

**CALIFORNIA COASTAL COMMISSION**

CENTRAL COAST DISTRICT OFFICE  
725 FRONT STREET, SUITE 300  
SANTA CRUZ, CA 95060  
(831) 427-4863

**F3b****RECORD PACKET COPY****January 29, 2004 (for February 20, 2004 Hearing)****To:** Coastal Commissioners and Interested Persons**From:** Diane Landry, Central Coast District Manager *DL*  
Dan Carl, Coastal Planner**Subject: Certification Review for Santa Cruz County Local Coastal Program Amendment umber 2-03 Part 1 (Second Units - AB 1866)**

At the September 2003 Coastal Commission meeting in Eureka, the Commission approved, with suggested modifications, Santa Cruz County Local Coastal Program (LCP) Major Amendment Number 2-03 Part 1. This LCP amendment responded to recent legislative changes regarding second units (per AB 1866), and was designed to bring the LCP into conformance with respect to the review process for second units on residential properties.

By action taken November 25, 2003, Santa Cruz County adopted the amending LCP text as directed by the Commission's suggested modifications (see exhibit A). This action was taken within the required six month timeframe. Note that the County chose to accept all of the Commission's modifications, but also chose to include text in the applicable sections that applied outside the coastal zone related to second units on agricultural lands. This additional text does not alter the effect of the Commission's action. It is noted in exhibit A as necessary and applicable (see exhibit A). Also, exhibit A only includes those portions of the LCP amended sections where the Commission made changes (or where the County added additional non-coastal zone text). In other words, the entire re-adopted ordinance is not provided. It is available for review at the Commission's Santa Cruz Office.

The Executive Director has determined that the actions taken by the County are legally adequate and that the amended LCP should be certified. The Executive Director recommends that the Commission concur with this determination and that the LCP, as amended, be certified. If the Commission concurs, the amended LCP will be certified as of today's date (i.e., February 20, 2004), and notification of this certification and Commission concurrence will be forwarded to the County.

**Motion.** I move that the Commission concur with the Executive Director's determination that the actions taken by Santa Cruz County to accept the Commission's suggested modifications for LCP Amendment 2-03 Part 1 are legally adequate.

**Executive Director's Recommendation.** The Executive Director recommends a **YES** vote on the motion. Passage of this motion will result in certification of the Santa Cruz County LCP as directed by the Commission's approval with suggested modifications of LCP Amendment 2-03 Part 1; the amended LCP will be certified as of today's date (i.e., February 20, 2004). The motion passes only by affirmative vote of a majority of the Commissioners present.

**Exhibits**

Exhibit A: County's Acceptance of the Coastal Commission's Suggested LCP Modifications

**California Coastal Commission****February 2004 Meeting in La Jolla**

SCO LCPA 2-03 Part 1 (Second Units) ED certification stfprt 2.20.2004.doc

BEFORE THE BOARD OF SUPERVISORS  
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO. 343-2003

On the Motion of Supervisor Campos  
duly seconded by Supervisor Wormhoudt  
the following Resolution is adopted:

RESOLUTION ADOPTING AMENDMENTS TO THE COUNTY GENERAL PLAN/LOCAL  
COASTAL PROGRAM IMPLEMENTING ORDINANCES RELATING TO SECOND UNITS

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WHEREAS, in 2002, the State Legislature adopted and the Governor signed into law Assembly Bill 1866 relating to second units; and

WHEREAS, Assembly Bill 1866 requires local jurisdictions to permit the development of second units on residentially designated land without discretionary permit review or public hearings; and

WHEREAS, on April 29, 2003, the Board of Supervisors considered and accepted preliminary language to implement Assembly Bill 1866; and

WHEREAS, on May 28, 2003, the Planning Commission, following a duly noticed public hearing, considered the staff report, the public testimony and all other material, and adopted a Resolution recommending that the Board of Supervisors adopt ordinance amendments to implement the requirements of Assembly Bill 1866; and

WHEREAS, pursuant to Public Resources Code Section 21080.17, ordinance amendments to implement the requirements of Government Code Section 65852.2 relating to second units are exempt from the provisions of the California Environmental Quality Act; and

WHEREAS, the Board of Supervisors held a duly noticed public hearing on June 24, 2003, to consider the amendments to the General Plan/Local Coastal Program Implementation Plan and County Code relating to second units, the staff report and all testimony and evidence received at the public hearing; and

WHEREAS, the proposed amendments to the County General Plan/Local Coastal Program are consistent with the County General Plan/Local Coastal Program Land Use Plan and all other provisions of the implementing ordinances; and

WHEREAS, the Board of Supervisors, on June 24, 2003, adopted amendments to the Zoning Ordinance to create a process for the review of second units that is consistent with the

requirements of AB 1866 and adopted clean-up language regarding residential site standards, incorporating the language adopted on April 9, 2002, regarding second units on agricultural land; and

WHEREAS, on September 10, 2003, the California Coastal Commission held a duly noticed public hearing and approved the County's amendments related to second units and other ordinance amendments with various modifications; and

WHEREAS, the California Coastal Commission has not approved the County's Zoning Ordinance amendments that would allow second units on agricultural land within the Coastal Zone; and

WHEREAS, on November 25, 2003, the Board of Supervisors held a duly noticed public hearing to consider the Coastal Commission's modifications, including consideration of additional amendments to specifically allow second units on agricultural land outside the Coastal Zone.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the Board of Supervisors of the County of Santa Cruz adopts the amendments to the County General Plan/Local Coastal Program Implementation Plan and County Code, as set forth in Exhibit A, incorporating the modifications approved by the California Coastal Commission and modifying the ordinance to allow second units on agricultural land only outside the Coastal Zone.

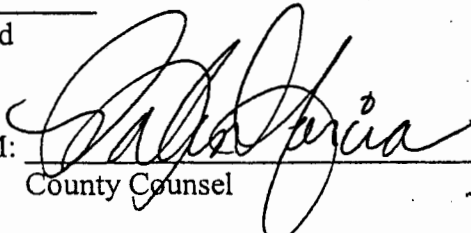
PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State of California, this 25th day of November, 2003, by the following vote:

AYES:	SUPERVISORS	Beautz, Wormhoudt, Campos, Stone and Pirie
NOES:	SUPERVISORS	None
ABSENT:	SUPERVISORS	None
ABSTAIN:	SUPERVISORS	None

ELLEN PIRIE

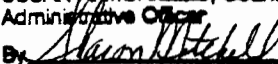
Chairperson of the Board of Supervisors

ATTEST: GAIL T. BORKOWSKI  
Clerk of the Board

APPROVED AS TO FORM:   
County Counsel

DISTRIBUTION: County Council  
Planning

STATE OF CALIFORNIA )  
COUNTY OF SANTA CRUZ )  
I, SUSAN A. MURIELLO, County Administrative Officer and ex-officio Clerk of the Board of Supervisors of the County of Santa Cruz, State of California do hereby certify that the foregoing is a true and correct copy of the resolution passed and adopted by and entered in the minutes of the said board. In witness whereof I have hereunto set my hand and affixed the seal of the said Board on 11/26 2003.

SUSAN A. MURIELLO, County Administrative Officer  
By:  Deputy

CCC Exhibit A  
(page 2 of 10 pages)

Double underline and double ~~strikeover~~ are Coastal Commission modifications  
Bold and bold ~~strikeover~~ are staff's recommendations re: second units on Ag Land  
ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING SUBSECTIONS (b), (c) AND (d) OF SECTION 13.10.681, SUBSECTION (b) OF SECTION 13.10.312, SUBSECTION (b) OF SECTION 13.10.322 AND SUBSECTION (e)(6)(ii) OF SECTION 13.10.323 OF THE SANTA CRUZ COUNTY CODE RELATING TO SECOND UNITS**

The Board of Supervisors of the County of Santa Cruz ordains as follows:

**SECTION I**

Subsection (b) of Section 13.10.681 of the Santa Cruz County Code is hereby amended to read as follows:

(b) Application Processing. As indicated below, second units shall be processed in accordance with the requirements of Government Code Section 65852.2 and, for those second units located within the coastal zone, the requirements of the California Coastal Act. No public hearing shall be required for the development of a second unit within a residential zone district or on land designated residential in the General Plan [or, **outside the Coastal Zone**, within the Agriculture zone district.] unless the second unit is a part of a larger project that requires a public hearing or if a variance is requested [All applications for second units in the Commercial Agricultural zone district **outside the Coastal Zone** shall be subject to review by the Agricultural Policy Advisory Commission.]

Second units are subject to the following processes: *NOTED TEXT IS COUNTY STAFF ADDITIONS*

- (1) Outside the Coastal Zone: Building permit issuance.
- (2) Inside the Coastal Zone (Non-appealable area): Issuance of a combined Coastal Development and Building Permit, subject to the following noticing requirements:
  - (i) Within ten (10) calendar days of accepting an application for a non-appealable coastal development permit, the County shall provide notice, by first class mail, of pending development approval. This notice shall be provided to all persons who have requested to be on the mailing list for that development project or for coastal decisions within the local jurisdiction, to all property owners and residents within 100 feet (not including roads) of the perimeter of the parcel on which the development is proposed, and to the Coastal Commission. The notice shall contain the following information:

- 1. A statement that the development is within the coastal zone;
- 2. The date of filing of the application and the name of the applicant;
- 3. The number assigned to the application;

*STAFF NOTE:  
#4 WAS INADVERTENTLY  
NOT DUPLICATED ON  
THIS COPY. IT WAS  
ADOPTED BY COUNTY.*

Double underline and double ~~strikeover~~ are Coastal Commission modifications

**Bold and bold ~~strikeover~~** are staff's recommendations re: second units on Ag Land

5. The date the application will be acted upon by the local governing body or decision-maker;
  6. The general procedure of the local government concerning the submission of public comments either in writing or orally prior to the local decision;
  7. A statement that a public comment period of sufficient time to allow for the submission of comments by mail will be held prior to the local decision.
- (3) Inside the Coastal Zone (Appealable area): Issuance of a combined Coastal Development and Building Permit, subject to the following noticing requirements:
- (i) Within ten (10) calendar days of accepting an application for an appealable coastal development permit, the local government shall provide notice by first class mail of pending application for appealable development. This notice shall be provided to each applicant, to all persons who have requested to be on the mailing list for that development project or for coastal decisions within the local jurisdiction, to all property owners and residents within 100 feet (not including roads) of the perimeter of the parcel on which the development is proposed and to the Coastal Commission. The notice shall contain the following information:
    - (1) Statement that the development is within the coastal zone;
    - (2) The date of filing of the application and the name of the applicant;
    - (3) The number assigned to the application;
    - (4) A description of the development and its proposed location;
    - (5) A brief description of the general procedure concerning the conduct of local actions.
    - (6) The system for Coastal Commission appeals
  - (ii) Notice After Final Local Decision. Within seven (7) calendar days of approval of the Coastal Development and Building Permit, the County shall notify by first class mail the Coastal Commission and any persons who specifically requested notice of its action. Such notice shall include conditions of approval and written findings and the procedures for appeal of the local decision to the Coastal Commission.
  - (iii) The County shall include notice on the Coastal Development and Building Permit that indicates that the permits will not become effective until the end of the Coastal Commission appeal period or until the Coastal Commission has completed action on an appeal of the County's approval of the permit.

## SECTION II

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**Bold** and bold ~~strikeover~~ are staff's recommendations re: second units on Ag Land  
 Subsection (c) of Section 13.10.681 of the Santa Cruz County Code is hereby amended to read as follows:

(c) Requirements: Before a permit for a second unit can be granted, the following requirements shall be met:

(1) Location: The second unit shall be located on a residentially-zoned parcel or on a parcel designated for residential use in the General Plan which contains no more than one existing detached, single-family dwelling, or where one detached single-family dwelling shall be constructed concurrently with the proposed second unit. ~~or the A second unit shall~~ **may** be located on agriculturally-zoned land **outside the Coastal Zone** or on a parcel designated for agricultural use in the General Plan **outside the Coastal Zone;** ] ← NOTE: COUNTY ADDITION

(2) Parcel Size: The size of the parcel, if located within the Urban Services Line, is no smaller than that required by the minimum lot size standards of the respective zoning district. The size of the parcel, if located outside the Urban Services Line, is at least one acre in area, unless the parcel is served by public sewer. Parcels outside of the Urban Services Line (USL), with public sewer service shall meet the requirements of Section 13.10.681(d)(2);

(3) Development Standards: All development standards for the applicable agricultural or residential zone district shall be satisfied; and the development shall be consistent with all County policies and ordinances;

(4) Design: The design of the second unit is consistent with the design and development standards and guidelines set forth in Subsection 13.10.681(d); and

(5) Utility Requirements: All requirements of utility services providers shall be met, and the sewage disposal system and water supply for the parcel shall comply with all applicable requirements of County Code Chapter 7.38, 7.71 and 7.73; and

(6) In the Coastal Zone, the findings for development permits set forth in Section 18.10.230(a), and the Coastal Development Permit findings of Section 13.20.110, ~~when applicable,~~ must be made.

### SECTION III

Subsection (d) of Section 13.10.681 of the Santa Cruz County Code is hereby amended to read as follows:

(d) Design and Development Standards. The following design and development standards shall be applied to every second unit and shall be conditions for any approval under this section:

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**Bold** and bold ~~strikeover~~ are staff's recommendations re: second units on Ag Land

(1) Location of Second Unit: The second unit may be either attached to the main dwelling or may be detached from it. Inside the Urban Services Line, no second unit shall be located more than 100 feet from the main dwelling or be accessed by a separate driveway or right-of-way. **Outside the Coastal Zone**, on land designated Agriculture by the General Plan, the second unit shall be located within 100 feet of the main dwelling on the property unless another location is approved by the Agricultural Policy Advisory Commission that will meet the on-site and off-site buffering requirements and will meet the goal of preserving agricultural land. ] ← NOTE: COUNTY ADDITION

(2) Size of Second Unit: The total, gross floor area as defined in Section 13.10.700(f) of the habitable portion of a second unit shall not exceed the following standards, based on parcel size:

Maximum Gross Floor Area Within the Urban Services Line (USL)

Type of Sewer Services	Parcel Size	
	<10,000 sq. ft.(1)	10,000 sq. ft. or larger(1)
With Public Sewer	640 sq. ft.	640 sq. ft.
Without Public Sewer	Not allowed	640 sq. ft. max. (must meet requirements of County Code Chapter 7.38)

(1) The size of the parcel must be no smaller than that required by the minimum lot size standards of the zoning district.

Maximum Gross Floor Area Outside of the Urban Services Line (USL)

Type of Sewer Service	Parcel Size			
	< 10,000 sq. ft.	10,000 sq. ft. to < 1 acre	1 acre or larger to < 2.5 acres	2.5 acres or larger
With Public Sewer	640 sq. ft.	800 sq. ft.	800 sq. ft.	1,200 sq. ft.
Without Public Sewer	not allowed	not allowed	800 sq. ft.	1,200 sq. ft.

(3) Lot Coverage: No second unit shall be allowed which would, when combined with existing lot coverage and gross floor area, exceed the allowable lot coverage or the allowable Floor Area Ratio for the parcel.

## Exhibit A to Attachment 1

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(4) Site Standards: All site standards of the zoning district in which the second unit is proposed shall be met. **Outside the Coastal Zone**, on land zoned or designated agricultural, all setbacks of the agricultural zone districts shall be met and all second units must meet the buffering requirements of County Code Section 16.50.095(f), as determined by the Agricultural Policy Advisory Commission, if applicable. ] ← NOTE: COUNTY ADDITION

(5) Parking: Offstreet parking shall be provided to meet the requirements of Section 13.10.550 for the main dwelling and one additional ~~non-tandem~~ space for each bedroom in the second unit.

(6) Design: The design, materials and color of the second unit shall be compatible with that of the main dwelling.

(7) Other Accessory Uses: Not more than one second unit shall be constructed on any one parcel. A second unit and any other accessory residential structure (including but not limited to agricultural caretakers quarters and guest houses on residential parcels [but excepting farmworker housing on agricultural parcels greater than 10 acres **outside the Coastal Zone**]) shall not be permitted on the same parcel. ← NOTE: COUNTY ADDITION  
Habitable accessory structures such as artist's studios, garages, or workshops may be allowed subject to all applicable requirements of the underlying zone district.

(8) Service Requirements: Written acknowledgements shall be provided from the applicable sanitation, water, and fire districts and/or Environmental Health Services indicating that there will be adequate water, sanitation and fire protection services to the project site with the inclusion of a second unit. All requirements of the respective service agencies shall be satisfied.

(9) Fees: Prior to the issuance of a building permit for the second unit, the applicant shall pay to the County of Santa Cruz capital improvement fees in accordance with the Planning Department's fee schedule as may be amended from time-to-time, and any other applicable fees.

## SECTION IV

Section 13.10.312(b) of the Santa Cruz County Code is hereby amended to read as follows:

**13.10.312 Uses in agricultural districts.**

- (b) Allowed Uses. The uses allowed in the agricultural districts shall be as provided in the Agricultural Uses Chart below. A discretionary approval for an allowed use is known as a "Use Approval" and is given as part of a "Development Permit" for a particular use. The type of permit processing review, or "Approval Level," required for each use in each of the agricultural zone districts is indicated in the chart. The processing procedures for Development Permits and for the various Approval Levels are detailed in Chapter 18.10 PERMIT AND APPROVAL PROCEDURES. The Approval Levels given in this chart for structures incorporate the Approval Levels necessary for processing a building permit for the structure. Higher Approval Levels than those listed in this chart for a particular use may be required if a project requires other concurrent



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USE	CA	A	AP
Offices within existing structures operated in conjunction with an allowed use	2	2	2
Public utility facilities; energy facilities (see Section 13.10.700-E definition)	--	5	--
Publicly owned and operated sanitary landfill either by contract or by public forces, subject to the provisions of Section 13.10.639	7	7	7
Recreational activities: playfields not involving permanent structures or paving. Within the coastal zone allow this use only in the A (Non-commercial Agriculture) zone district	5	5	5
Reservoirs or ponds	3	3	3
<b>Second Units, outside the Coastal Zone, subject to the provisions of Section 13.10.681</b>	<b>4</b>	<b>4</b>	<b>--</b>
Septic tank sludge disposal sites that are approved by the Health Officer pursuant to Chapter 7.42 and that are located outside the Coastal Zone	--	4	--
Signs in conjunction with principal permitted uses as described in Section 13.10.580(a) and (b)	P	P	P
Signs in conjunction with non-principal permitted uses as described in Section 13.10.580(c) and (d)	2	2	2
Stands for the display and sale of agricultural commodities produced on site**	2	2	2
Veterinary offices and animal hospitals subject to the provisions of Section 13.10.642	5	5	5
Visitor Accommodations, such as: Bed and breakfast inns (subject to Section 13.10.691)	--	5	--
Water pollution control facilities for agricultural purposes constructed to comply with waste discharge requirements or other orders of the Regional Water Quality Control Board, or erosion control facilities constructed to comply with County ordinances	3	3	3
Water wells, storage tanks and distribution lines, well covers and small pump houses utilized strictly for on-site agriculturally related activities	1***	1***	1***
Wineries under 1,000 gallons annual production as a home	P	P	P

NOTE:  
COUNTY  
ADDITION

**R-1 SINGLE FAMILY RESIDENTIAL ZONE DISTRICTS  
SITE AND STRUCTURAL DIMENSIONS CHART**

ZONE DISTRICT AND MINIMUM 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						
RB 0 to <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	15	0&5	15						
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 - creating new parcels	15	5&10 5&15	15	40%	28	0.5:1	2	35	35
	Parcels > 5,000 sq. ft.	20	5&8	15	30%	28	0.5:1	2	35	35
R-1-5 to R-1-5.9 5,000 to <6,000 sq. ft.	General Requirements	20	5&8	15	30%	28	0.5:1	2	50	50
	Corner lots – existing parcels - creating new parcels	20		15	30%	28	0.5:1	2	50	50
	Parcels 4 to <5,000 sq. ft.	20	5&8	15	30%	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	30%	28	0.5:1	2	60	60
	Corner lots – existing parcels - creating new parcels	20	5&10 5&20	15	30%	28	0.5:1	2	60	60
	Parcels >4,000 to <5,000 sq. ft.	20	5&8	15	30%	28	0.5:1	2		
R-1-10 to R-1-15.9 10,000 to <16,000 sq. ft.	General Requirements	20	10&10	15	30%	28	0.5:1	2	60	60
	Creating new corner lots	20	10&20	15	30%	28	0.5:1	2	60	60
R-1-16 to R-1-1 acre 16,000 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
All Districts	Minimum to garage/carport entrance	20	20	20						
	Parcels < 60 feet wide		5&5							
	<u>Second Units – within USL</u>	*	*	*	*	<u>1-story/17 max</u>	*	<u>1-story</u>	*	*
	<u>Second Units – outside USL</u>	*	*	*	*	<u>28</u>	*	<u>2</u>	*	*

NOTE: This chart contains the multi-family residential zone districts standards and some of the most commonly used exceptions. For additional exceptions relating to parcels, see Section 13.10.323(d). For additional exceptions relating to structures, see Section 13.10.323(e). Variations from maximum structural height, maximum number of stories and maximum floor area as defined by F.A.R. 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 and Sections 13.10.681 and 13.10.685 of Santa Cruz County Code.

\* All site standards for the applicable zone district must be met.

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 SCC Exhibit A

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**RM MULTI-FAMILY RESIDENTIAL ZONE DISTRICTS  
SITE AND STRUCTURAL DIMENSIONS CHART**

ZONE DISTRICT AND MINIMUM 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						
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 - creating new parcels	15	5&10	15	40%	28	0.5:1		35	35
		15	5&15	15	40%	28	0.5:1		35	35
Parcels > 5,000 sq. ft.	20	5&8	15	30%	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	30%	28	0.5:1	Per Use Permit or 2	50	50
	Corner lots – existing parcels - creating new parcels	20	5&10	15	30%	28	0.5:1		50	50
		20	5&10	15	30%	28	0.5:1		50	50
Parcels >4,000 to <5,000 sq. ft.	20	5&8	15	30%	28	0.5:1		50	50	
RM-6 to RM-9.9 5,000 to <6,000 sq. ft.	General Requirements	20	5&8	15	30%	28	0.5:1	Per Use Permit or 2	60	60
	Corner lots – existing parcels - creating new parcels	20	5&10	15	30%	28	0.5:1		60	60
		20	5&20	15	30%	28	0.5:1		60	60
All Districts	Minimum to garage/carport entrance	20	20	20						
	Parcels < 60 feet wide		5&5							
	Second Units – within USL	*	*	*	*	1-story/17 max	*	1-story	*	*
	Second Units – outside USL	*	*	*	*	28	*	2	*	*

NOTE: This chart contains the multi-family residential zone districts standards and some of the most commonly used exceptions. For additional exceptions relating to parcels, see Section 13.10.323(d). For additional exceptions relating to structures, see Section 13.10.323(e). Variations from maximum structural height, maximum number of stories and maximum floor area as defined by F.A.R. 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 and Sections 13.10.681 and 13.10.685 of Santa Cruz County Code.

\* All site standards for the applicable zone district must be met.

(page 10 of 10 pages)  
 OCC Exhibit A

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