUP^A/CUP^A</u>	<u>MUP for new rentals with <3 bedrooms. AUP for renewals. CUP for new rentals with >3 bedrooms. Vacation rental permit required per 13.10.694</u>
<u>Visitor Accommodations</u>							
<u>Bed and breakfast inns, 12 or fewer rooms</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>NA</u>	<u>CUP</u>	<u>NA</u>	<u>13.10.689, 13.10.691</u>
<u>Commercial visitor accommodations, small scale, coastal special community</u>							<u>13.20</u> <u>13.10.689</u> <u>13.10.692</u>
<u>New construction</u>	<u>NA</u>	<u>NA</u>	<u>CUP</u>	<u>NA</u>	<u>CUP</u>	<u>NA</u>	
<u>Conversion of existing structure</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>NA</u>	<u>CUP</u>	<u>NA</u>	



LAND USE	PERMIT REQUIRED BY ZONE						REFERENCES AND NOTES
	RA/SU	RR	R-1	RB	RM	RF	
Organized camps	CUP-PC	CUP-PC	CUP-PC	NA	CUP-PC	NA	13.10.689
Commercial Uses							
Active commercial uses (businesses open to the general public)							Active commercial uses allowed on the ground floor only. Uses may include the following commercial use categories per SCCC 13.10.332(D): eating and drinking; entertainment, fitness and recreation; and neighborhood/community sales and services.
≤ 10,000 sf	NA	NA	NA	NA	NA	CUP	
> 10,000 sf	NA	NA	NA	NA	NA	CUP-PC	
Recreation, Events and Community Facilities							
Clubs, lodges, private meeting halls and recreational facilities such as golf courses, tennis clubs							In the RF district, must be ancillary to residential use.
≤ 10,000 sf	CUP	CUP	CUP	NA	CUP	CUP ^A	
> 10,000 sf	CUP-PC	CUP-PC	CUP-PC	NA	CUP-PC	CUP-PC ^A	
Commercial weddings and similar celebrations	CUP	CUP	NA	NA	NA	NA	Subject to 13.10.615.
Community centers							
≤ 10,000 sf	CUP	CUP	CUP	NA	CUP	CUP	
> 10,000 sf	CUP-PC	CUP-PC	CUP-PC	NA	CUP-PC	CUP-PC	
Open space uses, non-commercial, not involving structures, such as ecological preserves, playgrounds, and unpaved sports fields	P	P	P	P	P	P	
Parks: local, public and associated facilities	CUP-PC	CUP-PC	CUP-PC	CUP-PC	CUP-PC	CUP-PC	
Public structures and facilities							
≤ 10,000 sf	CUP	CUP	CUP	CUP	CUP	CUP	
> 10,000 sf	CUP-PC	CUP-PC	CUP-PC	CUP-PC	CUP-PC	CUP-PC	
Religious facilities							
≤ 10,000 sf	CUP	CUP	CUP	NA	CUP	CUP	
> 10,000 sf	CUP-PC	CUP-PC	CUP-PC	NA	CUP-PC	CUP-PC	



LAND USE	PERMIT REQUIRED BY ZONE						REFERENCES AND NOTES
	RA/SU	RR	R-1	RB	RM	RF	
Recycling collection facilities, small	MUP ^A	MUP ^A	MUP ^A	MUP ^A	MUP ^A	MUP ^A	Must be associated with a community or public facility, subject to 13.10.658. No use permit required for reverse vending machines.
Day care centers ≤ 10,000 sf	CUP	CUP	CUP	NA	CUP	NA	13.10.700-D
> 10,000 sf	CUP-PC	CUP-PC	CUP-PC	CUP-PC	CUP-PC	NA	
Schools	CUP	CUP	CUP	NA	CUP	NA	
Animal Keeping							
Dogs and cats	P	P	P	P	P	P	Maximum 4 cats or dogs
Kennels (5 or more dogs or cats over 4 months old)	CUP	NA	NA	NA	NA	NA	13.10.646
Small animal keeping	P*	P*	P*	NA	NA	NA	*CUP required to exceed density limits specified in 13.10.645.
Large animal keeping	P*	CUP	NA	NA	NA	NA	
Public stables and riding	CUP	NA	NA	NA	NA	NA	13.10.645
Bee Keeping	P/ CUP	P/ CUP	NA	NA	NA	NA	P in RA and RR for 2 hives 13.10.645
Fish Hatcheries	CUP	CUP	CUP	NA	NA	NA	
Agriculture							
Gardening, family; community garden	P	P	P	P	P	P	13.10.700-G
Agriculture, small scale commercial	P ^A	CUP ^A	CUP ^A	NA	NA	NA	On-site retail such as Christmas tree farms allowed on RA with MUP 13.10.327
Greenhouse ≤1,000 sf	P	P	P	P	P	P	Subject to development standards in 13.10.323(C)
>1,000 sf	MUP	MUP	NA	NA	NA	NA	
Nurseries, commercial	CUP	NA	NA	NA	NA	NA	
Wineries (<1,000 gallons annual production: home occupation)	P	P	P	P	P	P	13.10.613
Wineries, small	CUP	CUP	NA	NA	NA	NA	13.10.637
Wineries, medium	CUP-PC	CUP-PC	NA	NA	NA	NA	
Commercial Cannabis Cultivation, Manufacturing, and Distribution							
<i>All uses subject to SCCC 13.10.650 (non-retail commercial cannabis) and with a license pursuant to SCCC 7.128</i>							



LAND USE	PERMIT REQUIRED BY ZONE						REFERENCES AND NOTES
	RA/SU	RR	R-1	RB	RM	RF	
<u>Indoor cultivation (including greenhouses): outside coastal zone and 1-mile buffer</u> ≤ 2,000 sf > 2,000 sf	AUP ^x	NA	NA	NA	NA	NA	Commercial cannabis cultivation not permitted within the coastal zone and 1-mile buffer. ^x : CUP for non-Class CG licensed cultivation activities. *: CUP for new structures over 2,000 sf.
<u>Greenhouse replacement, reconstruction or structural alteration</u>	AUP ^x	NA	NA	NA	NA	NA	^x : CUP for non-Class CG licensed cultivation activities.
<u>Outdoor cultivation (including hoop houses): outside coastal zone and 1-mile buffer</u>	AUP ^{x*}	NA	NA	NA	NA	NA	Commercial cannabis cultivation not permitted within the coastal zone and 1-mile buffer. ^x : CUP for non-Class CG licensed cultivation activities. *: CUP for cultivation area >500 sf.
<u>Water tank</u>	MUP ^A	NA	NA	NA	NA	NA	^A : Accessory to cannabis cultivation.
<u>Manufacturing, Class 1 or 2 (outside coastal zone and 1-mile buffer)</u>	CUP ^{A*}	NA	NA	NA	NA	NA	Class 1 or 2 manufacturing not permitted within the coastal zone and 1-mile buffer. Class 3 manufacturing not permitted anywhere in residential districts. ^A : Cannabis manufacturing uses must be ancillary to on-site commercial cannabis cultivation. *: MUP if 0 employees (not including owner), and structure <2000 sf, and cannabis is not imported from offsite.
<u>Distribution, Class 1 (outside coastal zone and 1-mile buffer)</u> < 2,000 sf ≥2,000 sf	MUP ^A CUP ^A	NA NA	NA NA	NA NA	NA NA	NA NA	Class 1 distribution not permitted within the coastal zone and 1-mile buffer. Class 2 distribution not permitted anywhere in residential districts.



LAND USE	PERMIT REQUIRED BY ZONE						REFERENCES AND NOTES
	RA/SU	RR	R-1	RB	RM	RF	
							^A : Cannabis distribution uses must be ancillary to on-site commercial cannabis cultivation.
Distribution, transport only	P	P	P	P	P	P	
Infrastructure and Utilities							
Air Strips	CUP-PC	CUP-PC	NA	NA	NA	NA	13.10.700-A
Energy Cogeneration	MUP	MUP	MUP	MUP	MUP	MUP	13.10.700-C
Utility facility	CUP	CUP	CUP	CUP	CUP	CUP	Includes private and public utilities, and microgrids (see SCCC 13.10.700-M).
Wireless Communication Facilities	ZC/CUP	ZC/CUP	ZC/CUP	ZC/CUP	ZC/CUP	ZC/CUP	Certain types of wireless facilities are permitted by right with a ZC. See 13.10.660 et seq.

1. Table indicates use permits only. Other discretionary permits may be required.

RESIDENTIAL USES CHART

KEY:

- A = Use must be ancillary and incidental to a principal permitted use on the site
- P = Principal permitted use (see subsection (A) of this section); no use approval necessary if P appears alone
- 1 = Approval Level I (administrative, no plans required)
- 2 = Approval Level II (administrative, plans required)
- 3 = Approval Level III (administrative, field visit required)
- 4 = Approval Level IV (administrative, public notice required)
- 5 = Approval Level V (public hearing by Zoning Administrator required)
- 6 = Approval Level VI (public hearing by Planning Commission required)
- 7 = Approval Level VII (public hearing by Planning Commission and Board of Supervisors required)
- = Use not allowed in this zone district
- ⊛ = Level IV for projects of less than 2,000 square feet
 Level V for projects of 2,000 to 20,000 square feet
 Level VI for projects of 20,000 square feet and larger
- BP = Building Permit Only
- BP1 = Approval Level I (administrative, no plans required)
- BP2 = Approval Level II (administrative, plans required)
- BP3 = Approval Level III (administrative, field visit required)



USE	RA	RR	R-1	RB	RM
Accessory structures and uses, including:					
One accessory structure, habitable (subject to SCCC 13.10.323 and 13.10.611)	BP/4/5	BP/4/5	BP/4/5	BP/4/5	BP/4/5
Accessory structures, nonhabitable, subject to SCCC 13.10.323 and 13.10.611, comprised of:					
Animal enclosures: barns, stables, paddocks, hutches and coops (subject to the provisions of SCCC 13.10.641, stables and paddocks; 13.10.643, animal keeping in the RA Zone; 13.10.644, family animal raising; 13.10.645, bird and small animal raising; 13.10.646, turkey raising; these provisions require Level V in some cases. Also subject to SCCC 13.10.611(C)(3)).	BP/4/5	BP/4/5	BP/4/5	—	—
Carports, detached; garages, detached; garden structures; storage sheds (subject to SCCC 13.10.323 and 13.10.611)	BP/4/5	BP/4/5	BP/4/5	BP/4/5	BP/4/5
Air strips (see SCCC 13.10.700 A definition)	7	7	—	—	—
Parking, including:					
Parking, on site, for principal permitted uses (subject to SCCC 13.10.550 et seq.)	BP2	BP2	BP2	BP2	BP2
Parking, on site, for nonprincipal permitted uses (subject to SCCC 13.10.550 et seq.)	4	4	4	4	4
Recycling collection facilities in association with a permitted community or public facility, subject to SCCC 13.10.658, including:					
Reverse vending machines	BP1	BP1	BP1	BP1	BP1
Small collection facilities	3	3	3	3	3
Signs, including:					
Signs for nonprincipal permitted uses (subject to SCCC 13.10.580, et seq.)	4	4	4	4	4
Signs for principal permitted uses (subject to SCCC 13.10.580, et seq.)	P	P	P	P	P
Storage tanks, water or gas, for use of persons residing on-site					
Less than 5,000 gallons	BP2	BP2	BP2	—	—
More than 5,000 gallons	BP3	BP3	BP3	—	—
Swimming pools, private and accessory equipment	BP3	BP3	BP3	—	—
Agricultural uses, including:					
Agriculture, small-scale commercial, such as the raising of specialty crops (see also animal keeping)	P	—	—	—	—
Agriculture, with on-site retail sales, such as Christmas tree farms	5	—	—	—	—
Beekeeping, commercial (see SCCC 13.10.700 B definition)	5	—	—	—	—
Gardening, family (see SCCC 13.10.700 G definition)	P	P	P	P	P



USE	RA	RR	R-1	RB	RM
Greenhouse, one private of 500 square feet or smaller	BP2	BP2	BP2	BP2	BP2
Greenhouses, private, larger than 500 square feet	5	5	5	—	—
Greenhouse replacement, reconstruction, or structural alteration (see SCCC 13.10.636(B) and (C))	BP2	BP2	BP2	—	—
Nurseries, commercial	5	—	—	—	—
Animal-related uses, including:					
Animal keeping (subject to SCCC 13.10.643) (see also "animal enclosures" above)	P	—	—	—	—
Animal raising, family (subject to SCCC 13.10.644) (see also "animal enclosures" above) (Minimum parcel size: 6,000 square feet gross)	P	P	P	—	—
Cats and dogs	P: 4 cats or dogs or combo	P: 4 cats or dogs or combo	P: 2 cats and 2 dogs per unit	P: 2 cats and 1 dog per unit	P: 2 cats and 1 dog per unit
Kennels for five or more dogs or cats over the age of four months (subject to SCCC 13.10.642)	5	—	—	—	—
Stables, private, and paddocks (subject to SCCC 13.10.641) (see also "animal enclosures" above)	P	5	P: ABOVE R-1-32-5: up to R-1-32	—	—
Cannabis cultivation (commercial) (subject to SCCC 13.10.650)					
Indoor cultivation (existing legal structure, other than greenhouse)					
Outside Coastal Zone and 1 mile buffer	4 ^x /5	—	—	—	—
Inside Coastal Zone and 1 mile buffer	—	—	—	—	—
New indoor cultivation structure (other than greenhouse)					
Outside Coastal Zone and 1 mile buffer					
<2,000 square feet	4 ^x /5	—	—	—	—
>2,000 square feet	5	—	—	—	—
Inside Coastal Zone and 1 mile buffer	—	—	—	—	—
Greenhouse (existing legal), conversion, replacement, reconstruction or structural alteration					
Outside Coastal Zone and 1 mile buffer					
<2,000 square feet	4 ^x /5	—	—	—	—
>2,000 square feet	5	—	—	—	—
Inside Coastal Zone and 1 mile buffer	—	—	—	—	—
Greenhouse (new)					
Outside Coastal Zone and 1 mile buffer					



USE	RA	RR	R-1	RB	RM
<2,000 square feet	4 ^x /5	—	—	—	—
>2,000 square feet	5	—	—	—	—
Inside Coastal Zone and 1-mile buffer	—	—	—	—	—
Outdoor Cultivation (including hoop house)					
Outside Coastal Zone and 1-mile buffer					
<500 square feet	4 ^x /5	—	—	—	—
>500 square feet	5	—	—	—	—
Inside Coastal Zone and 1-mile buffer	—	—	—	—	—
Water tank (accessory to cultivation)	3	—	—	—	—
Cannabis manufacturing (commercial) (subject to SCCC 13.10.650), ancillary to on-site commercial cannabis cultivation ⁻					
Classes 1—2					
Outside Coastal Zone and 1-mile buffer, new or existing legal structure					
<2,000 square feet					
0 employees (not including owner)	3/5 ^{**}	—	—	—	—
1—5 employees (not including owner)	5	—	—	—	—
>2,000 square feet	5	—	—	—	—
Inside Coastal Zone and 1-mile buffer	—	—	—	—	—
Class 3	—	—	—	—	—
Cannabis Distribution (subject to SCCC 13.10.650), ancillary to on-site commercial cannabis cultivation ⁻					
Class 1					
Outside Coastal Zone and 1-mile buffer, new or existing legal structure					
<2,000 square feet	3	—	—	—	—
>2,000 square feet	5	—	—	—	—
Inside Coastal Zone and 1-mile buffer	—	—	—	—	—
Class 2	—	—	—	—	—
Transport-Only	P	P	P	P	P
⁻ With a license appropriate for zoning classification pursuant to Chapter 7.128 SCCC. No new non-retail commercial cannabis structures may be permitted in the Coastal Zone and 1-mile buffer.					
^x Level 4 approval applies only to Class CG licensed cultivation activities.					
^{**} Level 5 approval required if manufacturing activity involves cannabis imported from offsite.					
Commercial uses, including:					
Nursing homes; convalescent care hospitals (see SCCC 13.10.700 N definition)	5	5	5	—	5



USE	RA	RR	R-1	RB	RM
Radio and TV transmission tower (subject to SCCC 13.10.655)	5	5	5	5	5
Tract offices	5	5	5	5	5
Community facilities, including					
Churches and other religious centers	5	5	5	—	5
Community centers	5	5	5	—	5
Day care centers (see SCCC 13.10.700-D definition)	5	5	5	—	5
Schools: preschools and K-12 including church schools, and incidental art, craft, music or dancing schools but not including business, professional or trade schools or colleges	5	5	5	—	5
Energy systems, community (see SCCC 13.10.700-E definition and subject to SCCC 13.10.661)	5	5	5	5	5
Facilities, public structures and facilities	5	5	5	5	5
Open space and recreation uses, including:					
Clubs, private, such as garden clubs, fraternal lodges, community service organizations	5	5	5	—	5
Conference centers (subject to the provisions of the PR District, SCCC 13.10.351 et seq.)	5	5	5	—	5
Country clubs, private, associated with residential development; including such facilities as club houses, golf courses, tennis courts, swimming pools	5	5	5	—	5
Fish hatcheries	5	5	5	—	—
Organized camps (subject to the provisions of the PR District, SCCC 13.10.351 et seq.)	5	5	5	—	5
Open space uses, private, noncommercial, not involving structures, such as:	P	P	P	P	P
Beach uses					
Ecological preserves; wildlife and biotic habitat reserves					
Hiking and horseback riding trails					
Open space					
Picnicking facilities					
Playgrounds, nonpaved					
Sports fields, nonpaved					
Watershed management					
Parks, local, public, and associated facilities	5	5	5	5	5
Stables, boarding and public riding (subject to SCCC 13.10.641)	5	—	—	—	—
Residential uses:					
Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) subject to SCCC 13.10.681	BP	BP	BP	BP	BP



USE	RA	RR	R-1	RB	RM
Child care homes, large family (must be in conjunction with residential use) (see SCCC 13.10.700-C definition)	P	P	P	P	P
Child care homes, small family (must be in conjunction with residential use) (see SCCC 13.10.700-C definition)	P	P	P	P	P
Congregate senior housing					
2—19 units	—	—	—	—	6
20+ units	—	—	—	—	7
Day care homes, family (see SCCC 13.10.700-D definition)	P	P	P	P	P
Dwelling unit, one detached single family per parcel, 5,000 square feet or larger, exclusive of accessory structures, but specifically excluding barns or similar accessory structures subject to the provisions of SCCC 13.10.325	5	5	5	5	—
Dwelling unit, one detached single family per parcel	BP3	BP3	BP3	BP3	BP3
Dwelling unit, one semi-detached (in RB and RM in groups of 6 units or less; in R-1 only in R-1.4 or R-1.3.5 with maximum of 2 units per group)					
2—4 units	—	—	5	5P	5P
5—19 units	—	—	6	6P	6P
20+ units	—	—	7	7P	7P
Dwelling units, dwelling groups (subject to rural residential density determinations, Chapter 13.14 SCCC; in R-1: detached units only)					
2—4 units	5	5	5	—	5P
5—19 units	6	6	6	—	6P
20+ units	7	7	7	—	7P
Dwelling units, multifamily					
2—4 units	—	—	—	—	5P
5—19 units	—	—	—	—	6P
20+ units	—	—	—	—	7P
Foster homes for 7 or fewer children, not including those of the proprietary family (see SCCC 13.10.700-F definition)	P	P	P	P	P
Foster homes for 8 or more children, not including those of the proprietary family (see SCCC 13.10.700-F definition)	5	5	5	5	5
Home occupations (subject to SCCC 13.10.613: Level V approval required in certain cases)	P	P	P	P	P
Hosted rentals, subject to SCCC 13.10.690	1P	1P	1P	1P	1P
Lodging houses; boarding houses (see SCCC 13.10.700-L definition)	—	—	—	—	5
Manufactured home as a single family dwelling on the property (subject to SCCC 13.10.682)	BP3	BP3	BP3	5	BP3



USE	RA	RR	R-1	RB	RM
Mobile home parks (subject to SCCC 13.10.684)					
2—4 units	—	—	—	—	5
5—19 units	—	—	—	—	6
20+ units	—	—	—	—	7
Permanent room housing (subject to SCCC 13.10.424 through 13.10.429)	6 ¹	6 ¹	6 ¹	6 ¹	6 ¹
Residential care homes for 7 or fewer persons (see SCCC 13.10.700-R definition)	P	P	P	P	P
Residential care homes for 8 or more persons (see SCCC 13.10.700-R definition)	5	5	5	5	5
Visitor accommodations, such as					
Bed and breakfast inns (subject to SCCC 13.10.691)	4	4	4	—	4
Vacation rentals, new, with 3 or fewer bedrooms and all vacation rental renewals (subject to SCCC 13.10.694)	4	4	4	4	4
Vacation rentals, new, with 4 or more bedrooms (subject to SCCC 13.10.694)	5	5	5	5	5
Visitor accommodations, small scale, in special communities in the Coastal Zone (subject to Chapter 13.20 SCCC and VA District regulations, SCCC 13.10.331, et seq.)	—	—	5	—	5
Visitor accommodations, small scale, in the Coastal Zone, upon conversion of existing structure (subject to Chapter 13.20 SCCC and VA District regulations, SCCC 13.10.331, et seq.)	5	5	—	—	—
Wineries, under 1,000 gallons annual production as a home occupation, subject to the provisions of SCCC 13.10.613	P	P	P	P	P
Wineries, subject to the provisions of SCCC 13.10.637:					
Under 1,000 gallons and not a home occupation	3	3	—	—	—
Over 1,000 gallons and under 20,000 gallons annual production:					
On parcels under 2.5 acres in size	5	5	—	—	—
On parcels 2.5 acres or larger	3	5	—	—	—
Over 20,000 gallons and under 50,000 gallons annual production on any size parcel	5	5	—	—	—
Over 50,000 gallons annual production on any size parcel	6	6	—	—	—
Wireless communication facilities, subject to SCCC 13.10.660 through 13.10.668, inclusive	5	5	5	5	5

¹Coastal Zone properties are subject to Local Coastal Program policies related to conversion of priority uses.

(E) Use conditions.



- (1) Signage. Signage is allowed, subject to SCCC 13.10.580, with a MSP for non-residential signage per 13.11.037.
- (2) Temporary/seasonal use is allowed pursuant to a temporary use permit (TUP), subject to SCCC 13.10.616.
- (3) Additional conditions for specific uses are found in other code sections as referenced in the Residential Uses Chart.

SCCC 13.10.323(A) has been updated to reference site development permit requirements, and SCCC 13.10.323(B) regarding subdivision density requirements has been simplified and updated to reflect the fact that within the USL/RSL, gross site area is used as a basis for density calculations. Clarification has also been provided that there are minimum as well as maximum density regulations in place.

13.10.323 Development standards ~~in~~for residential districts.

(A) Site development permit. A discretionary permit for physical site development such as an addition, exterior remodel or new construction associated with an allowed use is known as a "Site Development Permit." SCCC 13.11.035 identifies the types of site development projects which require a Site Development Permit. The processing procedures and findings for site development permits are detailed in SCCC 18.10, Permit and Approval Procedures.

- (1) Design review is required for some site development permits pursuant to SCCC 13.11.040-080.
- (2) Modification of a site or structure with a valid site development permit may be processed as an amendment to the existing site development permit in accordance with SCCC 18.10.134. For modifications to a legal nonconforming structure, or modifications to a structure accommodating a legal nonconforming use, see 13.10.260 et. seq.

(BA) Site Area for the Creation of New Sites.

- (1) Calculation of land area. Inside the urban services line or rural services line, land area is based on gross site area, minus any coastal bluffs, beaches, and land seaward of the mean high tide line of Monterey Bay. Outside the urban and rural services lines, land area is based on net developable site area. See SCCC 13.10.700 for definitions of "site area, gross" and "site area, net developable").
- (2) Maximum land area per dwelling unit (minimum density). Maximum land area allowed for each dwelling unit on a new site shall be determined by the density range provided by the General Plan designation for the parcel.
- (3) Minimum land area per dwelling unit (maximum density).



(1a) In RA and RR Residential Districts, the minimum land areas in net developable acres required for each dwelling unit on each site shall be as established by the rural residential density determination matrix (Chapter SCCC 13.14-SCGG) outside the USL urban services line and rural services line or shall be one acre inside the rural services line and shall be consistent with the General Plan, Local Coastal Program Land Use Plan, the geological hazards ordinance (Chapter 16.10-SCGG), and the minimum parcel size standards in SCCC 13.10.510(G).

(2b) The R-1 and RM Residential Districts, Zone district names shall be combined with a number which shall indicate the minimum land area in thousands of net developable square feet required for each dwelling unit on each site in the district. For example: "R-1-6" means a minimum land area of 6,000 net developable square feet per dwelling unit; "RM-3" means a minimum land area of 3,000 net developable square feet per dwelling unit. Definitions of "developable land" and "net developable area" are to be found in SCCC 13.10.700-D and 13.10.700-N. District designations shall be consistent with the adopted General Plan, Local Coastal Program Land Use Plan, and the geologic hazards ordinance (Chapter 16.10-SCGG), and the minimum parcel size standards in SCCC 13.10.510(G).

The R-1 Single-Family Residential District located outside the urban services line recognizes as conforming parcels those parcels which that are generally less than one acre in size, and that, prior to the effective date of the 1994 General Plan/Local Coastal Program Land Use Plan, were are legal lots of record and were developed with or intended for development of a single-family residence. Newly created parcels outside the urban services line shall not be zoned R-1.

(3c) The Ocean Beach RB Ocean Beach Residential District, shall have a Mminimum site land area per dwelling unit is of 4,000 square feet. 4,000 net developable square feet.

(d) RF Residential Flex District. Maximum density is 45 dwelling units per acre (968 square feet per dwelling unit).

(4) Parcel size shall be consistent with the General Plan, Local Coastal Program Land Use Plan, the geological hazards ordinance (SCCC 16.10), and the minimum parcel size standards in SCCC 13.10.510(G).

(54) In the zone districts listed in subsections (A)(1a) through (3d) of this section, one single-family dwelling is permitted on existing parcels regardless of the site area standards if other infrastructure requirements can be met, such as water and sewer, and if all other applicable LCP requirements are met.



The site and structural dimensions charts have been updated to match the format of other zone district code sections. In both single- and multifamily zone districts, the most change is proposed to development standards in higher density zone districts.

In the single-family chart, no change is proposed to RB district standards. The R-1 district now allows lots as small as 2,500 square feet (R-1-2.5), whereas the smallest lots allowed in the existing chart are 3,500 square feet (R-1-3.5). Standards for R-1-2.5 to R-1-4 are considered "small lot single-family" standards implementing General Plan Policy BE-2.3.2. Maximum lot coverage in these districts has increased from 40% to 45%. Maximum FAR in R-1-2.5 is 0.7, and FAR has increased from 0.5 to 0.6 in the R-1-3 – R-1-4 districts. The minimum setback to garages/carports in these districts has decreased from 20 to 18 feet. These incremental changes have been made based on staff analysis of reasonable single-family development potential on parcels of this size, given other development constraints such as setbacks and parking.

In R-1-5, minimum site frontage has been reduced from 50 to 35 feet and the front yard setback has been reduced from 20 to 15 feet to add more flexibility for parcel shape and building configuration.

In R-1-6 to R-1-9 and R-1-10 to R-1-15 districts, no changes are proposed except to reduce the street-side yard setback from 20 to 10 feet. On the largest single-family lots (R-1-16 to R-1<1 acre and RR, RA, and R-1>1 acre districts), front yard setback has been reduced to 20 feet to match the A (agriculture) district setback. In RR, RA, and R-1<1 acre, this means that front, side and rear setbacks will all be 20 feet, solving the conflict of how to apply setbacks to corner and double-frontage lots where rural roads wind and create multiple corners along frontages. Homes in RR, RA, and R-1<1 may be three stories within the maximum height of 28 feet, reflecting the sloping nature of many rural sites. This is essentially already allowed in the existing code as an exception per SCCC 13.10.323(E)(4); this exception has now been removed from the code.

In the multifamily chart, the RF district has been added. Parcels zoned RF should be located along large corridors in urban areas with a mix of larger commercial and residential land uses, and as such it is appropriate to provide for a wider parcel frontage, taller building height, higher FAR, and smaller front yard setback compared to the RM districts. The maximum building height of 40 feet in particular matches commercial district standards and allows for a taller ground floor that may be appropriate for larger apartment buildings.

In higher density multifamily zone districts (RF, RM-1.5 to RM-2.5 and RM-3 to RM-4) three story buildings are appropriate (the existing code allows two stories, with three stories allowed for affordable housing projects), and higher FAR and smaller setbacks to garage entrances are appropriate compared to lower density districts. A provision for third story setbacks has been added to mitigate the impact of extra building height on neighboring



properties with shorter buildings. The new Santa Cruz County Design Guidelines also provide specific guidelines for building massing and neighborhood transitions.

No changes are proposed for the lower density multifamily zone districts, except that a street side yard setback of 8 feet now applies to all multifamily zone districts, which for some districts is a decrease from 10 feet (or 20 feet for new corner parcels) in the existing chart.

In both charts, the “all district” category has been removed. The minimum distance to garage/carport entrance is now included with other setback requirements. The side yard setback for narrow parcels has been moved to an exception provision in SCCC 13.10.323(E). The height requirement for detached garages inside the USL has been moved to SCCC 13.10.611, where development standards are provided for accessory structures.

Reference to ADUs is provided in a table footnote. Additional footnotes have been added regarding where to find regulations regarding exceptions and accessory structure standards; where to find information about FAR; and setback caveats related to sidewalk zone and sight distance requirements. Existing chart footnotes have been removed or moved to SCCC 13.10.323(E) and (F) as appropriate.

(CB) Site and Structural Dimensions Chart. The following single-family and multifamily charts show ~~site area per dwelling unit, setbacks, maximum allowable lot coverages, building height limits, allowable floor area to lot area ratios, maximum number of stories, minimum site widths and minimum site frontages~~ development standards for residential zone districts. These standards shall apply within all residential R zone districts, except as noted elsewhere in this section, ~~and uses inconsistent therewith shall be prohibited absent a variance approval and in the general exceptions as noted in SCCC 13.10.510 et seq.~~



Table 13.10.323-1: Single-Family Residential Site and Structural Dimensions Chart

Development Standards	Standards by Zone ^{1,2}						
	RB	R-1-2.5 to R-1-4	R-1-5	R-1-6 to R-1-9	R-1-10 to R-1-15	R-1-16 to R-1<1 acre	RR, RA, R-1>1 acre
Parcel Dimensions (new parcels)							
Minimum site width (feet)	40	35	35	60	60	90	1-5 acres: 100 > 5 acres: 150
Minimum parcel frontage (feet)	40	35	35	60	60	60	1-5 acres: 60 > 5 acres: 100
Building Massing¹							
Maximum building height	25 (17 for beach lots)	28	28	28	28	28	28
Maximum number of stories	2 (1 for beach lots)	2	2	2	2	2	3
Maximum floor area ratio (FAR) ³	0.5	R-1-2.5: 0.7 R-1-3: 0.6 R-1-4: 0.6	0.5	0.5	0.5	NA	NA
Maximum parcel coverage ("lot coverage")	40%	45%	40%	40%	40%	20%	10%
Building Setback Distance from Property line^{1,4,5}							
Front yard setback (feet)	10	15	15	20	20	20	20
Side yard setbacks - interior (feet)	0&5	5&5	5&8	5&8	10&10	15&15	20&20
Side yard setback – street-facing (feet)	10	8	10	10	10	15	20
Rear yard setback (feet)	10 (0 for beach lots)	15	15	15	15	15	20
Front, side or rear yard setback – garage/carport entrance (feet)	20	18	20	20	20	20	20

1. Building massing and setback standards are provided for primary dwellings. See SCCC 13.10.611 for development standards for accessory structures, including detached garages. See SCCC 13.10.681 for development standards for accessory dwelling units (ADUs).

2. Exceptions to site development standards apply per subsection (E) – (G) of this section.

3. To calculate FAR, see SCCC 13.10.510 and 13.10.700 for "Floor Area Ratio" and related definitions.





4. Sidewalks and other amenities for pedestrians, bicyclists and transit riders are required based on street typology and roadway classification. Space for these amenities may lead to larger front and street side setback requirements. See SCCC 15.10.050 and Department of Public Works Design Criteria.

5. See SCCC 13.16.093 Sight Distance for areas in which no structure, fence, or retaining wall shall exceed 3 feet in height. In some cases sight distance requirements may require a structure to be setback farther than the zone district requirements.

R-1 SINGLE-FAMILY RESIDENTIAL ZONE DISTRICTS

SITE AND STRUCTURAL DIMENSIONS CHART

Zone district and minimum net site area per dwelling unit	Parcel specific condition	Setbacks (feet)			Maximum parcel coverage***	Maximum height (feet)	Floor area ratio****	Maximum number stories**	Minimum site width (feet)	Minimum site frontage
		Front	Side	Rear						
All Districts	Minimum to garage/carport entrance	20	20	20	-	-	-	-	-	-
	Parcels <60 feet wide (except for corner lots)	-	5&5	-	-	-	-	-	-	-
	Detached Garages, inside the USL	*	*	*	-	24 and 20 exterior wall	-	-	-	-
	Accessory Dwelling Units‡	‡	‡	‡	‡	‡	‡	‡	N/A	N/A
RB ≥ or = 4,000 sq. ft.	General requirements	10	0&5	10	40%	25; on beach side: 17	0.5:1	2; on beach side: 1	40	40
	Corner lots	10	0&10	10	40%	See above	0.5:1	See above	40	40
	Lots on beach side of street	10	0&5	0	40%	See above	0.5:1	See above	40	40
	Semi-detached dwellings and dwellings adjacent to pedestrian rights-of-way	10	0&5	10	-	-	-	-	-	-
R 1 3.5 to R 1 4.9 0 to <5,000 sq. ft.	General requirements	15	5&5	15	40%	28	0.5:1	2	35	35
	Corner lots — existing parcels	15	5&10	15	40%	28	0.5:1	2	35	35
	— creating new parcels		5&15							
	Parcels >5,000 sq. ft.	20	5&8	15	40%	28	0.5:1	2	35	35





R-1 SINGLE-FAMILY RESIDENTIAL ZONE DISTRICTS

SITE AND STRUCTURAL DIMENSIONS CHART

Zone district and minimum net site area per dwelling unit	Parcel specific condition	Setbacks (feet)			Maximum parcel coverage***	Maximum height (feet)	Floor area ratio****	Maximum number stories**	Minimum site width (feet)	Minimum site frontage
		Front	Side	Rear						
R-1-5 to R-1-5.9 5,000 to <6,000 sq. ft.	General requirements	20	5&8	15	40%	28	0.5:1	2	50	50
	Corner lots—existing parcels —creating new parcels	20	-	15	40%	28	0.5:1	2	50	50
	Parcels 4 to <5,000 sq. ft.	20	5&8	15	40%	28	0.5:1	2	50	50
R-1-6 to R-1-9.9 6,000 to <10,000 sq. ft.	General requirements	20	5&8	15	40%	28	0.5:1	2	60	60
	Corner lots—existing parcels —creating new parcels	20	5&10	15	40%	28	0.5:1	2	60	60
	Parcels >4,800 to <5,999 sq. ft.		5&20							
R-1-10 to R-1-15.9 10,000 to <16,000 sq. ft.	General requirements	20	10&10	15	40%	28	0.5:1	2	60	60
	Creating new corner lots	20	10&20	15	40%	28	0.5:1	2	60	60
R-1-16 to R-1 <1 acre 16,000 sq. ft. to <1 acre	General requirements	30	15&15	15	20%	28	N/A	2	90	60
RR, RA and R-1-1 >1 acre	General requirements—1 to <5 acres	40	20&20	20	10%	28	N/A	2	100	60
	General requirements—5 acres or more	40	20&20	20	10%	28	N/A	2	150	100

NOTE: This chart contains the single-family residential zone district standards and some of the most commonly used exceptions. For additional exceptions relating to parcels, see SCCC 13.10.323(D). For additional exceptions relating to structures, see SCCC 13.10.323(E). Variations from maximum structural height, maximum number of stories and maximum floor area as defined by FAR may be approved with a residential development permit by the appropriate approving body for affordable housing units built on-site or off-site in accordance with Chapter 17.10 SCCC and SCCC 13.10.681 and 13.10.685.

*—Site standard for the applicable zone district must be met.

**—Number of stories is limited outside the urban services line by the General Plan.





*** For parcels where there is an historic resource that has been designated consistent with the California Register of the State Office of Historic Preservation and Chapter 16.42 SCCC standards, the maximum parcel coverage shall be 1.25 times that of the applicable zone district. Development shall be consistent with State Office of Historic Preservation guidance.

**** For parcels where there is an historic resource that has been designated consistent with the California Register of the State Office of Historic Preservation and Chapter 16.42 SCCC standards, the floor area ratio (FAR) shall be 0.6:1 in any zone district where the standard FAR is 0.5:1. Development shall be consistent with State Office of Historic Preservation guidance.

‡ See SCCC 13.10.681(D) for standards governing ADUs.

Table 13.10.323-2: Multifamily Residential Site and Structural Dimensions Chart						
Development Standards	Standards by Zone^{1,2}					
	RF	RM-1.5 to RM-2.5	RM-3 to RM-4	RM-4.5	RM-5 to RM-6	RM-6.5 to RM-9
Parcel Dimensions (new parcels)						
Minimum site width (feet)	50	35	35	35	50	60
Minimum parcel frontage (feet)	50	35	35	35	50	60
Building Massing¹						
Maximum building height	40	28 (outside USL) 35 (within USL)	28 (outside USL) 35 (within USL)	28	28	28
Maximum number of stories	3	3	3	2	2	2
Maximum floor area ratio (FAR) ³	1.1 (<30 du/acre) 1.5 (≥30 du/acre)	0.7	0.6	0.5	0.5	0.5
Maximum parcel coverage ("lot coverage")	NA	45%	45%	45%	45%	45%
Building Setback Distance from Property line^{1,4,5}						
Front yard setback (feet)	10	15	15	15	20	20
Side yard setbacks – interior (feet)	5&5	5&5	5&5	5&5	5&8	5&8
Side yard setback – street (feet)	8	8	8	8	8	8
Rear yard setback (feet)	15	15	15	15	15	15
Front, side or rear yard setback – garage/carport entrance (feet)	18	18	18	20	20	20



Table 13.10.323-2: Multifamily Residential Site and Structural Dimensions Chart

Development Standards	Standards by Zone ^{1,2}					
	RF	RM-1.5 to RM-2.5	RM-3 to RM-4	RM-4.5	RM-5 to RM-6	RM-6.5 to RM-9
Third story setback (feet)	Minimum of 50% of exterior walls of the third story set back at least 10 feet from property setback lines			NA	NA	NA

1. Building massing and setback standards are provided for primary dwellings. See SCCC 13.10.611 for development standards for accessory structures, including detached garages. See SCCC 13.10.681 for development standards for accessory dwelling units (ADUs).
2. Exceptions to site development standards apply per subsections (E) – (G) of this section.
3. To calculate FAR, see SCCC 13.10.510 and 13.10.700 for definition of “Floor Area Ratio” and related definitions. See SCCC 13.10.323(F)(8) for FAR exemption.
4. Sidewalks and other amenities for pedestrians, bicyclists and transit riders are required based on street typology and roadway classification. Space for these amenities may lead to larger front and street side setback requirements. See SCCC 15.10.050 and Department of Public Works Design Criteria.
5. See SCCC 13.16.093 Sight Distance for areas in which no structure, fence, or retaining wall shall exceed 3 feet in height. In some cases sight distance requirements may require a structure to be setback farther than the zone district requirements.

~~RM MULTIFAMILY RESIDENTIAL ZONE DISTRICTS~~

~~SITE AND STRUCTURAL DIMENSIONS CHART~~

Zone district and minimum net site area per dwelling unit	Parcel-specific condition	Setbacks (feet)			Maximum parcel coverage**	Maximum height (feet)	Floor area ratio***	Maximum number stories	Minimum site width (feet)	Minimum site frontage
		Front	Side	Rear						
All Districts	Minimum to garage/carport entrance	20	20	20	-	-	-	-	-	-
	Parcels <60 feet wide (except for corner lots)	-	5&5	-	-	-	-	-	-	-
	Detached Garages, inside the USL	⊕	⊕	⊕	-	24 and 20 exterior wall	-	-	-	-
	Accessory Dwelling Units‡	‡	‡	‡	‡	‡	‡	‡	N/A	N/A
RM 1.5 to RM-4.9 0 to <5,000 sq. ft.	General requirements for all parcels within these zone districts	15	5&5	15	40%	28	0.5:1	Per use permit or 2	35	35
	Corner lots—existing parcels	15	5&10	15	40%	28	0.5:1	-	35	35





RM MULTIFAMILY RESIDENTIAL ZONE DISTRICTS

SITE AND STRUCTURAL DIMENSIONS CHART

Zone district and minimum net site area per dwelling unit	Parcel specific condition	Setbacks (feet)			Maximum parcel coverage**	Maximum height (feet)	Floor area ratio***	Maximum number stories	Minimum site width (feet)	Minimum site frontage
		Front	Side	Rear						
	—creating new parcels	15	5&15	15	40%	28	0.5:1	-	35	35
	Parcels >5,000 sq. ft.	20	5&8	15	40%	28	0.5:1	-	35	35
RM-5 to RM-5.9 5,000 to <6,000 sq. ft.	General requirements and for parcels >6,000 sq. ft.	20	5&8	15	40%	28	0.5:1	Per use permit or 2	50	50
	Corner lots—existing parcels	20	5&10	15	40%	28	0.5:1	-	50	50
	—creating new parcels	20	5&10	15	40%	28	0.5:1	-	50	50
	Parcels >4,000 to <5,000 sq. ft.	20	5&8	15	40%	28	0.5:1	-	50	50
RM-6 to RM-9.9 6,000 to <10,000 sq. ft.	General requirements	20	5&8	15	40%	28	0.5:1	Per use permit or 2	60	60
	Corner lots—existing parcels	20	5&10	15	40%	28	0.5:1	-	60	60
	—creating new parcels	20	5&20	15	40%	28	0.5:1	-	60	60

NOTE: This chart contains the multifamily residential zone district standards and some of the most commonly used exceptions. For additional exceptions relating to parcels, see SCCC 13.10.323(D). For additional exceptions relating to structures, see SCCC 13.10.323(E). Variations from maximum structural height, maximum number of stories and maximum floor area as defined by FAR may be approved with a residential development permit by the appropriate approving body for affordable housing units built on-site or off-site in accordance with Chapter 17.10 SCCC and SCCC 13.10.681 and 13.10.685.

*—Site standard for the applicable zone district must be met.

**—For parcels where there is an historic resource that has been designated consistent with the California Register of the State Office of Historic Preservation and Chapter 16.42 SCCC standards, the maximum parcel coverage shall be 1.25 times that of the applicable zone district. Development shall be consistent with State Office of Historic Preservation guidance.

***—For parcels where there is an historic resource that has been designated consistent with the California Register of the State Office of Historic Preservation and Chapter 16.42 SCCC standards, the floor area ratio (FAR) shall be 0.6:1 in any zone district where the standard FAR is 0.5:1. Development shall be consistent with State Office of Historic Preservation guidance.

‡—See SCCC 13.10.681(D) for standards governing ADUs





The calculation of gross building area has been removed from the residential zone district code, as many aspects of this calculation are outdated, and floor area calculation methodology applies to all building types (not just residences). A basic description of how to calculate FAR is now provided in SCCC 13.10.510 (General Site Standards) and the SCCC 13.10.700 “floor area, gross” definition provides a list of what is included in calculation of floor area. Staff will provide examples for the public in brochures or worksheets, but example calculations are too detailed for the code.

~~(C) Calculating Allowable Gross Building Area. When determining the maximum allowable gross building area for a specific parcel, it is necessary to know the zoning and net site area of the parcel. Definitions of net site area, gross building area, floor area, floor area ratio, story, attic, basement, underfloor, and mezzanine appear in SCCC 13.10.700-A through 13.10.700-Z.~~

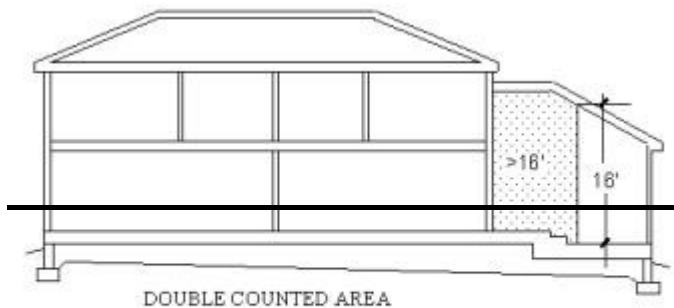
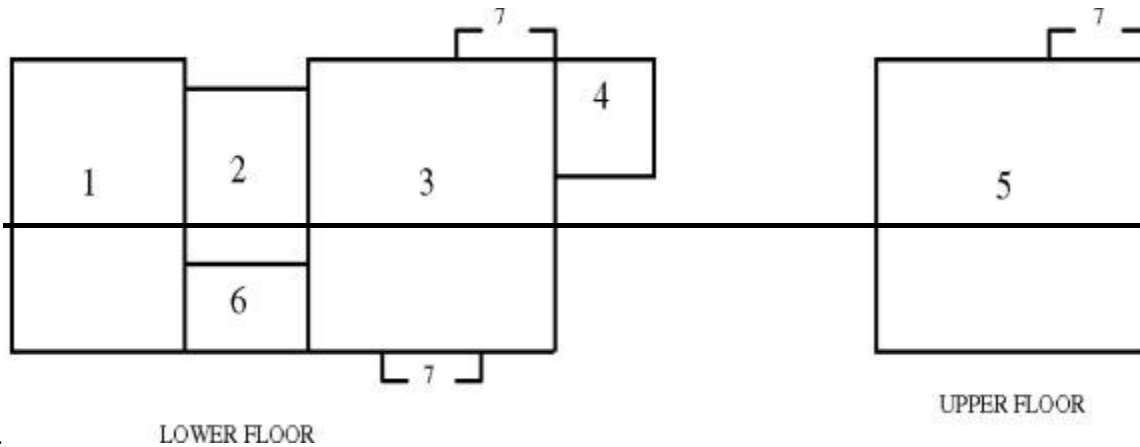
~~Net Site Area x Floor Area Ratio (FAR) = Total Allowable Gross Building Area for All Buildings on Site~~

~~Net Site Area x Maximum Parcel Coverage Percentage = Maximum Allowable Parcel Coverage~~

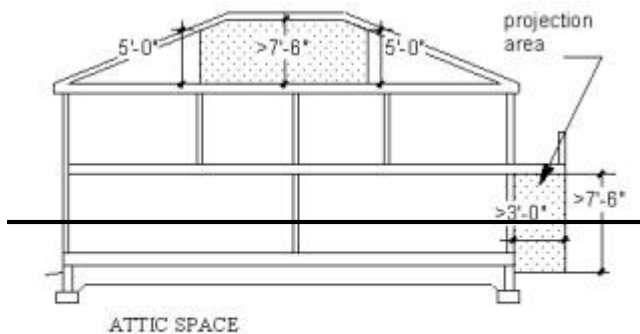
AREAS INCLUDED IN GROSS

BUILDING AREA CALCULATION

- ~~All floor areas; areas with ceiling heights greater than 16 feet zero inches are counted twice, and greater than 24 feet zero inches are counted three times (2, 3, 4, 5).~~
- ~~Garage (credit for one parking space—225 square feet not counted (1)).~~
- ~~Covered and enclosed area (6).~~
- ~~Stairs and landing at each floor.~~
- ~~Basements, attics and under floor area which reach a ceiling height of seven feet six inches or higher, then all areas greater than five feet zero inches in height shall count as area for FAR calculations.~~
- ~~Areas under building projections greater than three feet from the exterior wall, or cumulatively greater than one-third the length of that side of the building.~~



Floor areas which contain ceiling heights greater than 16 feet shall be counted twice, greater than 24 feet shall be counted three times.



If attic areas contain ceiling heights 7 ft. 6 in. or higher, then all areas greater than 5 ft. 0 in. in height shall count as area for F.A.R.

AREAS NOT INCLUDED IN CALCULATIONS

- First 140 square feet and then one-half of all covered, unenclosed porch areas (7)
- Uncovered decks (covered decks count)
- Uncovered balconies (covered balconies count)



- Areas beneath three feet of roof overhang

SAMPLE PARCEL of 3,783 net square feet, R-1-4 Zone District from Site and Structural Dimensions Chart:

Floor Area Ratio = 0.5:1

Maximum Parcel Coverage = 40%

-

3,783 sq. ft. x 0.5 = 1,892 sq. ft. Total Floor Area

3,783 sq. ft. x 0.40 = 1,513 sq. ft. Maximum First Floor Area (Round to Nearest Foot)

-

Total Floor Area = 1,892 sq. ft.

Less: Maximum First Floor Area = 1,513 sq. ft.

Second Level Area = 379 sq. ft.

The total floor area may be divided equally between floors.

Usable open space requirements for multifamily districts have been updated. The existing requirement for RM districts is confusing (allowing group or private space or a combination thereof, with many dimension limitations for private open space). The updated standards would require both common and private open space for each unit on RM-zoned parcels, with simple dimensions ensuring that these spaces are usable.

More flexible open space standards are provided for the RF district given the more urban nature of RF parcels. On RF lots, applicants can provide private or common or a combination of private and common open space, with a total open space area equal to at least 150 percent of gross site area (updated from 10 percent in initial public draft, based on additional staff research).

The provision that private open space should not be accessible from other units has been removed; per the new Santa Cruz County Design Guidelines, open space areas should be connected when appropriate. The prohibition against locating open space in a required front yard has also been removed, since this is encouraged in the Design Guidelines.

(DF) Usable Open Space. In RM and RF Districts, group or common and private usable open space or a combination thereof shall be provided for each dwelling unit on the site according to the following table:



Table 13.10.323-3: Usable Open Space Requirements

Type of Open Space	RM Districts	RF District
Common open space	Minimum of 200 sf per unit. Minimum dimension of 15' for sites up to ½ acre, and 20' for sites larger than ½ acre	Minimum 15% of gross site area (common and/or private space). If group open space provided, apply a minimum dimension of 15' for sites up to ½ acre, and 20' for sites larger than ½ acre.
Private open space (must be directly accessible from the dwelling unit served)	Minimum of 60 sf per unit, with a minimum dimension of 6'.	Minimum of 60 sf per unit for 50% or more of units included in project, with a minimum dimension of 6'.

Type of Space	Minimum Total Area per Dwelling Unit	Restrictions on Any Portion of Usable Open Space
For Group Use	300 square feet (200 square feet on sites less than 6,000 square feet)	Minimum size: 200 square feet Minimum dimension: 15 feet
For Private Use	200 square feet	Ground level:
-	-	Minimum size: 150 square feet
-	-	Minimum dimension: 10 feet
-	-	Above ground:
-	-	Minimum size: 50 square feet
-	-	Minimum dimension: 6 feet
-	-	Minimum distance from interior lot line: 10 feet
-	-	Shall be directly accessible from the dwelling units served and not from other units

All Required Usable Open Space:

- (1) Shall be planted with lawn or ground cover, or surfaced with dust-free material.
- (2) Shall be screened from streets and adjacent sites.
- (3) If above ground, shall be open on at least one side.
- (4) Shall not be located in a parking area, driveway, or service area, or required front yard.
- (5) Shall not have a slope of more than 10 percent.
- (6) Shall not be obstructed except by improvements that enhance its usability, such as swimming pools, fountains, sunshades, and plantings.
- (7) If at ground level, shall not be covered more than 50 percent by a building overhang or balcony.



Substantive changes are not proposed to exceptions to site and structural dimensions related to parcels. The exceptions regarding narrow lots and historic resources are taken from the existing site and structural dimensions chart and footnotes. The exception regarding fire safe setbacks in state responsibilities is already implemented in practice per state law, but is added here to make it clear to readers that this setback exception may impact development potential on affected parcels.

(E) Site and Structural Dimensions Exceptions Relating to Parcels.

(1) Parcels Created from New Land Divisions.

~~(a) Within any new land division project, all development standards on all lots or parcels which abut the periphery of the project site are subject to all the restrictions stated in this section unless a variance is obtained. No parcel shall be created smaller than 3,500 square feet in area. On individual lots or parcels within any land division project not abutting the periphery of the project site, site and structural dimensions may vary from the general requirements for the zone district; provided, that the approved standards and dimensions for each new lot or parcel are specifically indicated on the approved tentative map.~~

(2) Nonconforming Parcels.

~~(a) On a lot which contains less than 80 percent of the minimum site area required in the applicable zone district, or has less than 80 percent of the minimum width, or frontage, the building setbacks required shall be equal to those in the zone district having a minimum site area or dimensions which most closely correspond to those of the substandard lot.~~

(3) Parcels Reduced Due to Right-of-Way Dedications.

- (a) A site area variance approval shall not be required for a new single-family dwelling or additions to an existing single-family dwelling on an existing lot of record which is reduced in size to less than the minimum site area required in the applicable zone district due to requirements for a public dedication of right-of-way.
- (b) For a new or existing single-family dwelling on an existing lot of record which becomes nonconforming due to a public dedication of right-of-way, variances to building setback and structural dimension requirements shall not be required; provided, that the front yard setback is not less than 15 feet and the street side yard setback is not less than six feet.

(4) Parcels with Agricultural, Geological or Environmental Resources and/or Constraints. For setbacks from fault zones, floodplains/floodways and coastal bluffs and beaches, see SCCC 16.10.070. For setbacks from riparian corridors see SCCC 16.30.040. For setbacks



from sensitive habitats see SCCC 16.32.090. For setback/buffer requirements for parcels abutting commercial agricultural, CA zoned parcels, see SCCC 16.50.095.

(5) Parcels with Steep Slopes.

(a) In all residential zone districts, if the elevation of the lot at a point 50 feet from the center line of the traveled roadway is seven feet or more above or below the elevation of said center line, an attached or detached carport which (in the interest of public safety) is unenclosed on all sides may be built to within five feet of the front property line or edge of right-of-way of the lot. Open safety railings no more than 42 inches in height may be constructed to the property line without a development permit, except that in the Coastal Zone a coastal development permit will be required for all such development unless it is exempt from coastal development permit requirements pursuant to SCCC 13.20.060 or 13.20.070.

(b) In the RB District, where the site abuts an existing street, road, or easement for road purposes recorded in the County Recorder's Office before March 25, 1969, and where the front 30 feet of the site exceeds a slope of 25 percent, no front yard is required.

(6) Parcels with Double Frontage. When both the front and rear property lines of a parcel abut on a right-of-way to which it has legal access, the required front yards shall be measured from both rights-of-way. Only one of the front yards shall be required to meet the off-street parking criteria described in this chapter SCCC 13.16.

(7) Parcels with Narrow Width. Non-corner parcels with parcel width less than 60 feet may apply side yard setbacks of 5 feet, if a greater side yard setback is usually required for the zone district where the parcel is located.

(8) For parcels where there is an historic resource that has been designated consistent with the California Register of the State Office of Historic Preservation and SCCC 16.42, the maximum parcel coverage shall be 1.25 times that of the applicable zone district and the floor area ratio (FAR) shall be 0.6:1 in any zone district where the standard FAR is 0.5:1. Development shall be consistent with State Office of Historic Preservation guidance and with SCCC 16.42.

(9) Fire safe setbacks in State Responsibility Areas. Greater setbacks may apply for parcels in State Responsibility Areas (SRAs). See the County GIS system to determine if a parcel is in a SRA, and the State Fire Code and Title 14, Chapter 7, section 1270.00 et. seq. of the California Code of Regulations for State SRA Fire Safe Regulations.



In terms of exceptions related to structures, the affordable housing exception is moved to this section from its current location as a footnote to the site and structural dimensions chart. The “missing middle” exception allowing higher FAR for small multifamily projects is added per SB 478. The exception allowing three story structures outside the USL has been removed, since the site and structural dimensions chart now allows three stories in the RR, RA and R-1>1 acre districts. The structure height exception has been streamlined, while retaining exception processes. Standards for accessory structures, in the existing code as SCCC 13.10.323(E)(6), has been moved to SCCC 13.10.611. The text is not shown in strike-out here; changes to the existing text are provided in underline/strikeout in SCCC 13.10.611.

(EE) Site and Structural Dimension Exceptions Relating to Structures.

(2)-(1) Structural Encroachments. Eaves, chimneys, bay windows (less than 60 inches in height), uncovered, unenclosed porches, decks, stairways and landings may extend into required front and rear yard by six feet; provided, that balconies, or decks must be cantilevered in order to encroach. Eaves, chimneys and uncovered, unenclosed stairways and landings may extend into required side yard three feet. Decks less than 18 inches high may be constructed to property lines. Second story rooftop decks and landings are not permitted. Structural encroachments associated with Accessory Dwelling Units must preserve minimum two-foot interior side and rear setbacks.

(2) Affordable Housing. Variations from maximum structural height, maximum number of stories and maximum floor area as defined by FAR may be approved with a residential development permit by the appropriate approving body for affordable housing unit developments built on-site or off-site in accordance with SCCC 17.10, 13.10.681 and 13.10.685.

(3) Missing middle housing.

(a) Per California Government Code section 65913.11 (SB 478), certain small housing projects shall have no maximum density and a maximum FAR as follows:

(i) Three to seven housing units: maximum FAR 1.0.

(ii) Eight to ten housing units: maximum FAR 1.25.

(b) Eligible housing projects for subsection (a) must be located within a Census designated urban area, in the RM or RF zone district, and not within the “L” combining zone district.

(c) On sites with multiple parcels, attached single-family homes may be constructed with their attached wall along the property line.

(24) Structures Designed for Solar Access.

(a) Criteria for New Construction. In cases where it is not possible to orient a new building southward within the applicable yard requirements for the purpose of incorporating an active or passive solar energy system, a reduction in such yard requirements may be



authorized as a ~~Level III approval~~ with a MSP pursuant to Chapter ~~SCCC~~ 18.10-SCGG; provided, that:

- (i) The purpose of the reduction is to incorporate an active or passive solar energy system into the new building;
- (ii) The building envelope would comply with all zoning provisions if oriented parallel to the lot lines;
- (iii) The reduced yard requirement will not restrict emergency access or present a fire hazard; and
- (iv) The reduced yard requirement will not be detrimental or injurious to property or improvements in the neighborhood, and will not limit solar energy access on neighboring property to a greater extent than if the building envelope complied with the required setbacks.

(b) ~~Criteria for Structural Additions.~~ In cases where it is not possible to make additions to an existing structure within the applicable yard requirements for the purpose of attaching an active or passive solar energy system, reduction in such yard requirements may be authorized with an MSP as a ~~Level III approval~~ issued pursuant to Chapter ~~SCCC~~ 18.10-SCGG; provided, that:

- (v) The reduced yard requirement will not restrict emergency access, or present a fire hazard;
- (vi) The reduced yard requirement will not be detrimental or injurious to property or improvements in the neighborhood, and will not limit solar energy access on neighboring property to a greater extent than if the building envelope complied with the required setbacks; and
- (vii) The portion of the addition within the required setback is designed for the primary purpose of collecting solar energy.

~~(35) Structures Larger Than 5,000 Square Feet.~~ No residential structure shall be constructed which will result in 5,000 square feet of floor area or larger, exclusive of accessory structures, unless a CUP Level V approval is obtained pursuant to the provisions of ~~SCCC 13.10.324(C)~~ 13.10.325.

~~(4) Structures Exceeding Two Stories.~~ Outside the urban services line, the number of stories in a residential structure shall not be limited by the provisions of subsection (E)(2)(b) of this section.

~~(56) Structures Exceeding 28 Feet~~ zoning district height limit.



- (a) With Increased Yards. An additional height allowance is allowed Building heights which exceed those specified in subsection (E)(2)(b) of this section are allowable if all required yards are increased five feet for each foot over the permitted building height, and **planning approvals are obtained according to the following table:**

Parcel Size (Net Site Area)	Maximum Height Above Existing Grade	Planning Approvals Required
Less than 2-1/2 acres	Over zoning district height limit 28 feet	AUP
2-1/2 acres or larger	Over zoning district height, up to 7 additional feet 28 feet up to 35 feet	MUP
	Over zoning district height, over 7 additional feet 35 feet	AUP

- (b) With Design Review. An additional height allowance of up to 5 feet Building heights up to a maximum of ~~33~~ feet may be allowed without increased yards or variance approval, subject to design review and CUP approval. recommendation by the Urban Designer or Planning Director (or designee), and subject to approval by the Zoning Administrator following a public hearing. Appeals from this decision shall be processed pursuant to Chapter 18.10 SCCC.

(7) Front Yard Averaging.

- (a) On a site situated between sites improved with buildings, the minimum front yard for the first floor of structures other than garages or carports may be the average depth of the front yards on the improved sites adjoining the side lines of the site but in no case shall be less than 10 feet.
- (b) Where a site is not situated between sites improved with buildings and where sites comprising 40 percent of the frontage on a block are improved with buildings, the minimum front yard for the first floor of structures other than garages or carports may be the average of the existing front yard depths on the block but in no case shall be less than 10 feet.
- (c) In computing average front yard depths, the figure 30 feet shall be used in lieu of any front yard depth greater than 30 feet.
- (d) Proposed garages or carports shall meet the minimum front yard setbacks shown in this section, site and structural dimensions charts, or as allowed by subsection (D)(5) of this section, Parcels with Steep Slopes. The required front yard setback for other accessory structures may be reduced as allowed by subsection (E)(6) of this section SCCC 13.10.611(D).

- (8) FAR parking exemption. **Within the USL, Residential Flex, RM-1.5 to RM-2.5 and RM-3 to RM-4** projects that incorporate at least 75% of parking spaces with underground garages,



multi-story above-ground garages, or podium parking located on or off site are not subject to a maximum FAR.

(G) Additional exceptions to development standards. Applicants may apply to exceed development standards with a minor exception (SCCC 13.10.235), variance (SCCC 13.10.230), or planned unit development (SCCC 18.30.183).

Existing section 13.10.323(G) has been removed because requirements for development on non-commercial agricultural land are addressed in the agricultural districts code section (SCCC 13.10.311 et seq). APAC does not review residential projects on non-commercial agricultural land.

~~(G) Residential Uses on Coastal Zone Nonprime Agricultural Land. Building permits for residential uses on parcels designated in the Local Coastal Program Land Use Plan as agricultural land use and not as prime agricultural land shall be issued only upon documentation that the Agricultural Policy Advisory Commission has made the following determinations:~~

- ~~(1) Residential use of the parcel will not conflict with on-site or adjacent activities; and~~
- ~~(2) The building site has approved agricultural buffer setbacks; and~~
- ~~(3) The residents and owner of the subject parcel have executed a binding hold-harmless covenant with adjacent agricultural operators and owner which shall run with the land and be recorded prior to occupancy.~~

~~(H) Other Regulations. Other development standards applicable to residential zone districts are contained in the following sections of the County Code:~~

	SCCC
Agricultural buffers/setbacks	<u>16.50.095</u>
Design review	<u>13.11.010, et seq.</u>
Fences	<u>13.10.525</u>
General site standards	<u>13.10.510, et seq.</u>
Minimum parcel sizes	<u>13.10.525</u>
Parking	<u>13.10.550, et seq.</u>



-	SCCC
Signs	<u>13.10.580</u> , et seq.
Trip reduction requirements (residential developments of 25 or more housing units)	<u>13.10.592</u>
Use of nondevelopable land	<u>13.10.671</u>
Use of land designated urban open space in the General Plan	<u>13.10.672</u>



New code section SCCC 13.10.324 has been added to gather special standards and conditions for residential districts in one place. Content from existing code sections SCCC 13.10.324 – 326 is included in this code section. Existing design provisions for congregate senior housing (now referred to as “senior rental housing”) are removed because this type of senior housing design is addressed in state law that may change over time.

Special standards and conditions for the Pleasure Point Commercial Corridor have been added as part of the implementation of the Pleasure Point Commercial Corridor Vision and Guiding Design Principles (2018). Design and operating criteria for congregate senior housing have largely been removed and replaced with a reference to state law.

Large dwelling calculations have been updated to be based on net floor area. This simplifies the floor area calculation area for determining whether something is a large dwelling. The previous method (detailed in an administrative practice guideline) included two options (a modified “gross floor area” and “habitable floor area”). Also, the net floor area calculation excludes basements, which will result in fewer large dwelling permits to process (thereby streamlining the review process and requiring large dwelling permits only for those dwellings where the extra square footage adds visible bulk and mass that should be evaluated for neighborhood impacts).

The net floor area calculation is proposed because (1) the dual calculation method is confusing and (2) the net floor area calculation excludes basements, which will result in fewer large dwelling Level V permits to process (thereby streamlining the review process and requiring large dwelling permits only for those dwellings where the extra square footage is adding visible bulk and mass that should be evaluated for neighborhood impacts).

Guidance has been added for small-scale agriculture that is lacking in the existing code. This new code language is modeled on existing administrative interpretations.

Finally, a provision has been added allowing small-lot single family development in multifamily districts under certain circumstances, per AB 803.

13.10.324 Special standards and conditions for residential districts.

~~13.10.324 (A) Design and operating criteria for congregate senior rental housing.~~ All provisions of Chapter SCCC 13.11-SCCC, Site, Architectural and Landscape Design Review, and SCCC 13.10.323 (residential site standards) shall be met. The design and operation of senior rental housing shall comply with state law. Additional requirements are as follows.

~~(B) Minimum Unit Size:~~

~~(1) Studio: 400-square feet.~~

~~(2) One-bedroom: 550-square feet.~~





- ~~(3) Two-bedroom: 700 square feet.~~
- ~~(C) Kitchen Facilities. Minimum kitchen facilities shall contain 10 cubic feet cabinet storage area, a small one-basin sink, a half-size refrigerator, and a two-burner stove.~~
- ~~(D) Individual bathrooms shall be required and meet the following standards:
 - ~~(1) Handrail shall be provided;~~
 - ~~(2) Nonskid surfaces for floors and tubs shall be provided;~~
 - ~~(3) An emergency button or pull cord shall be provided near tub or toilet.~~~~
- ~~(E) Handrails shall be provided the full length of the hallways.~~
- ~~(F) Transportation Services. Full daytime van service shall be provided and the program shall be approved by the Planning Department.~~
- ~~(G) Free bus passes shall be provided to any resident upon request by the residents.~~
- ~~(H) Amenities:
 - ~~(1) Adequate organized physical activity or social activities must be provided. Activity program shall be reviewed by the Seniors Commission and approved by the Human Resources Agency.~~
 - ~~(2) Easy access shall be provided to outdoor recreational areas.~~
 - ~~(3) Adequate programs shall be established for the delivery of personal services such as maid and linen services, sundries, beautician and/or barber, banking, and other similar services. These programs shall be approved by the Planning Department.~~
 - ~~(4) Signing. To be consistent with SCCC 13.10.580 through 13.10.587.~~
 - ~~(5) Security:
 - ~~(a) Peep holes in doors.~~
 - ~~(b) Twenty-four-hour security staff on site.~~
 - ~~(c) Appropriate facility security system including building exterior to be approved by the Planning Department.~~
 - ~~(d) Building exterior shall be well lighted, but glare shall not be directed onto adjacent properties or the road.~~
 - ~~(e) Minimum of two emergency pull cords or buttons to alert security staff shall be provided for each unit. One shall be located in the bathroom.~~~~~~



~~(6) Management. Proposed management to be reviewed by the Planning Department with assistance from other agencies as needed. Management must possess a thorough knowledge of the needs of the elderly as well as property management.~~

~~(7) Twenty-four-hour on-site management shall be provided.~~

~~(8) Meals. Minimum two hot meals per day shall be provided.~~

~~(9) Special Services.~~

~~(a) A combination of interior and exterior areas and rooms of suitable size to accommodate the majority of the residents must be provided for group meeting, social interaction, exercising and other activities.~~

~~(b) A covered or enclosed pedestrian access shall be provided from all residential buildings to the dining and recreation buildings. A covered walkway shall also be included to provide covered access to passenger loading and unloading areas which shall also be covered.~~

~~(c) All entrances and exits shall be wheelchair accessible.~~

~~(10) All services, requirements, financial arrangements, amenities, and other features of the facility must be disclosed in writing to a prospective resident. This information shall be reviewed by the Planning Director.~~

~~(11) Only one water meter shall be permitted per site.~~

~~(12) All projects shall be compatible with surrounding land uses.~~

~~(13) All projects shall be consistent with California Administrative Code Title 24 and Section 310 of the Uniform Building Code.~~

~~(14) All facilities shall be reviewed by the Planning Department on a yearly basis.~~

~~(15) Separate public areas shall be provided for both smokers and nonsmokers.~~

(B) Within the Pleasure Point Commercial Corridor Area (Portola Drive between 26th Ave and 41st Ave, and 41st Ave between Portola Drive and the Capitola city limit), any parcels rezoned from a commercial to a residential zone district shall continue to be subject to the special standards applicable to properties in the Commercial Corridor provided in SCCC 13.10.334(D) and follow the guidance provided in Appendix B of the Santa Cruz County Design Guidelines: Design Principles for the Pleasure Point Commercial Corridor.



13.10.324.1 PUBLIC FACILITIES REQUIREMENTS FOR RESIDENTIAL DISTRICTS.

(A) All regulations of the local Fire Department or County Fire Marshal shall be met to ensure adequate road access and water availability for fire protection. A letter indicating all Fire Department requirements shall be submitted with the project application.

(B) All requirements of the local sanitation district and water district shall be met. Letters indicating adequate sewer and water service to the project shall be submitted with the project application. Within the Coastal Zone, adequate system capacity shall be reserved for priority coastal uses as per SCCC 17.02.070.

(C) All improvement requirements and fees shall be met for drainage districts, transportation improvement zones, and roadside improvement districts where required by district or County regulations (SCCC Title 15).

(D) Park dedication in-lieu fees prior to recordation of a parcel or final map, or at the time of building permit issuance, whichever occurs first. Impacted school district fees are required at the time of building permit issuance. Dedications of land for park or school sites shall be made in conformance with General Plan and Local Coastal Program Land Use Plan requirements and applicable chapters of the County Code (SCCC Title 15).

(E) The recommendations of the Santa Cruz Metropolitan Transit District should be met to ensure the provision of adequate transit facilities. For residential projects of five or more units, a letter indicating the Transit District's recommendation shall be submitted with the project applications.

(F) Residential Street Lighting. Except as provided in subsection (F)(4) of this section, residential street lighting improvement standards apply to all residential development located within the County urban services line; and on a County road, or on a road to be offered for dedication to the County for road maintenance purposes. Residential development may also be required to construct off-site street lighting improvements.

(1) A residential street lighting plan shall be prepared by a licensed civil engineer or other appropriately licensed individual for approval by the County. The plan and design shall be in accordance with published Pacific Gas and Electric standards or the Association of Illumination Engineers standards. The plan shall also be consistent with County Service Area 9—Highway Safety Lighting, and/or County Service Area 9 (Zone A), Residential Street Lighting Standards, before being approved by the County.



~~(2) The developer shall install appropriate lights according to the approved street lighting plan at the developer's expense. The developer shall enter into a private agreement with Pacific Gas and Electric for power costs when lights are not taken into the County Service Area 9, Highway Safety Lighting, or County Service Area 9 (Zone A), Residential Street Lighting, at the time of acceptance of development improvements.~~

~~(3) All maintenance and liability for the street lighting shall remain with the property owner until such time as the County may exercise its discretion to accept the street lighting into County Service Area for Highway Safety Lighting, or the County Residential Street Lighting Service Area, Zone A.~~

~~(4) The developer of property, within an area which does not currently have residential street lighting because of the historical opposition of the residents of the area to the installation of residential street lighting, may seek an exception from the residential street lighting requirements. An exception in these areas shall be granted only if the applicants' engineer can satisfactorily document to the Planning Department that the failure to install residential street lighting will not create a dangerous condition of public property that could have been avoided by the installation of residential street lighting.~~

13.10.325 (C) Large dwelling permit requirements and design guidelines.

~~(1A) Approvals. No single-family dwelling unit residential structure shall be constructed which will result in 5,000 square feet or more of "net floor area or larger," exclusive of accessory structures associated with the residential use, unless a Level V approval CUP is obtained pursuant to the provisions of this section.~~

~~(2B) Findings. All applications subject to this section shall be approved only if at least one or more of the following findings can be made:~~

~~(a1) The proposed structure is compatible with its surroundings given the neighborhood, locational or environmental context and its design is consistent with the large dwelling design guidelines in subsection (4D) of this section; or~~

~~(b2) The proposed structure, due to site conditions, or mitigation measures approved as part of the application, will be adequately screened from public view and will not adversely impact public viewsheds, neighboring property privacy or solar access, and its design is consistent with the large dwelling design guidelines set forth in subsection (4D) of this section. (For structures within the Coastal Zone requiring a coastal development permit, additional findings shall be made pursuant to ~~Chapter~~ SCCC 13.20 ~~SCCG~~.)~~



(3C) Conditions. Conditions of project approvals made pursuant to this section may include mitigation measures necessary to preserve the neighborhood character in which the proposed structure(s) will be located, to preserve neighboring property privacy or solar access, and/or to screen the structure(s) from the road. Such measures may include, but are not limited to: house and accessory structure re_siting, additional landscape screening and house redesign, including possible reduction in floor area.

(4D) Large Dwelling Design Guidelines. New large dwellings and related accessory structures regulated by this section are subject to the following design guidelines. The intent of these guidelines is to assist the applicant in meeting the requirements of the large dwelling regulations, and to assist the ~~Urban Designer~~, Planning Director and Zoning Administrator in reviewing applications.

Large dwellings and their related accessory structure should be designed so that:

- (a1) Changes in the natural topography of the building site are minimized.
- (b2) Grading cuts and fills are minimized, and when allowed, are balanced.
- (c3) House design and accessory structure horizontal elements follow hillside contours, where applicable.
- (d4) Colors and material are used to reduce the appearance of building bulk. Use of earthtone colors is encouraged.
- (e5) Building height appearance is minimized by varying the height of roof elements and setting back higher portions of the structure from prominent viewpoints.
- (f6) Ridgeline silhouettes remain unbroken by building elements. Building envelopes should be allocated to the lower portions of hillside lots, where feasible.
- (g7) The structure(s) is compatible in terms of proportion, size, mass and height with homes within the surrounding neighborhood.
- (h8) Architectural features break up massing. This can be accomplished by varying roof lines, puncturing large wall expanses with bay windows or recessed wall planes, or using a combination of vertical and horizontal architectural elements.
- (i9) Landscaping helps blend the structure(s) with the natural environmental setting of the site. This can be done by preserving existing vegetation as much as possible, siting the structure(s) to take advantage of existing trees and land forms, and by planting fast-growing, native landscaping to screen elements visible from viewpoints located off the parcel on which the structure is located.
- (j10) The view to adjacent properties is controlled. This can be done by minimizing second-story windows facing close neighboring properties, orienting upper floor balconies and



decks toward large yard areas, locating the structure on the site as far from property lines as possible, and using landscaping to enhance privacy.

(k14) The location of the structure(s) on the site minimizes view blockage within public viewsheds.

13.10.326 (D) Residential Application of State density bonus law for affordable housing. Within the Coastal Zone, the approving body (or the Coastal Commission on appeal) may approve a project that deviates from Local Coastal Program (LCP) requirements (in terms of additional units and/or concessions, waivers, and/or incentives) where such deviations emanate from State under density bonus law provisions (Government Code Section 65915), if the following criteria are met:

(1A) The project (including additional units and/or concessions, waivers, and/or incentives) is are consistent with Coastal Act Section 30604(f), Government Code Section 65915 and Chapter SCCC 17.12 SCCC; and

(2B) The project is found to be in conformity with the all LCP Local Coastal Program provisions requiring avoidance of significant that ensure no impact on Coastal coastal resource impacts (including but not limited to impacts to sensitive habitat, agriculture, public viewsheds, public recreational access and open space protections) where such finding shall be based on an analysis that compares the project (including with any concessions/waivers/incentives and/or increases in otherwise allowable density applied) with an LCP-consistent project (i.e., one without any such deviations applied that meets all LCP requirements) that clearly identifies all LCP deviations, coastal resource impacts associated with such deviations, and affordable housing benefits being provided; and

(3) The project is found to: (a) encourage housing opportunities for persons of low and moderate income while minimizing deviation from the LCP; and (b) lead to no significant adverse coastal resource impacts.

(E) Small-scale commercial agriculture in RA, RR, and R-1 Zone Districts. Small-scale commercial agriculture such as crop raising is an allowed use in the RA Zone District, and may be allowed a Conditional Use Permit in the RR and R-1 Zone Districts, when conducted at a scale and in a manner appropriate and secondary to the primary residential use of the parcel and where compatible with nearby residential land uses. Small-scale commercial agriculture is allowed only on sites with an existing residence. Agricultural uses which create hazardous fumes, odors, unsightliness, dust or noise levels inappropriate to a residential area are not considered small-scale agriculture and are not allowed within residential zone districts. Small scale commercial agriculture shall be compatible with residential land uses in terms of hours of operation, use of machinery and mechanical equipment, and pesticide usage. Small-scale commercial agriculture with on-site retail sale of products grown or produced on site such as Christmas tree farms or produce stands selling produce grown on site may be considered in the RA zone district only, subject to the approval of a Conditional Use Permit, where the use is found to be



compatible with nearby residential uses and other required findings and standards. In the RR and R-1 districts, small scale commercial agriculture is also considered a home occupation and is therefore subject to SCCC 13.10.613, Home occupations as secondary uses.

(F) Small lot single-family development in RM and RF zone districts. Single-family detached development is only allowed in RM and RF zone districts per the provisions of California Government Code section 66499.40 (AB 803).

SCCC 13.10.324.1 has been moved to SCCC 13.10.345 to match the format of other zone district code sections. The requirement for a letter submittal regarding fire requirements has been removed because submittal requirements are detailed on the “List of Required Information” (LORI) for each application type and this information is not needed in the zoning code. The requirement for adequate system capacity for priority coastal uses has been removed since this references a policy issue rather than something that can be assessed at the level of an individual project. The requirement regarding park dedication in lieu fees was removed because this is covered in SCCC Title 15, which is addressed in subsection (C). Requirements regarding street lighting were removed, as this is addressed by the County Design Criteria. A requirement was added generally referencing the Design Criteria.

13.10.345 Public facilities requirements for residential districts.

(A) All regulations of the local fire department or County Fire Marshal shall be met to ensure adequate road access and water availability for fire protection. A letter indicating all Fire Department requirements shall be submitted with the project application.

(B) All requirements of the local sanitation district and water district, or requirements for on-site sanitation and water systems if applicable to the site location shall be met. Letters indicating adequate sewer and water service to the project shall be submitted with the project application. Within the Coastal Zone, adequate system capacity shall be reserved for priority coastal uses as per SCCC 17.02.070.

(C) All improvement requirements and impact fees for community facilities shall be met for drainage districts, transportation improvement zones, and roadside improvement districts where required by district or ordinance regulations (SCCC Title 15).

(D) Park dedication in-lieu fees prior to recordation of a parcel or final map, or at the time of building permit issuance, whichever occurs first. Impacted school district fees are required at the time of building permit issuance. Dedications of land for park or school sites shall be made in conformance with General Plan and Local Coastal Program Land Use Plan requirements and applicable chapters of the County Code (SCCC Title 15).

(ED) The recommendations of the Santa Cruz Metropolitan Transit District should be met to ensure the provision of adequate transit facilities. For industrial projects of 6,000 square feet or larger,



a letter indicating the Transit District's recommendation shall be submitted with the project applications.

- (E) Project features located in the right-of-way, such as street lighting, street trees and utility poles, shall be designed and constructed per the Santa Cruz County Design Criteria.
- (F) Residential Street Lighting. Except as provided in subsection (F)(4) of this section, residential street lighting improvement standards apply to all residential development located within the County urban services line; and on a County road, or on a road to be offered for dedication to the County for road maintenance purposes. Residential development may also be required to construct off-site street lighting improvements.
- (1) A residential street lighting plan shall be prepared by a licensed civil engineer or other appropriately licensed individual for approval by the County. The plan and design shall be in accordance with published Pacific Gas and Electric standards or the Association of Illumination Engineers standards. The plan shall also be consistent with County Service Area 9—Highway Safety Lighting, and/or County Service Area 9 (Zone A), Residential Street Lighting Standards, before being approved by the County.
- (2) The developer shall install appropriate lights according to the approved street lighting plan at the developer's expense. The developer shall enter into a private agreement with Pacific Gas and Electric for power costs when lights are not taken into the County Service Area 9; Highway Safety Lighting, or County Service Area 9 (Zone A), Residential Street Lighting, at the time of acceptance of development improvements.
- (3) All maintenance and liability for the street lighting shall remain with the property owner until such time as the County may exercise its discretion to accept the street lighting into County Service Area for Highway Safety Lighting, or the County Residential Street Lighting Service Area, Zone A.
- (4) The developer of property, within an area which does not currently have residential street lighting because of the historical opposition of the residents of the area to the installation of residential street lighting, may seek an exception from the residential street lighting requirements. An exception in these areas shall be granted only if the applicants' engineer can satisfactorily document to the Planning Department that the failure to install residential street lighting will not create a dangerous condition of public property that could have been avoided by the installation of residential street lighting.

Other standards and conditions text has been moved from SCCC 13.10.323(H) to SCCC 13.10.326 match the format of other zone district code sections.

13.10.326 Other standards and conditions for residential districts.



(H) Other Regulations: Other use and development standards applicable to residential districts include but are not limited to the following provisions of the SCCCare contained in the following sections of this code:

Table 13.10.326-1: Other use and development standards applicable to residential districts	
<u>Topic</u>	<u>SCCC Section</u>
<u>Nonconforming uses and structures</u>	13.10.260, et seq.
<u>General site standards</u>	13.10.510, et seq-13.10.500-600
<u>Accessory structures, home occupations, weddings and community events, and temporary uses</u>	13.10.611- 13.10.616
<u>Use of nondevelopable land</u>	13.10.671
<u>Use of urban open space land</u>	13.10.672
<u>Accessory Dwelling Units</u>	13.10.681
<u>Design review and site development</u>	13.11,010, et seq.
<u>Fences</u>	13.10.525
<u>General site standards</u>	13.10.510, et seq.
<u>Minimum parcel size</u>	13.10.510(G)
<u>Parking and circulation</u>	13.10.550, et seq.16
<u>Signs</u>	13.10.581, et seq.
<u>Trip reduction requirements (development projects for 50 or more employees)</u>	13.10.591
<u>Coastal zone regulations</u>	13.20
<u>Roadway and roadside improvements</u>	15.10
<u>Environmental and resource protection restrictions</u>	Title 16
<u>Agricultural buffers/setbacks</u>	16.50.095