

# CALIFORNIA COASTAL COMMISSION

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# W35a

## LCP-3-STC-17-0016-1 PART C (ZONING CODE CLEANUP)

**JUNE 7, 2017**

### **EXHIBIT**

**Table of Contents**

**Exhibit 1 – Proposed IP Amendments (in strikethrough/underline)**

## ***Proposed Amendments under LCP-3-STC-17-0016-1-Part C:***

**Section 1.** Section 24.04.020 (Administration) of the Santa Cruz Municipal Code is hereby amended as follows:

### **24.04.020 DECISION-MAKING BODIES AND OFFICIALS.**

The following decision-making bodies and officials are hereby established or designated to administer the provisions of this title.

1. Zoning Administrator. In order to carry out the purposes of this title, to aid in its enforcement, and to relieve hearing bodies, such as the zoning board-planning commission, of certain routine and nonpolicy functions, there is hereby created within the planning department the office of the zoning administrator and the title of zoning administrator. The planning director shall appoint the zoning administrator and such deputies to the zoning administrator as may be required to fulfill the purposes of this title. Wherever reference is made to the zoning administrator, this shall mean deputy zoning administrator(s) as well.
2. Building Official. There is hereby created, within the inspection services division of the planning department, the position of building official. The city manager shall appoint the building official and assign such duties to the building official as may be required to fulfill the purposes of this title and Title 18 of the Municipal Code.
- ~~3. Zoning Board. The zoning board, established by Chapter 2.40 of this code, shall perform the functions specified by the city council.~~
- ~~4. 3.~~ Planning Commission. The planning commission, established by Chapter 2.40 of this code, shall perform the functions specified by the city council.
- ~~5.4.~~ Historic Preservation Commission. The historic preservation commission, established by Chapter 2.40 of this code, shall perform the functions specified by the city council.
- ~~6.5.~~ City Council. The city council shall perform such functions as may be set forth in the City Charter or this title.

**Section 2.** Section 24.04.130 (Administration) of the Santa Cruz Municipal Code is hereby amended as follows:

### **24.04.130 DECISION-MAKING BODY WITH FINAL AUTHORITY ON APPLICATION APPROVAL.**

The following table indicates the decision-making body who can approve, deny or conditionally approve an application, whether or not a public hearing is required, and the bodies to which appeals can be made:

1. The planning commission and city council may refer certain aspects of any application to the zoning administrator for final action.
2. The zoning administrator may refer any of the matters on which he/she is authorized to act to the planning commission or historic preservation commission.
3. Recommendations for approval on General Plan matters and zoning ordinance text and map amendments shall require a majority vote of the planning commission; all other actions shall require a majority of the hearing body present at the meeting.

Permits/Actions****	Public Hearing Requirement and Decision-Making Body Which Can Approve an Application			Appeal Bodies (in order)
	No Public Hearing	Public Hearing		
	Action	Recommendation	Action	
Coastal Permit	ZA (ADU)		ZA*	CPC/CC/CCC*
Administrative Use Permit: <u>Large Family</u>	<u>ZA</u>			<u>CPC/CC</u>

Permits/Actions****	Public Hearing Requirement and Decision-Making Body Which Can Approve an Application			Appeal Bodies (in order)
	No Public Hearing	Public Hearing		
	Action	Recommendation	Action	
Daycare Homes and temporary uses.				
Other uses as listed by individual zoning districts as requiring an Administrative Use Permit.			ZA	CPC/CC
Conditional Driveway Permit			ZA	CPC/CC
Conditional Fence Permit	ZA		ZA	CPC/CC
Slope Regulations Modifications (Variance)			CPC	CC
Slope Regulations Modifications (Design Permit)	ZA			CPC/CC
Design Permit – Substandard lots: new two-story structures and second-story additions, including ADUs	ZA		ZA	CPC/CC CPC/CC
Substandard lots: single-story ADUs	ZA			CPC/CC
Large homes per Section 24.08.450			ZA	CPC/CC
Wireless telecommunications facilities	ZA		ZA	CPC/CC
New structures or improvements to existing structures in the WCD Overlay which are exempt or excluded from coastal permit requirements	ZA			CPC/CC
New structures or improvements to existing structures in the WCD Overlay which require a coastal permit			ZA	CPC/CC
Demolition Permit				
1. Single-family residential	ZA			CPC/CC
2. Multifamily residential			CPC	CC
3. Historic demolition permit			HPC	CC
4. Nonresidential	ZA**		ZA**	CPC/CC
General Plan Text and Map Amendments		CPC	CC/CCC***	
Historic Alteration Permit			HPC	CC
Administrative Historic Alteration Permit	ZA			HPC/CC
Historic Building Survey: Building designation, deletion		HPC	CC	

Permits/Actions****	Public Hearing Requirement and Decision-Making Body Which Can Approve an Application			Appeal Bodies (in order)
	No Public Hearing	Public Hearing		
	Action	Recommendation	Action	
Historic District Designation		HPC/CPC	CC	
Historic Landmark Designation		HPC	CC	
Mobile Homes (Certificate of Compatibility)	ZA			CPC/CC
Mobile Home Park Conversion			CPC	CC
Outdoor Extension Areas per Section 24.12.192	ZA			CPC/CC
Planned Development Permit		CPC	CC	
Project (Major) Modification	Hearing by ZA or body approving application			Appeal to next highest body(ies)
Project (Minor) Modification	ZA			CPC/CC
Relocation of Structures Permit	ZA			CPC/CC
Revocation Permit	Hearing by ZA or body approving application			Appeal to next highest body(ies)
Sign Permit	ZA			<u>CPC/CC</u>
Special Use Permit			CPC	CC
Variance			ZA	CPC/CC
Watercourse Variance			CPC	CC
Watercourse Development Permit	ZA			CPC/CC
Zoning Ordinance Text and Map Amendments				
Amendments recommended by CPC		CPC	CC/CCC***	
Amendments not recommended by CPC		CPC		CC/CCC***
<p><b>CCC = California Coastal Commission    CC = City Council    CPC = City Planning Commission</b>  <b>HPC = Historic Preservation Commission    ZA = Zoning Administrator</b></p> <p>* For projects seaward of the mean high tide line, and in the case of appealable actions, the California Coastal Commission shall be the decision-making body which can finally approve an application.</p> <p>** Such permits shall be issued administratively, without a public hearing, unless a cultural resources evaluation, prepared by a qualified consultant as determined by the zoning administrator, determines that the building or structure is eligible for listing on the city Historic Building Survey.</p> <p>*** California Coastal Commission in case of CLUP policy, CLIP elements.</p> <p>**** At a regularly scheduled meeting, a majority of the council may take an action to direct any project or amendment to be called from a lower hearing body prior to a final action or during an appeal period in accordance with Section 24.04.175(2).</p>				

**Section 3.** Section 24.08.030 (Use Permit) of the Santa Cruz Municipal Code is hereby amended as follows:

**24.08.030 PROCEDURE – ADMINISTRATIVE USE PERMIT.**

1. The zoning administrator is hereby authorized to issue use permits for all uses designated in the district regulations of this title as being subject to the issuance of an administrative use permit.
2. A public hearing shall be held, except where the proposed use is temporary, as defined herein, **or pertains to a large family daycare home as defined in Section 24.22.355.**

**Section 4.** Section 24.08.410 (Design Permit) of the Santa Cruz Municipal Code is hereby amended as follows:

**24.08.410 GENERAL PROVISIONS.**

A design permit shall be required for the following types of projects:

1. Multiple dwellings and dwelling groups containing three or more dwelling units;
2. New structures intended for commercial use;
3. New structures intended for industrial use;
4. Commercial or industrial uses of land not involving a building;
5. Accessory structures and uses except those accessory uses **of or structures customarily** associated with a single-family dwelling **unless a design permit is otherwise required in this Title 24;**
6. Any structure on, or use of, a substandard residential lot, except for structures which provide access to the first floor for the physically challenged;
7. Any exterior remodeling and/or site alteration of either fifty thousand dollars or twenty-five percent additional floor area to any existing commercial or industrial building or structure, except within the Central Business District (CBD) zone, within which a design permit shall be required for any exterior alteration or remodeling for which the construction costs of such work exceed ten thousand dollars; the design of such exterior improvements shall provide an attractive, visually interesting, and pedestrian-scale facade treatment;
8. Any project where the applicant is a public agency over which the city may exercise land use controls;
9. Public projects in the Coastal Zone, including but not limited to buildings, roads, bridges, wharf structures, shoreline riprap, and port district projects;
10. Any project which requires a design permit as a result of a specific city action or as a result of a condition of a prior project approval;
11. Parking lots with capacity for five or more spaces;
12. Any project which requires a planned development permit;
13. Single-family homes over four thousand square feet in R-1-10, three thousand five hundred square feet in R-1-7, and three thousand square feet in R-1-5 zoning districts;
14. Any structures in the West Cliff Drive Overlay District.

**Section 5.** Section 24.08.420 (Design Permit) of the Santa Cruz Municipal Code is hereby amended as follows:

#### 24.08.420 PROCEDURE.

Applications for design permits shall be acted upon by the zoning administrator unless the design permit is accompanied by an application which must be heard by a higher body (planning commission or city council) or pertains to:

1. New two-story structures and/or second-story additions on substandard residential lots;
2. Large homes per Section 24.08.450;
3. Wireless telecommunications facilities per Part 15 of Chapter 24.12; or
4. New structures or improvements to existing structures in the West Cliff Drive Overlay District that require a coastal permit.

in which case the permits of the types listed above shall be acted upon by the zoning administrator at a public hearing.

**Section 6.** Section 24.08.440 (Design Permit) of the Santa Cruz Municipal Code is hereby amended as follows:

#### 24.08.440 FINDINGS REQUIRED—STANDARDS FOR SUBSTANDARD RESIDENTIAL LOT DEVELOPMENT.

Whenever a project is proposed for a substandard residential lot, as defined in Section 24.22.520 of this title, applications for design review shall be approved if the findings set forth in Section 24.08.430 can be made and proposed buildings, structures, landscaping and other components of the site plan conform to the following additional criteria:

1. The maximum allowable lot coverage for structures shall be forty-five percent. Lot coverage shall include the footprints of the first floor, garage (attached and detached), decks and porches (greater than 30 inches in height and not cantilevered), and any second story cantilevered projection (enclosed or open) beyond two and a half feet. Decks under 30 inches in height or fully cantilevered with no vertical support posts do not count toward lot coverage for this purpose. Second story enclosed cantilevered areas that project less than 30 inches from the building wall do not count toward lot coverage. For such areas that project more than 30 inches from the building wall, only the floor area that projects more than 30 inches shall be counted as lot coverage.
2. The floor area for second stories shall not exceed fifty percent of the first floor area, except in cases where the first floor constitutes thirty percent or less of the net lot area lot coverage.
3. New structures shall be consistent with the scale of structures on adjacent lots and generally be compatible with existing surrounding structures.
4. New structures shall be sited in ways which avoid causing substantial change in the pattern of existing building projections along streets. Continuous long, parallel abutting walls on narrow side yards shall be avoided.
5. Spacing of buildings and overall siting of structures shall maximize the potential for solar access to each lot.
- ~~6. Siting of second-story elements adjacent to single-story structures shall be avoided.~~
76. Landscaping shall be required at least for front yard areas and shall be used to screen parking from street.
87. Structures shall incorporate methods to lessen the impact of garages on a street facade.

**Section 7.** Section 24.08.450 (Guidelines for Large Homes) of the Santa Cruz Municipal Code is hereby amended as follows:

#### 24.08.450 GUIDELINES FOR LARGE HOMES IN SINGLE-FAMILY AREAS.

1. Purpose. The intent of the design permit findings for large-scale residential buildings is to protect existing neighborhood character and identity by development guidelines that promote a variable streetscape by requiring a variety of building massing and placements, and also by maintaining existing neighborhood patterns to limit obtrusive visual impacts on nearby properties.

2. Determination of Large Home. Single-family homes over four thousand square feet in R-1-10 zoning districts, three thousand five hundred square feet in R-1-7 zoning districts, and three thousand square

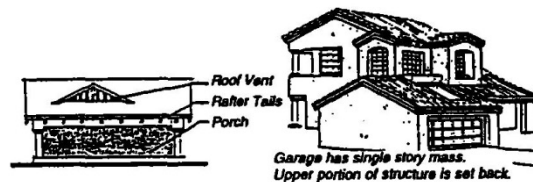
feet in R-1-5 zoning districts are considered “large homes.” The square footage of the home shall be calculated based on the gross square footage of the main structure, including any attached accessory structures such as ADUs and garages, plus any square footage of a detached garage. For properties with detached garages in the rear one-half of the lot, a credit shall be given for the size of the garage up to 420 square feet, which shall not be counted toward the square footage of the home. Detached garage square footage over 420 square feet shall be included in the square footage of the home.

**3. Application requirements.** In addition to the standard requirements of the R-1 district, homes over four thousand square feet in R-1-10, over three thousand five hundred square feet in R-1-7 and three thousand square feet in R-1-5 prepare a survey of buildings within one hundred feet of the property on both sides of the street, which identifies front and side yard setbacks, building floor area, building heights, driveway widths, garage locations, and architectural style shall be submitted with the project application.

**4. Design Criteria.** There is no particular architectural “style” required for residential structures, but the focus should be on the development of a high quality residential environment. In general, the architecture should consider compatibility with surrounding character, including harmonious building style, form, size, color, material, and roofline. Individual dwelling units should be distinguishable from one another. Also projects should comply with design standards established in relevant specific area plans such as the Western Drive Master Plan, Seabright Area Plan and the Moore Creek Access and Management Plan and others that apply.

**2. Design Criteria.**

- a. Facade and Roof Articulation. The articulation of facades and the massing of structures give them richness and scale. Long uninterrupted exterior walls shall be avoided on all structures. All structure walls shall have “relief” to create an interesting blend with landscaping, structures, and the casting of shadows. The integration of varied texture, relief, and design accents on building walls can enhance the architecture.
- For sloped roofs, both vertical and horizontal articulation is encouraged. Roof lines should be representative of the design and scale of the units under them. Roof articulation may be achieved by changes in plane of no less than two feet six inches and/or the use of traditional roof forms such as gables, hips, and dormers. Flat roofs and A-frame type roofs are discouraged unless



**Roof and building plane articulation.**

appropriate to the architectural style.

b. Varied Structure Design.

- (1) Design of structures shall be varied in tract developments to create variety and interest. A significant difference in the massing and composition (not just finish materials) of each adjacent house should be accomplished. One design shall not be repeated more frequently than each fourth house.
- (2) New development in existing neighborhoods should incorporate distinctive architectural characteristics of surrounding development, for example: window and door detailing, decoration, materials, roof style and pitch, building height, finished-floor height, porches, bay windows, and the like.

c. Scale.

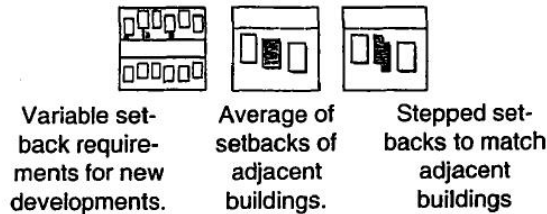
- (1) Form and scale should relate to the use of the structure as a single-family residence. Also, the scale of structures shall be at a human scale so as not to overwhelm or dominate their surroundings. New structures shall be consistent with the scale of structures on adjacent lots and generally be compatible with existing surrounding structures.
- (2) New development should continue the functional site relationships of the surrounding neighborhoods. As an example, common patterns found in the surrounding

neighborhoods should be repeated, such as single-story dwellings, entries facing the street, front porches and parking at the rear.

d. Setbacks.

- (1) New projects shall provide variable front setbacks, with a minimum of five-foot differentiation provided between adjacent lots.
- (2) New single-family development in existing neighborhoods shall be integrated with the housing units in the adjacent area. Site setbacks of infill residential projects shall be either:
  - (a) Equal to the average setback of all residences on both sides of public streets within one hundred feet of the property lines of the new project; or
  - (b) Equal to the average of the two immediately adjacent residences.

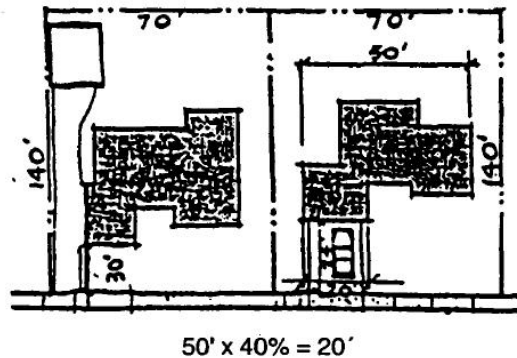
In cases where averaging between two adjacent existing residences is chosen, the new residence may be averaged in a stepping pattern between the setbacks of adjacent residences, or the new residence's entire frontage may be built on the average setback



line.

e. Garages.

- (1) Unit design is encouraged to limit the visual impact of automobile parking by developing detached garages in the rear yard or significantly limiting the garage's lineal frontage of a structure to forty percent of the structure's overall width.
- (2) Garages should have a single-story mass if developed at the front of a structure and provide an architectural transition if there is two-story massing.



f. Grading.

- (1) Development should relate to the natural land forms and surroundings and minimize grading by following the natural contours as much as possible. Graded slopes should be rounded and contoured to blend with the existing terrain. Structures built on slopes or hills should be sensitively designed to minimize visual impact by stepping structures to match topography.
- (2) Significant natural vegetation should be retained and incorporated into the project whenever possible. Landscaping shall be required for the front yard areas.

**Section 8.** Section 24.08.520 (Sign Permit) of the Santa Cruz Municipal Code is hereby amended as follows:

**24.08.520 DESIGN PERMIT.**

A sign permit shall be obtained for any sign except the following:



1. One- or two-sided freestanding signs five feet in height or lower as measured from grade or any sign on a parcel having signs the aggregate area of which is thirty square feet or less;
2. One- or two-sided real estate signs of six square feet or less in area, placed on a property and advertising that property for sale, lease or rent;
3. Window signs/graphics placed within windows. When located within the CBD zone district, window signs shall meet the criteria provided under Section 24.12.352(7)(e); 24.12.351(6)(c);
4. Any sign required by law or placed to protect health and safety;
5. Public art;
6. One- or two-sided construction project signs conforming to other requirements of this part;
7. One- or two-sided projecting and hanging signs within the CBD zone district that meet the criteria provided under Section 24.12.352.

**Section 9.** Section 24.10.210 (R-S District) of the Santa Cruz Municipal Code is hereby amended as follows:

**24.10.210 PRINCIPAL PERMITTED USES.**

1. Single-family dwelling.
2. Community care facilities including daycare (except family daycare homes) and foster home (six or fewer persons).
3. Crop and tree farming and grazing lands.
4. FSmall family daycare homes facilities in single-family dwellings or duplexes.
5. Community garden.
6. Accessory uses are principally permitted when they are a subordinate use to the principal use of the lot.
  - a. Home occupations subject to home occupation regulations as provided in Section 24.10.160.
  - b. Room and board for not more than two paying guests per dwelling unit, when located within principal building.
  - c. Residential accessory uses and buildings customarily appurtenant to a permitted use, subject to the provisions of Section 24.12.140, accessory buildings and Section 24.10.230.
  - c. Living quarters for persons regularly employed on the premises, when located within principal building.
7. Accessory dwelling units subject to the provisions of Chapter 24.16 Part 2.
8. Supportive and transitional housing in single-family dwellings.

**Section 10.** Section 24.10.230 (R-S District) of the Santa Cruz Municipal Code is hereby amended as follows:

**24.10.230 USE PERMIT REQUIREMENT.**

1. The following uses are subject to approval of an administrative use permit and a design permit:
  - a. Family animal farm.
  - b. Temporary structures and uses.
  - c. Young farmer projects on sites of twenty thousand square feet or more on which a child may be permitted to raise one kid, lamb, or calf for a one-year period.
  - d. Accessory buildings containing plumbing fixtures subject to the provisions of Section 24.12.140.
  - e. Accessory dwelling units subject to the provisions of Chapter 24.16 Part 2, except that accessory dwelling units are not subject to approval of a design permit unless located on a substandard lot as defined in Section 24.22.520.
  - f. Large family daycare homes (no design permit required unless otherwise required as a result of a structural modification to the residence).
2. The following uses are subject to approval of a special use permit and a design permit:
  - a. Bed-and-breakfast inns, subject to requirements contained in Part 9, Chapter 24.12.
  - b. Community care facilities including daycare (except family daycare homes) and retirement homes (seven or more persons).

- c. Off-street parking facilities accessory to a contiguous commercial property not to exceed one hundred feet from the boundary of the site it is intended to serve.
- d. Plant nurseries and greenhouses.
- e. Noncommercial recreation areas, buildings and facilities such as parks, country clubs, golf courses, and riding, swimming and tennis clubs.
- f. Educational, religious, cultural, or public utility or public service buildings and uses; but not including corporation yards, storage or repair yards, and warehouses.
- g. Riding stables on parcels at least five acres in size for the boarding of horses to serve the neighborhood.

**Section 11.** Section 24.10.250 (R-S District) of the Santa Cruz Municipal Code is hereby amended as follows:

**24.10.250 DISTRICT REGULATIONS.**

1. General.

Provision	Classification or Type of Use Single-Family Residential			
	RS-10A	RS-5A	RS-2A	RS-1A
a. Height of Buildings (Maximum)				
• Principal: (stories and feet)	2 & 30	2 & 30	2 & 30	2 & 30
• Accessory: (stories and feet)	1 & 20	1 & 20	1 & 20	1 & 20
b. Lot area (acre)	10 acres	5 acres	2 acres	1 acre
c. Lot width (feet)	250	200	150	100
d. Front yard (feet)	40*	40*	40*	40*
e. Rear yard (feet)	30	30	30	30
f. Side yards (feet)	25	20*	20*	15*

\* For any attached or detached garage or carport **with doors or entrances** fronting on a front or exterior side property line, the setback shall be a minimum of twenty feet from said property line or the setback required for the district, whichever is greater.

- 2. Dwellings Per Lot. Unless otherwise provided, there shall be only one dwelling per lot.
- 3. Design Guidelines. Development guidelines adopted by the city shall be used as applicable to provide site design standards to augment the general district regulations in the development of property in this district.
- 4. The minimum distance between buildings on the same lot shall be ten feet between main buildings, **including accessory dwelling units**; six feet between main buildings and accessory buildings, **including accessory dwelling units**; and six feet between accessory buildings.

**Section 12.** Section 24.10.310 (R-1 District) of the Santa Cruz Municipal Code is hereby amended as follows:

**24.10.310 PRINCIPAL PERMITTED USES.**

- 1. Single-family dwelling.
- 2. Community care facilities including daycare **(except family daycare homes)** and foster homes (six or fewer persons).
- 3. ~~F~~**Small** family daycare **homes** in single-family dwellings or duplexes.
- 4. Community garden.
- 5. Accessory uses are principally permitted when they are a subordinate use to the principal use of the lot.

- a. Home occupations subject to home occupation regulations as provided in Section 24.10.160.
  - b. Room and board for not more than two paying guests per dwelling unit, when located within principal building.
  - c. Residential accessory uses and buildings customarily appurtenant to a permitted use, subject to the provisions of Section 24.12.140, accessory buildings, and Section 24.10.330.
6. Accessory dwelling units subject to the provisions of Chapter 24.16 Part 2.
7. Supportive and transitional housing in single-family dwellings.

**Section 13.** Section 24.10.330 (R-1 District) of the Santa Cruz Municipal Code is hereby amended as follows:

**24.10.330 USE PERMIT REQUIREMENT.**

1. The following uses are subject to approval of an administrative use permit and a design permit:
  - a. Family animal farm.
  - b. Temporary structures and uses.
  - c. Young farmer projects on sites of twenty thousand square feet or more on which a child may be permitted to raise one kid, lamb, or calf for a one-year period.
  - d. Accessory buildings containing plumbing fixtures subject to the provisions of Section 24.12.140.
  - e. Accessory dwelling units subject to the provisions of Chapter 24.16 Part 2, except that Accessory Dwelling Units are not subject to approval of a design permit unless located on a substandard lot as defined in Section 24.22.520.
  - f. Large family daycare homes (no design permit required unless otherwise required as a result of a structural modification to the residence).
2. The following uses are subject to approval of a special use permit and a design permit:
  - a. Bed and breakfast inns, subject to requirements contained in Part 9, Chapter 24.12.
  - b. Community care facilities including nursing homes, retirement homes, daycare (except family daycare homes) and foster homes (seven or more persons).
  - c. Health facilities for inpatient and outpatient psychiatric care and treatment.
  - d. Off-street parking facilities accessory to a contiguous commercial property not to exceed one hundred feet from the boundary of the site they are intended to serve.
  - e. Plant nurseries and greenhouses.
  - f. Noncommercial recreation areas, buildings and facilities such as parks, country clubs, golf courses, and riding, swimming and tennis clubs.
  - g. Educational, religious, cultural, or public utility or public service uses and buildings; but not including corporation yards, storage or repair yards, and warehouses.
  - h. Two-family dwellings (duplexes) on corner lots having an area of seven thousand five hundred square feet or more, and subject to the following limitations:
    - (1) The area is characterized by mixed residential uses;
    - (2) Such uses shall be permitted in entirely new structures only;
    - (3) Duplexes will not be approved on properties within five hundred feet of existing duplexes or approved duplex locations;
    - (4) Such duplexes shall maintain at least two thousand square feet of usable open space, one thousand square feet of which shall be directly accessible to each unit within the duplex;
    - (5) The units shall be designed so that each faces on one of the streets forming the intersection;
    - (6) Setbacks from the street shall be the same as for a single-family dwelling, i.e., the setback from one street shall be considered a front yard setback and the setback from the other street shall be considered an exterior side yard setback; however, garages or carports shall be arranged so that at least one faces each of the intersecting streets, and in all cases shall be set back at least twenty feet from the property line.
    - (7) There shall be a differential of at least twenty percent in the total floor area of the individual units.

- i. Riding stables on parcels at least five acres in size for the boarding of horses to serve the neighborhood.

**Section 14.** Section 24.10.350 (R-1 District) of the Santa Cruz Municipal Code is hereby amended as follows:

**24.10.350 DISTRICT REGULATIONS.**

1. General.

Provision	Classification or Type of Use Single-Family Residential		
	R-1-10	R-1-7	R-1-5
a. Height of Buildings (Maximum)			
• Principal: (stories and feet)	2 1/2 & 30	2 1/2 & 30	2 1/2 & 30
• Accessory: (stories and feet)	1 & 15	1 & 15	1 & 15
• Single-story structure	1 & 19	N/A	N/A
b. Minimum lot area (net) (square feet)	10,000	7,000	5,000
c. Minimum lot width (feet)	70	70	50
d. Front yard (feet)	25*	20*	20*
e. Rear yard (feet)	30	25	20
f. One side yard (feet)	10	7*	5*
g. Both side yards – total			
• Interior lot (feet)	20	14	10
• Exterior lot (feet)	22	16	13
h. Exterior side yard or end (feet)	12*	9*	8*
i. Floor area ratio (FAR)			
• Single-story structure	N/A	N/A	N/A
• Over one story	.30	N/A	N/A
j. Maximum building area without design permit	4,000 (See §24.08.450 for findings)	3,500	3,000

\* For any attached or detached garage or carport with doors or entrances fronting on a front or exterior side property line, the setback shall be a minimum of twenty (20) feet from said property line or the setback required for the district, whichever is greater.

- 2. Dwellings per Lot. Unless otherwise provided, there shall be only one dwelling per lot.
- 3. The minimum distance between buildings on the same lot shall be ten feet between main buildings; including accessory dwelling units; six feet between main buildings and accessory buildings including accessory dwelling units; and six feet between accessory buildings.
- 4. Other Requirements. Other regulations which may be applicable to site design in this zone are set forth in General Site Design Standards, Part 2, Chapter 24.12 and Chapter 24.16, Part 2, Accessory Dwelling Units.

**Section 15.** Section 24.10.410 (R-L District) of the Santa Cruz Municipal Code is hereby amended as follows:

**24.10.410 PRINCIPAL PERMITTED USES.**

The following uses are permitted outright if a design permit is obtained for new structures and environmental review is conducted in accordance with city and state guidelines (Numerical references at the end of these categories reflect the general use classifications listed in the city's land use codes. Further refinement of uses within these categories can be found in the land use codes, but they are not intended to be an exhaustive list of potential uses):

1. Multiple dwellings, townhouse dwelling groups, and condominium projects in one or more structure(s). (830, 840)
2. Community care facilities including daycare **(except family daycare homes)**, retirement homes and foster homes (six or fewer).
3. Small family daycare **homes**.
4. Large family daycare **homes facilities** in single-family dwellings or duplexes.
5. Two-family dwellings.
6. Community garden.
7. Single-family dwellings.
8. Accessory uses are principally permitted when they are a subordinate use to the principal use of the lot.
  - a. Home occupations subject to home occupation regulations as provided in Section 24.10.160.
  - b. Park and recreational facilities.
  - c. Room and board for not more than two paying guests per dwelling unit, when located within principal building.
  - d. Residential accessory uses and buildings customarily appurtenant to a permitted use, subject to the provisions of Section 24.12.140, accessory buildings and Section 24.10.430.
9. Accessory dwelling units subject to the provisions of Chapter 24.16 Part 2, except accessory dwelling units are not subject to approval of a design permit **unless located on a substandard lot as defined in Section 24.22.520**.
10. **Supportive and transitional housing.**

**Section 16.** Section 24.10.430 (R-L District) of the Santa Cruz Municipal Code is hereby amended as follows:

**24.10.430 USE PERMIT REQUIREMENT.**

1. The following uses are subject to approval of an administrative use permit and a design permit:
  - a. Accessory buildings containing plumbing fixtures subject to the provisions of Section 24.12.140.
  - b. Temporary structures and uses.
2. The following uses are subject to approval of a special use permit and a design permit:
  - a. Bed-and-breakfast inns, subject to requirements in Part 9, Chapter 24.12.
  - b. Community care facilities including daycare **(except family daycare homes)**, retirement home, foster home, and nursing home (seven or more persons).
  - c. Accessory dwelling units subject to the provisions of Chapter 24.16 Part 2, except that accessory dwelling units are not subject to approval of a design permit **unless located on a substandard lot as defined in Section 24.22.520**.
  - d. Dormitories, fraternity/sorority residence halls, boardinghouses.
  - e. Health facilities for inpatient and outpatient psychiatric care and treatment.
  - f. Off-street parking facilities accessory to a contiguous commercial property not to exceed one hundred feet from the boundary of the site it is intended to serve.
  - g. Noncommercial recreation areas, buildings, and facilities such as parks, country clubs, golf courses, and riding, swimming and tennis clubs.
  - h. Educational, religious, cultural, public utility or public service buildings and uses; but not including corporation yards, storage or repair yards, and warehouses.
  - i. Social halls, lodges, fraternal organizations, and clubs, except those operated for a profit.

**Section 17.** Section 24.10.450 (R-L District) of the Santa Cruz Municipal Code is hereby amended as follows:

**24.10.450 DISTRICT REGULATIONS.**

1. General.

Provision	Dwelling Unit Type	
	Single-Family Detached	2 or More Units
a. Maximum height of buildings		
• Principal (feet)	30	30
• Accessory (stories and feet)	1 and 15	1 and 15
b. Minimum lot area (net) (square feet)	5,000	5,500
c. Minimum lot area per dwelling unit (net) (square feet)		2,200 (1,600 sq. ft. for 1-bedroom/studios)
d. Minimum lot width (feet)	50	50
e. Usable open space per dwelling unit (square feet)	–	400

2. Setback Requirements.

- a. The minimum front yard setback shall be fifteen feet except that the front yard may be reduced to not less than ten feet for a portion not to exceed fifty percent of the building frontage, and providing that a total of fifteen square feet of front yard is provided for each lineal foot of total lot frontage.
- b. The minimum rear yard setback shall be ten feet.
- c. The minimum side yard setback shall be five feet, or one foot of setback for each three feet of height, or portion thereof, of a structure, whichever is greater.
  - (1) There shall be no side yard required for townhouses on interior lots, except there shall be a minimum side yard setback at the interior end of a townhouse group of five feet, or one foot of setback for each three feet of height, or portion thereof, of a structure, whichever is greater.
  - (2) The minimum exterior side yard setback shall be eight feet or one foot of setback for each three feet of height, or portion thereof, of a structure, whichever is greater.
- d. For any attached or detached garage or carport fronting on a front or exterior side property line, the setback shall be twenty feet from said property line.
- e. Minimum Distance Between Buildings on the Same Lot. Between main buildings, including accessory dwelling units, six feet or one foot of setback for each two feet of height of the tallest building, or portions thereof, whichever is greater; between main buildings and accessory buildings, six feet; between accessory buildings, six feet.
- f. An existing accessory building built prior to July 1, 2014, with a valid building permit or which is a legal nonconforming structure, that has less than the required side or rear yard setback(s) may be converted into a dwelling unit to create a second unit or duplex on a property if all the requirements of the California Building Standards Code are met as well as the other development standards of the zoning district. The floor area for said second unit shall not exceed ten percent of the net lot area up to a maximum of eight hundred square feet. If additional units are allowed on the property, all such units shall meet development standards of the zoning district.

3. Other Requirements. Other regulations which may be applicable to site design in this zone are set forth in General Site Design Standards, Part 2, Chapter 24.12 and Chapter 24.16, Part 2, Accessory Dwelling Units.

4. All new development adjacent to a “CON – Neighborhood Conservation District” overlay zone shall comply with Section 24.10.4060 standards for new construction on sites abutting overlay district boundaries, to ensure compatibility with the established district.

**Section 18.** Section 24.10.510 (R-M District) of the Santa Cruz Municipal Code is hereby amended as follows:

**24.10.510 PRINCIPAL PERMITTED USES.**

The following uses are permitted outright if a design permit is obtained for new structures and environmental review is conducted in accordance with city and state guidelines (Numerical references at the end of these categories reflect the general use classifications listed in the city's land use codes. Further refinement of uses within these categories can be found in the land use codes, but they are not intended to be an exhaustive list of potential uses):

1. Multiple dwellings, townhouse dwelling groups, and condominium projects in one or more structures. (830, 840)
2. Community care facilities including daycare **(except family daycare homes)**, foster home, **and** retirement home (six or fewer persons).
3. Community garden.
4. Small family daycare **homes facilities.**
5. Large family daycare **homes facilities** in single-family home or duplex.
6. Accessory uses are principally permitted when they are a subordinate use to the principal use of the lot.
  - a. Park and recreational facilities.
  - b. Home occupations subject to home occupation regulations as provided in Section 24.10.160.
  - c. Room and board for not more than two paying guests per dwelling unit, when located within principal building.
  - d. Residential accessory uses and buildings customarily appurtenant to a permitted use, subject to the provisions of Section 24.12.140, accessory buildings and Section 24.10.530.

**7. Supportive and transitional housing.**

**Section 19.** Section 24.10.565 (R-H District) of the Santa Cruz Municipal Code is hereby amended as follows:

**24.10.565 PRINCIPAL PERMITTED USES.**

The following uses are permitted subject to a design permit for new structures in compliance with the Beach and South of Laurel Design Guidelines and other requirements of the Municipal Code. (Numerical references at the end of these categories reflect the general use classifications listed in the city's land use codes. Further refinement of uses within these categories can be found in the land use codes, but they are not intended to be an exhaustive list of potential uses.) Additionally, environmental review must be conducted in accordance with city and state guidelines:

1. Multiple dwellings, townhouse dwelling groups, and condominium projects in one or more structures; (830, 840)
2. Small community care residential facilities including daycare **(except family daycare homes)**, foster homes, **and** retirement homes, with six or fewer persons; **(510a800A)**
3. Small family daycare **homes**; (510a)
4. Large family daycare **homes** in single-family dwellings **s** or duplexes **es**. (510a)
5. **Supportive and transitional housing.**

**Section 20.** Section 24.10.575 (R-H District) of the Santa Cruz Municipal Code is hereby amended as follows:

#### **24.10.575 USE PERMIT REQUIREMENT.**

1. The following uses are subject to approval of an Administrative Use Permit and a Design Permit in compliance with the Beach and South of Laurel Design Guidelines and other requirements of the Municipal Code. (Numerical references at the end of these categories reflect the general use classifications listed in the city's land use codes. Further refinement of uses within these categories can be found in the land use codes, but they are not intended to be an exhaustive list of potential uses):

- a. Expansion of any existing single-family dwelling; (800)
- b. Two-family dwelling if the lot area allows only two. New single-family development is not permitted; (810)
- c. Temporary structures and uses;
- d. Accessory buildings containing plumbing fixtures subject to the provisions of Section 24.12.140.

e. Large family daycare homes (no design permit required unless otherwise required as a result of a structural modification to the residence).

2. The following uses are subject to approval of a Special Use Permit and a Design Permit in compliance with the Beach and South of Laurel Design Guidelines and other requirements of the Municipal Code. (Numerical references at the end of these categories reflect the general use classifications listed in the city's land use codes. Further refinement of uses within these categories can be found in the land use codes, but they are not intended to be an exhaustive list of potential uses):

- a. Bed-and-breakfast inns subject to requirements contained in Part 9, Chapter 24.12; (300c)
- b. Community care facilities including daycare (except family daycare homes), foster homes, nursing and retirement homes for seven or more persons; (850e)
- c. Health facilities for in-patient and out-patient psychiatric care and treatment; (410b)
- d. Off-street parking facilities accessory and incidental to a contiguous commercial property with said parking not to exceed one hundred feet from the boundary of the site it is intended to serve; (930)
- e. Public and private noncommercial recreation areas, buildings, and facilities such as parks; (710)
- f. Public and quasi-public buildings and uses including recreational, educational, religious, cultural, public utility or public service uses; but not including corporation yards, storage or repair yards, and warehouses; (500, 510, 530, 540)
- g. Social halls, lodges, fraternal organizations, and clubs, except those operated for a profit (570).

**Section 21.** Section 24.10.603 (R-T(A) District) of the Santa Cruz Municipal Code is hereby amended as follows:

#### **24.10.603 PRINCIPAL PERMITTED USES.**

1. The following uses are subject to approval of a design permit and other requirements of the Municipal Code. (Numerical references at the end of these categories reflect the general use classifications listed in the city's land use codes. Further refinement of uses within these categories can be found in the land use codes, but they are not intended to be an exhaustive list of potential uses.)

- a. Duplexes; (810)
- b. Small family day care facility in single-family home or duplex (510a);
- c. Accessory Uses. Other uses and buildings customarily appurtenant to a permitted use, subject to the provisions of Section 24.12.140, accessory buildings.
- d. Supportive and transitional housing in single-family home or duplex.

2. Accessory dwelling units subject to the provisions of Chapter 24.16 Part 2, except accessory dwelling units are not subject to approval of a design permit unless located on a substandard lot as defined in Section 24.22.520.

**Section 22.** Section 24.10.604 (R-T(A) District) of the Santa Cruz Municipal Code is hereby amended as follows:



**24.10.604 USE PERMIT REQUIREMENT.**

1. The following uses are subject to approval of an administrative use permit and a design permit and other requirements of the Municipal Code. (Numerical references at the end of these categories reflect the general use classifications listed in the city’s land use codes. Further refinement of uses within these categories can be found in the land use codes, but they are not intended to be an exhaustive list of potential uses.):

- a. Single-family dwellings; (810)
- b. Accessory buildings containing plumbing fixtures subject to the provisions of Section 24.12.140.
- c. Multiple dwellings, townhouse dwelling groups, and condominiums (three to nine units); (830)
- d. Accessory dwelling units subject to the provisions of Chapter 24.16 Part 2, except that accessory dwelling units are not subject to approval of a design permit **unless located on a substandard lot as defined in Section 24.22.520.**
- f. **Large family daycare homes (no design permit required unless otherwise required as a result of a structural modification to the residence).**
- g. **Supportive and transitional housing in multifamily dwellings (three to nine units).**

2. The following uses are subject to approval of a special use permit and a design permit and other requirements of the Municipal Code. (Numerical references at the end of these categories reflect the general use classifications listed in the city’s land use codes. Further refinement of uses within these categories can be found in the land use codes, but they are not intended to be an exhaustive list of potential uses.):

- a. Bed-and-breakfast inns, subject to the requirements contained in Part 9, Chapter 24.12; (300c)
- b. Large community care facilities; (850e)
- e. ~~Large family daycare facilities; (510a)~~
- dc. Group care homes; (850e)
- ed. Multiple dwellings, townhouse dwelling groups, and condominiums, ten units or more; (840)
- fe. Public and private commercial parking;
- gf. Public and private noncommercial recreation areas, buildings and facilities such as parks; (710)
- hg. Public and quasi-public buildings and uses including recreational, educational, religious, cultural or public utility or service nature; but not including corporation yards, storage or repair yards, and warehouses; (500, 510, 530, 540, 570)
- ih. Retirement homes or centers. (850b)
- i. **Supportive and transitional housing.**

**Section 23.** Section 24.10.608 (R-T(A) District) of the Santa Cruz Municipal Code is hereby amended as follows:

**24.10.608 DISTRICT REGULATIONS.**

1. General.

Provision	Dwelling Unit Type			
	1-Family Detached	Duplex	3 or More Units	Other Uses
a. Maximum height of buildings				
• Principal buildings (feet)	30	30	36	36
• Accessory buildings (feet)	15	15	15	15
b. Minimum lot area (net) (square feet)	5,000	5,000	8,000	8,000
c. Minimum lot area (net) per dwelling unit (square feet)	5,000	2,500	1,450	–
d. Minimum lot width (feet)	50	50	65	65

Provision	Dwelling Unit Type			
	1-Family Detached	Duplex	3 or More Units	Other Uses
e. Usable open space per dwelling unit (square feet)	–	–	400	–

2. Setback Requirements.

- a. The minimum front yard setback shall be fifteen feet or one foot of setback for each three feet of height, or portion thereof, of a structure, whichever is greater, except that the front yard may be reduced to not less than six feet for a portion not to exceed fifty percent of the building frontage, providing that a total of ten square feet of front yard is provided for each lineal foot of total lot frontage. Such reduction of front yard depth shall not be permitted on a corner lot, within twelve feet of any side street lot line.
- b. The minimum rear setback shall be ten feet, or one foot of setback for each three feet of height, or portion thereof, of structure, whichever is greater.
- c. The minimum side yard setback shall be five feet for the first story and one foot of setback for each three feet of height, or portion thereof, of structure, whichever is greater for the second story and above.
- d. There shall be no side yard required for townhouses, or interior lots except there shall be a minimum side yard setback at the interior end of a townhouse group of five feet or one foot of setback for each three feet of height, or portion thereof, of a structure, whichever is greater.
- e. The minimum exterior side yard setback shall be eight feet, or one foot of setback for each three feet of height, or portion thereof, of a structure, whichever is greater.
- f. Minimum Distance Between Buildings on the Same Lot. Between main buildings, including accessory dwelling units, six feet or one foot of setback for each two feet of height of the tallest building, or portion thereof, whichever is greater; between main buildings and one-story accessory buildings, six feet; between accessory buildings, six feet.
- g. For any attached garage or carport fronting on a front or exterior side property line, the setback shall be twenty feet from said property line.

3. Other Requirements. Other regulations which may be applicable to site design in this zone are set forth in General Site Design Standards, Part 2, Chapter 24.12, **Chapter 24.16, Part 2, Accessory Dwelling Units**, and the Design Guidelines of the Beach and South of Laurel Comprehensive Area Plan.

4. All new development adjacent to a "CON – Neighborhood Conservation District" overlay zone shall comply with Section 24.10.4060 standards for new construction on sites abutting overlay district boundaries, to ensure compatibility with the established district.

**Section 24.** Section 24.10.611 (R-T(B) District) of the Santa Cruz Municipal Code is hereby amended as follows:

**24.10.611 PRINCIPAL PERMITTED USES.**

1. Accessory dwelling units subject to the provisions of Chapter 24.16 Part 2.
2. **Small family daycare homes.**

**Section 25.** Section 24.10.612 (R-T(B) District) of the Santa Cruz Municipal Code is hereby amended as follows:

**24.10.612 USE PERMIT REQUIREMENTS.**

1. The following uses are subject to approval of an administrative use permit and a design permit and other requirements of the Municipal Code. (Numerical references at the end of these categories reflect the general use classifications listed in the city's land use codes. Further refinement of uses within these categories can be found in the land use codes, but they are not intended to be an exhaustive list of potential uses.)

- a. Multiple dwellings, townhouse dwelling groups, and condominiums, nine units or fewer (830).
  - b. Single-family and duplex dwellings (800, 810).
  - c. Storage and equipment structures.
  - d. Temporary structures and uses.
  - e. The providing of board and room for not more than two paying guests per dwelling unit, when located within principal building.
  - f. Accessory buildings containing plumbing fixtures subject to the provisions of Section 24.12.140.
  - g. Wireless telecommunication facilities, subject to the regulations in Part 15 of Chapter 24.12.
  - h. Large family daycare homes (no design permit required unless otherwise required as a result of a structural modification to the residence).
  - i. Supportive and transitional housing, nine or fewer units.
2. The following uses are subject to approval of a special use permit and a design permit and other requirements of the Municipal Code. (Numerical references at the end of these categories reflect the general use classifications listed in the city's land use codes. Further refinement of uses within these categories can be found in the land use codes, but they are not intended to be an exhaustive list of potential uses.)
- a. Coffee shops subject to the live entertainment regulations in Part 2 of Chapter 24.12 (280g).
  - b. Large community care facilities (850e).
  - c. Large family daycare facilities (510a).
  - dc. Motel, hotel and bed-and-breakfast inn uses subject to annual business license review (300).
  - ed. Multiple dwellings, townhouse dwelling groups, and condominiums, ten units or more (840).
  - fe. Public and private commercial parking (940, 950).
  - gf. Public and private noncommercial recreation areas, buildings and facilities such as parks (710).
  - hg. Public and quasi-public buildings and uses of an administrative, recreational, religious, cultural or public utility or service nature; but not including corporation yards, storage or repair yards, and warehouses (500, 510, 530, 540, 570).
  - ih. Retirement homes or centers (850b).
  - i. Supportive and transitional housing, ten or more units.

**Section 26.** Section 24.10.616 (R-T(B) District) of the Santa Cruz Municipal Code is hereby amended as follows:

**24.10.616 DISTRICT REGULATIONS.**

1. General.

Provision	Dwelling Unit Type Medium Density Residential			
	1-Family Detached	Duplex	3 or More Units	Other Uses
a. Maximum height of buildings				
• Principal buildings (feet)	30	30	36	36
• Accessory buildings (feet)	15	15	15	15
b. Minimum lot area (net) (square feet)	5,000	5,000	8,000	8,000
c. Minimum lot area (net) per dwelling unit (square feet)	5,000	2,500	1,450	–
d. Minimum lot width (feet)	50	50	65	65
e. Usable open space per dwelling unit (square feet)	–	–	400	–

2. Setback Requirements.

- a. The minimum front yard setback shall be fifteen feet or one foot of setback for each three feet of height, or portion thereof, of a structure, whichever is greater; except that the front yard may be

reduced to not less than six feet for a portion not to exceed fifty percent of the building frontage, providing that a total of ten square feet of front yard is provided for each lineal foot of total lot frontage. Such reduction of front yard depth shall not be permitted on a corner lot, within twelve feet of any side street lot line.

b. The minimum rear setback shall be ten feet, or one foot of setback for each three feet of height, or portion thereof, of a structure, whichever is greater.

c. The minimum side yard setback shall be five feet for the first story and one foot of setback for each three feet of height, or portion thereof, of structure, **whichever is greater**, for the second story and above.

d. There shall be no side yard required for townhouses on interior lots except there shall be a minimum side yard setback at the interior end of a townhouse group of five feet or one foot of setback for each three feet of height, or portion thereof, of a structure, whichever is greater.

e. The minimum exterior side yard setback shall be eight feet, or one foot of setback for each three feet of height, or portion thereof, of a structure, whichever is greater.

f. Minimum Distance Between Buildings on the Same Lot. Between main buildings, including accessory dwelling units, six feet or one foot of setback for each two feet of height of the tallest building, or portion thereof, whichever is greater; between main buildings and one-story accessory buildings, six feet; between accessory buildings, six feet.

g. For any attached or detached garage or carport fronting on a front or exterior side property line, the setback shall be twenty feet from said property line.

3. Other Requirements. Other regulations which may be applicable to site design in this zone are set forth in General Site Design Standards, Part 2, Chapter 24.12; and the Design Guidelines of the Beach and South of Laurel Comprehensive Area Plan.

4. All new development adjacent to a "CON – Neighborhood Conservation District" overlay zone shall comply with Section 24.10.4060 standards for new construction on sites abutting overlay district boundaries, to ensure compatibility with the established district.

**Section 27.** Section 24.10.619 (R-T(C) District) of the Santa Cruz Municipal Code is hereby amended as follows:

#### **24.10.619 PRINCIPAL PERMITTED USES.**

1. The following uses are allowed, subject to a Design Permit and other requirements of the Municipal Code. (Numerical references at the end of these categories reflect the general use classifications listed in the city's land use codes. Further refinement of uses within these categories can be found in the land use codes, but they are not intended to be an exhaustive list of potential uses.)

a. Food and beverage stores (except liquor stores) (240);

b. Motel, hotel, and bed-and-breakfast inn uses subject to annual business license review (300);

c. One or two multiple-family units when located above the first floor of permitted commercial uses with no additional parking required (820);

d. Off-site parking fewer than five spaces (930);

e. Small family day care facility in single-family home or duplex;

f. Eating and drinking establishments without alcohol sales and subject to the live entertainment regulations in Part 2 of Chapter 24.12 (280).

**g. Supportive and transitional housing in one or two units when located above the first floor of permitted commercial uses with no additional parking required.**

2. Accessory Uses. Other uses and buildings customarily appurtenant to a permitted use, subject to the provisions of Section 24.12.140, accessory buildings, and Section 24.10.620.

**Section 28.** Section 24.10.620 (R-T(C) District) of the Santa Cruz Municipal Code is hereby amended as follows:

#### 24.10.620 USE PERMIT REQUIREMENT.

(1) The following uses require an administrative use permit and design permit and are subject to other applicable requirements of the Municipal Code. (Numerical references at the end of these categories reflect the general use classifications listed in the city's land use codes. Subcategories of uses within these use categories can be found in the land use codes, but they are not intended to be an exhaustive list of potential uses.)

- (a) Accessory buildings containing plumbing fixtures subject to provisions of Section 24.12.140;
- (b) Acting/art/music/dance/studios/schools (610);
- (c) Apparel and accessory stores (250);
- (d) Churches (500);
- (e) Community organizations, associations, clubs and meeting halls (570);
- (f) Convenience stores, subject to alcohol regulations in Part 12 of Chapter 24.12 (240B);
- (g) Developed parks (710);
- (h) Undeveloped parks and open space (700);
- (i) Eating and drinking establishments (except bars and fast-food restaurants) subject to live entertainment and alcohol regulations of Chapter 24.12 (280);
- (j) Educational facilities (public/private) (510);
- (k) General merchandise stores (drug and department stores) (230);
- (l) Government and public agencies (530);
- (m) Home furnishings (270);
- (n) Large family daycare homes (no design permit required unless otherwise required as a result of a structural modification to the residence);**
- ~~(n)(o)~~ Liquor stores, subject to alcohol regulations in Part 12 of Chapter 24.12 (240B);
- ~~(o)(p)~~ Mixed residential, and commercial developments when multiple family units are located above first floor of commercial uses, subject to the R-T(A) District regulations (830);
- ~~(p)(q)~~ Multiple dwellings, townhouse dwelling groups and condominiums (three to nine units) subject to the R-T(A) District regulations (830);
- ~~(q)(r)~~ Museum and art galleries (600);
- ~~(r)(s)~~ Professional offices associated with a visitor-serving use (400);
- ~~(s)(t)~~ Repairs, alterations, maintenance services to household items (except boat repair) (340);
- ~~(t)(u)~~ Single-room occupancy (SRO) housing, fifteen units or fewer (860);
- ~~(u)(v)~~ Specialty retail supply stores (290);
- (w) Supportive and transitional housing (three to nine units) subject to the R-T(A) District regulations;**
- ~~(v)(x)~~ Temporary structures and uses;
- ~~(w)(y)~~ Video rental (360B);
- ~~(x)(z)~~ Sports and recreation facilities, without alcohol sales (720);
- ~~(y)(aa)~~ Wireless telecommunications facilities, subject to the regulations in Part 15 of Chapter 24.12.

(2) The following uses require a special use permit and design permit and are subject to other applicable requirements of the municipal code. (Numerical references at the end of these categories reflect the general use classifications listed in the city's land use codes. Subcategories of uses within these use categories can be found in the land use codes, but they are not intended to be an exhaustive list of potential uses.)

- (a) Bars/taverns subject to alcohol regulations in Part 12 of Chapter 24.12 (280C);
- (b) Communication and information (550);
- (c) Large family daycare facilities;**
- ~~(q)(c)~~ Duplexes (810);
- ~~(t)(d)~~ Educational facilities (public/private) (510);
- ~~(d)(e)~~ Fast-food restaurants subject to alcohol regulations in Part 12 of Chapter [24.12](#) (280H);
- ~~(u)(f)~~ Financial, insurance, real estate offices (420);
- ~~(g)(g)~~ Marine facilities and related uses (560E):
  - (i) Related research facilities (400L);
  - (ii) Related storage and warehousing (330);
  - (iii) Fish/seafood wholesale sales (200F);
- (v)(h)** Medical/health offices (410).

- ~~(h)~~(i) Mixed residential and commercial developments with non-commercial uses on the ground floor, subject to the R-T(A) District regulations (830);
- ~~(f)~~(j) Multiple dwellings, townhouse dwelling groups and condominiums ten units or more subject to the R-T(A) District regulations (840);
- ~~(i)~~(k) Nightclubs/music halls, subject to live entertainment and alcohol regulations in Part 12 of Chapter 24.12 (630);
- ~~(j)~~(l) Off-site public/private parking facilities, five or more spaces (930);
- ~~(r)~~(m) Personal services (except contractors yards and mortuaries) (310);
- ~~(p)~~ Professional offices (400);
- ~~(p)~~(n) Professional offices (400), except as associated with a visitor-serving use;
- ~~(k)~~(o) Single-family residences if lot size does not allow multifamily development (800);
- ~~(i)~~(p) Single-room occupancy (SRO) housing, sixteen units or more (860);
- ~~(m)~~(q) Sports and recreation facilities subject to alcohol regulations in Part 12 of Chapter 24.12 (720);
- ~~(r)~~ Supportive and transitional housing, ten or more units subject to the R-T(A) District regulations;
- ~~(n)~~(s) Theaters (620);
- ~~(s)~~(t) Triplexes (820);
- ~~(e)~~(u) Utilities and resources (540);

**Section 29.** Section 24.10.627 (R-T(D) District) of the Santa Cruz Municipal Code is hereby amended as follows:

**24.10.627 PRINCIPAL PERMITTED USES.**

1. The following uses are permitted, subject to a design permit, Conservation Overlay District (Section 24.10.4000) and other requirements of the Municipal Code. (Numerical references at the end of these categories reflect the general use classifications listed in the city's land use codes. Further refinement of uses within these categories can be found in the land use codes, but they are not intended to be an exhaustive list of potential uses.)
  - a. Single-family and duplexes (800, 810);
  - b. Storage and equipment structures, if ancillary to principal residential use;
  - c. Small family daycare homes facility in single-family homes or duplexes (510a);
  - d. Accessory Uses. Other uses and buildings customarily appurtenant to a permitted use, subject to the provisions of Section 24.12.140, Accessory buildings.
  - e. Accessory dwelling units subject to the provisions of Chapter 24.16 Part 2, except accessory dwelling units are not subject to approval of a design permit unless located on a substandard lot as defined in Section 24.22.520.
  - f. Supportive and transitional housing in single-family home or duplex.

**Section 30.** Section 24.10.628 (R-T(D) District) of the Santa Cruz Municipal Code is hereby amended as follows:

**24.10.628 USE PERMIT REQUIREMENT.**

1. The following uses are subject to approval of an administrative use permit and a design permit and other requirements of the Municipal Code. (Numerical references at the end of these categories reflect the general use classifications listed in the city's land use codes. Further refinement of uses within these categories can be found in the land use codes, but they are not intended to be an exhaustive list of potential uses.)
  - a. Small community care residential facilities.
  - b. Temporary structures and uses.
  - c. Accessory buildings containing plumbing fixtures subject to the provisions of Section 24.12.140.
  - d. Accessory dwelling units subject to the provisions of Chapter 24.16 Part 2, except that accessory dwelling units are not subject to approval of a design permit unless located on a substandard lot as defined in Section 24.22.520.

**e. Large family daycare homes (no design permit required unless otherwise required as a result of a structural modification to the residence).**

2. The following uses are subject to approval of a special use permit and a design permit and other requirements of the Municipal Code. (Numerical references at the end of these categories reflect the general use classifications listed in the city's land use codes. Further refinement of uses within these categories can be found in the land use codes, but they are not intended to be an exhaustive list of potential uses.)

a. Bed-and-breakfast inns, subject to the requirements contained in Part 9, Chapter [24.12](#). (300c)

b. Community care facilities. (850e)

~~c. Large family daycare facilities. (510a)~~

~~dc.~~ Multiple dwellings, townhouse dwelling groups, and condominiums, three units or more. (830, 840)

~~ed.~~ Public and private noncommercial recreation areas, buildings and facilities such as parks. (710)

~~fe.~~ Public and quasi-public buildings and uses including administrative, recreational, educational, religious, cultural, public utility or public service uses; but not including yards, storage or repair yards, and warehouses. (500, 510, 530, 540, 570)

~~gf.~~ Retirement homes or centers. (850b)

**g. Supportive and transitional housing, three units or more.**

**Section 31.** Section 24.10.1610 (IG/Per-2 District) of the Santa Cruz Municipal Code is hereby amended as follows:

#### **24.10.1610 USE PERMIT REQUIREMENT.**

1. The following uses require an administrative use permit and are subject to other applicable requirements of the Municipal Code. (Numerical references at the end of these categories reflect the general use classifications listed in the city's land use codes. Subcategories of uses within these use categories can be found in the land use codes, but they are not intended to be an exhaustive list of potential uses.)

a. Agriculture (000);

b. Auto services and repairs, including trucks, heavy equipment and auto towing, subject to performance standards in Section 24.12.900 (350);

c. Eating and drinking establishments, subject to live entertainment and alcohol regulations of Chapter 24.12 (280);

d. Forestry services (010);

e. Leather tanning (110);

f. Off-site public/private parking facilities, five or more spaces (930);

g. Temporary structures;

h. Utilities and resources (540);

i. Wireless telecommunications facilities, subject to the regulations in Part 15 of Chapter [24.12](#).

2. The following uses require a special use permit and are subject to other applicable requirements of the Municipal Code. All industrial classifications from 125 to 145 shall comply with all performance standards listed in Part 2 of the Environmental Resource Management provisions. (Numerical references at the end of these categories reflect the general use classifications listed in the city's land use codes. Subcategories of uses within these use categories can be found in the land use codes, but they are not intended to be an exhaustive list of potential uses.)

a. Building material/garden supply stores (220) with 40,000 square feet or more including indoor floor area and outdoor storage, display, or sales areas. For building materials/garden supply stores of which 50% or more of the square footage will occupy an existing building, this threshold will be 75,000 square feet including indoor floor area and outdoor storage, display, or sales areas so long as vacant, available space in existing buildings in the IG zone exceeds 400,000 square feet. When the vacant, available square footage is less than 400,000 square feet, the 40,000 square foot threshold will apply;

b. Chemicals and allied products, subject to performance standards (130);

- c. Large family daycare homes;
- d. Food and beverage stores (except liquor and convenience stores) (240);
- e. Government and public agencies (530);
- f. Group quarters (850);
- g. Multiple dwellings or condominiums subject to R-M district regulations (830, 840);
- h. Paper and allied products subject to performance standards (125);
- i. Parks and recreation facilities, subject to alcohol regulations in Part 12 of Chapter 24.12 (720);
- j. Medical marijuana provider association dispensaries, as defined in Section 24.22.539 and subject to the siting criteria and performance standards in Section 24.12.1300;
- ~~k. Horticulture, cultivating, harvesting and processing of medical marijuana by a bona-fide medical marijuana provider association provided that: (1) The medical marijuana product is used solely by a bona-fide medical marijuana provider association for distribution to its member patients at a legally authorized dispensary operation within the city; (2) security measures satisfactory to the Santa Cruz Police Department are met; (3) off-street freight loading and parking requirements of Section 24.12.240(q) are met; and (4) no marijuana product is consumed on-site;~~
- l. Single-room occupancy (SRO) housing (860) under the following conditions:
  - (1) The site is located within one-quarter mile, (1,320 feet), of a grocery store.
  - (2) The lot size is less than 6,000 square feet.
  - (3) The SRO is part of a mixed use project, sharing the site and/or building with a use that is allowed under Section 24.10.1505, Principal Permitted Uses, is in conformance with Section 24.10.1540.2, and complies with the following requirements:
    - (a) The SRO development and the mixed use business are under one ownership.
    - (b) The amount of building space occupied by the non-residential use is either at a minimum equal to the SRO or residential use or the non-residential use occupies the entire ground floor of the development.
  - (4) Ambient interior noise levels can be mitigated below 45 decibels.
  - (5) Air quality on and around the site, including odors resulting from adjacent land uses, is not considered a potential health hazard and/or objectionable to residential use.
- m. Transportation facilities (560);

**Section 32.** Sections 24.10.2200 through 24.10.2250 (Greenbelt Overlay District) of the Santa Cruz Municipal Code are hereby deleted.

**Part 23: GB-O GREENBELT OVERLAY DISTRICT**

**24.10.2200 PURPOSE.**

The purpose of the Greenbelt Overlay District is to maintain essentially undeveloped lands surrounding existing urban development in uses that retain the land's physical characteristics and its potential for future development, until a time when expansion of urban development is necessary to provide for the residential and economic needs of the citizens of Santa Cruz. It is further intended that land uses allowed in the Greenbelt Overlay District will be both environmentally and visually compatible with the existing physical characteristics of the land, and permitted uses cannot, as mitigated by mitigation measures made conditions of approval, have potential for significant effect on the environment in accordance with the definition contained in the California Environmental Quality Act (CEQA). This section of the Zoning Ordinance is also part of the Local Coastal Implementation Plan.

**24.10.2210 USE PERMIT REQUIREMENT.**

The following uses are subject to a special use permit and a design permit:

- 1. Timber production and harvesting;
- 2. Agriculture, including grazing;
- 3. Private recreational uses;
- 4. Public recreational uses;
- 5. Scientific or educational uses which maintain the open-space character of the land;
- 6. Single family dwellings;
- 7. Accessory buildings;
- 8. Other land uses which maintain the open space character of the land.



**24.10.2220 USE DETERMINATION.**

Any other use or service establishment determined by the zoning board to be of the same general character as the foregoing uses, and which will conform to the purpose and intent of this ordinance, may be allowed by special use permit.

**24.10.2230 DISTRICT REGULATIONS.**

Any use proposed shall be of a density and shall be so designated and located as to be both environmentally and visually compatible with the existing physical characteristics of the site. Evaluation of compatibility will be based upon environmental constraint data and the capability of the proposed use to preserve the character of the greenbelt lands. In the event of a conflict between the provisions of this part and any other zoning requirements that apply to properties within the Greenbelt Overlay District, the provisions of this part shall prevail.

**24.10.2240 URBAN SERVICES.**

Urban services may be extended in the GB-O District only upon a finding that the use is consistent with the Greenbelt Overlay District; and they will be subject to the approvals of the departments of public works and water, as applicable, and be sized to meet the need of the proposed use.

**24.10.2250 EXPIRATION.**

The GB-O District shall remain in effect in the city of Santa Cruz until December 31, 1994.

**Section 33.** Section 24.10.2820 (High Density Overlay District) of the Santa Cruz Municipal Code is hereby deleted.

**24.10.2820 DISTRICT REGULATIONS.**

1. For the residential component of a development, a maximum residential floor area (FAR) of 2.0 is established. Thus allowable residential floor area is the lot area multiplied by 2.0.

a. Residential development may exceed the maximum residential floor area ratio of 2.0 for properties located in the Additional Height Zone A of the Pacific Avenue Retail District of the Central Business District or in Additional Height Zone C of the Cedar Street Village Corridor where one of the required conditions for extra height is met.

2. Residential uses shall be principally permitted wherever the High Density Overlay District (HD-O) is applied.

3. Residential projects developed under HD-O regulations shall incorporate a ground floor devoted to commercial use as permitted in the underlying district.

**Section 34.** Section 24.12.110(1) (General Site Design Standards) of the Santa Cruz Municipal Code is hereby amended as follows:

**24.12.110 SETBACK REQUIREMENTS MODIFICATIONS.**

1. Front Yards.

a. Where twenty-five percent or more of the lots fronting on any block in the same zone (exclusive of the frontage along the side of a corner lot) have been improved with buildings permitted in said zone and the depth of the front yards on such lots varies not more than ten feet, then the front yard depth required on any lot in said block shall be not less than the median depth of the front yards on the lots on which are located such existing buildings; or

b. In any district where the two adjacent lots on either side of a parcel, neither of which is a corner lot and each of which is in the same zone as the center lot, are already improved with uses permitted in the zone, and the average of the front yards of such adjoining lots is less than that required for the zone, then the required front yard depth for the center lot shall not be less than half the sum of ~~between~~ the front yard setbacks of the two adjoining lots.

**Section 35.** Section 24.12.120(1) (General Site Design Standards) of the Santa Cruz Municipal Code is hereby amended as follows:

**24.12.120 PROJECTIONS INTO REQUIRED YARD AREAS, SETBACKS AND EASEMENTS.**

1. Projections Into Required Yard Areas. The following are permitted projections into required yard areas. Projections shall not be permitted in yards that are less than the minimum established by district regulations except as provided for in Section 24.12.120, subsection (2).

- a. Architectural features such as cornices, canopies, eaves and sills shall be permitted to project into front, rear and sideyards two and one-half feet;
- b. Steps serving the first floor, and bay windows, chimneys, decks, and porches serving the first floor and above may extend into front, rear and exterior sideyards one-half of the required yard or six feet, whichever results in a greater setback. For interior sideyards, maximum projection is one foot, eight inches unless the projection meets the requirements of Section 24.12.120, subsection (1)(c). Bay window, deck, porch and step projections are permissible in interior sideyards on the first floor only. In all cases, no projection or aggregate of projections listed in this subsection shall be more than one-third of the building wall along which it is located;
- c. Unroofed decks, porches, patios and steps of pervious materials twenty inches or less above finished grade may extend into conforming interior sideyards without restriction;
- d. Guardrails on decks and porches and handrails on stairs projecting into required yards on the first floor shall be considered fences and shall be governed by Section 24.12.160, with the exception of guardrails and/or handrails required for access to the first floor for the physically challenged.
- e. Rain retention systems attached to the main residence may extend into side and rear yards one-half the required yard or six feet, whichever results in the greater setback. For interior sideyards, the minimum setback shall be three feet. Such encroachment shall be no higher than six feet from finished grade.

**Section 36.** Section 24.12.140 (General Site Design Standards) of the Santa Cruz Municipal Code is hereby amended as follows:

**24.12.140 ACCESSORY BUILDINGS**

Accessory buildings are subject to the regulations and permit requirements of the zoning district in which they're located.

1. No setback shall be required for an accessory building except as otherwise provided.
2. No accessory building shall be located in a front or exterior side yard. A garage may not be located closer than twenty feet from front or exterior side yard lot lines; except that a garage may be built to the front and exterior side yard lot lines where the slope of the front half of the lot is greater than one foot rise or fall in a distance of seven feet from the established street elevation at the property line, or where the elevation of the lot at the street line is five feet more above or below the established street elevation.
3. ~~Only a~~Accessory buildings ~~exceeding that are less than~~ one hundred twenty square feet in ~~floor~~ projected roof area ~~are not required to need~~ conform to the distance-between-buildings requirement set forth in the district regulations, Chapter 24.10; ~~however, such structures are subject to all other standards, regulations, and requirements of Title 24.~~
4. Habitable accessory buildings shall not be located within the front yard nor closer than ~~ten six~~ feet to the nearest point of the principal building; and shall conform to principal building rear and side yard requirements of the district in which ~~they are~~ located.
  - a. No accessory buildings shall be used as living quarters unless used for nonpaying guests (guesthouses).
5. Accessory buildings may not cover an area in excess of thirty percent of any required yard area.
6. An accessory building attached to a main building by a breezeway is not part of the main building.
7. An accessory building may have one sink installed in it if a plumbing permit is obtained. A property with multiple accessory buildings may have a sink in only one accessory building. Any additional plumbing fixtures would require an administrative use permit subject to findings listed in subsection (8) and a building permit for plumbing facilities is obtained.

8. Except for accessory dwelling units, accessory buildings may contain a full bathroom only when an administrative use permit and design permit are approved in accordance with district regulations and all of the following findings are made.
- The structure and use are subordinate to the principal use; and
  - The purpose of the use is incidental to the principal use; and
  - The use is customarily appurtenant to the permitted use; and
  - The structure will not be used as a dwelling unit except as set forth in Chapter 24.16, Part 2, Accessory Dwelling Units; and
  - A deed restriction will be recorded limiting the use of the structure to that approved under the permit unless otherwise authorized by the city.

**Section 37.** Section 24.12.160 (Fencing and Screening) of the Santa Cruz Muni Code is hereby amended as follows:

### **24.12.160 FENCING AND SCREENING.**

1. Fencing. Regulations governing the installation, construction and placement of fences and structures in the nature of fences which exceed height limitations contained herein are set forth in Chapter 24.08, Part 7, Conditional Fence Permit.

- Height Limitations. No person shall erect upon any private property in the city any fence, or structure in the nature of a fence, exceeding the following height limitations:
  - ~~On that portion of any private property in the area between the street and the front or the exterior side yard setback line~~ Within the required front and exterior side yard setback areas established by this title, Chapter 18.04 of this code or other ordinances of the city, fences shall not exceed a height of three feet, six inches from finished grade, except as provided in Chapter 24.08, Part 7;
  - ~~On that portion of the property back of the setback lines, described under subsection (1)(a)(1) of this section, any portion of the property outside of the required front and exterior side yard setbacks,~~ fences shall not exceed a height of six feet from finished grade, except as provided in Chapter 24.08, Part 7;
  - Any fence along a property line adjacent to a street, or in the adjacent required setback, except in the clear corner triangle, may include a gate, trellis or other entry feature exceeding the height limit stated in subsections (1)(a)(1) and (2) of this section. Such gate, trellis or entry feature shall be limited to ten feet in width and ten feet in height. Only one such gate, trellis or entry feature shall be permitted per street frontage except as provided in Chapter 24.08, Part 7.
- Fire Hazard. The erection of any fence which constitutes a fire hazard either of itself or in connection with the existing structures in the vicinity, or which will interfere with access in case of fire, by the fire department to buildings in the vicinity or which will constitute a hazard to street traffic or to pedestrians shall not be permitted.
- Temporary Fences – Exceptions. Nothing contained in this title shall be deemed to interfere with the erection of temporary fences around construction works, erected or maintained pursuant to Chapter 18.04 of this code and other ordinances of the city.
- Barbed-Wire Fencing. No barbed-wire fences may be constructed, electrified or otherwise, without a conditional fence permit.
- Hedges. Hedges or dense planting in the nature of a hedge ~~shall not be grown or maintained on that portion of any private property in the area between the street and the front or the exterior side yard setback line established by this title, Chapter of this code, or other ordinances of the city to a height in excess of three feet, six inches in height shall not be grown or maintained within the required front or exterior side yard setbacks of the zoning district in which the property is located,~~
- Clear Corner Triangles and Clear Vision Areas. Fences or hedges shall not be greater than, nor allowed to exceed, three feet, six inches in height in the clear corner triangle and the clear vision area as defined ~~herein in Section 24.22.202.~~
- Fences within Watercourse Setback Areas. Fencing within a designated riparian corridor or development setback area of a watercourse shall be consistent with requirements of the watercourse development permit, Section 24.08.2150.

2. Screening.
  - a. In any nonresidential district adjacent to any R- District, screening between districts shall be provided.
  - b. All areas of outdoor storage in any commercial or industrial district shall be permanently screened from view from any adjacent street, public way or adjacent private property.

**Section 38.** Section 24.12.240 (Off-Street Parking) of the Santa Cruz Municipal Code is hereby amended as follows:

**24.12.240 NUMBER OF PARKING SPACES REQUIRED.**

**1.** Where the computation of required parking spaces produces a fractional result, fractions of one-half or greater shall require one full parking space.

	<b>Use</b>	<b>Spaces Required</b>
a.	Automobile or machinery sales and service garages	1 for each 400 square feet floor area
b.	Banks without automatic teller machines	1 for each 400 square feet floor area
c.	Banks with automatic teller machines	1 for each 400 square feet floor area; plus 1.5 for each machine
d.	Business and professional offices, excluding medical and dental offices	1 for each 300 square feet floor area
e.	Billiard parlors	1.5 for each table
f.	Boarding homes for the aged	1 for each 5 beds, plus 1 for each employee
g.	Children's homes	1 for each 5 beds, plus 1 for each employee
h.	Houses of worship	1 for each 3.5 seats in the sanctuary
i.	Dancehalls and assembly halls without fixed seats, exhibition halls, except church assembly rooms in conjunction with auditoriums	1 for each 3 persons of design occupancy load
j.	Family daycare and foster family homes	1 for every 5 guests, plus 1 for the resident owner or manager
k.	Funeral homes, mortuaries	1 for each 5 seats of the aggregate number of seats provided in all assembly rooms
l.	Furniture and appliance stores, household equipment	1 for each 800 square feet of sales floor area
m.	Community care residential facilities	1 for each 5 guests, plus 1 for the manager, plus 1 for each employee on the shift with the maximum number of personnel
n.	Hospitals	1 for each bed, plus 1 for each employee on the shift with the maximum number of personnel
o.	Hotels, motels	1 for each unit intended for separate occupancy, plus 1 for the resident owner or manager
p.	Institutions for the aged	1 for every 5 guests, plus 1 for each employee on the shift with the maximum number of personnel

	Use	Spaces Required
q.	Manufacturing plants, bottling plants, processing plants, packaging plants, furniture repair	1 for each 500 square feet of floor area
r.	Medical and dental clinics and offices	1 for each 200 square feet of floor area
s.	Medical (or convalescent) hospitals	1 for each 5 beds, plus 1 for each employee on the shift with the maximum number of personnel
t.	Nursing homes	1 for every 5 guests, plus 1 for the resident manager, plus 1 for each employee on the shift with the maximum number of personnel
u.	Physical fitness facilities Multi-program:  Single-program: • aerobics: • basketball; volleyball: • lap pool:  • weightlifting:	1 space for each 100 square feet of floor area  1 space for each 50 square feet of floor area 1 space for each 3 persons of occupancy 2 spaces per lane plus 1 space for each 300 square feet of non-pool floor area 1 space for each 250 feet of floor area
	Physical fitness facilities with more than 15,000 square feet of floor area shall provide an additional 10 percent of the total number of required parking spaces	
v.	Physical therapy	1 space per 200 square feet of floor area. In addition, 1 space per 50 square feet of pool (water) area

w. Residential Uses						
Type	Efficiency	Number of Bedrooms				
		1	2	3	4 or more	
Single-family* (including townhouses)	1.0	1.0	2.0	2.0	3 + 1 for ea. addl. bedroom	
Houseboat, duplex, triplex, multiple mobilehome	1.0	1.5	2.0	2.0	3 + 0.5 for ea. addl. bedroom	
Lodging, rooming houses and bed-and-breakfast inns		2 spaces, plus 1 for each bedroom				
Residence halls, dormitories		0.75 space for each guest or occupant				
Senior housing development		1 for each 3 dwelling units or rooms intended for separate occupancy, plus an area of land equal to the required off-street parking for apartments, not including required open space, which could be converted to parking should the retirement center change				

		to a multifamily residential use
Small ownership unit (SOU)		1 space for each dwelling unit
Single-room occupancy dwelling unit, less than 300 square feet**		0.75 for each dwelling unit
Single-room occupancy dwelling unit, 300 square feet or more**		1 for each dwelling unit
Accessory dwelling unit***		1 parking space, covered or uncovered, shall be provided on site for <u>any accessory dwelling unit, with an additional space provided for each bedroom after the first. These requirements are in addition to the required parking for the primary residence.</u>
Community housing projects		In addition to meeting above residential parking requirements, 1 additional parking space for each 4 dwelling units shall be provided
<p><u>Covered Parking. At least 1 of the required parking spaces for each dwelling unit shall be covered, within a carport or a garage unless otherwise specified within Title 24. Each standard-size parking space required to be located in a garage or carport for a residential unit shall be not less than 19 feet in length by 8.5 feet in width.</u></p>		
<p><u>Covered Parking Exceptions:</u></p> <p>(1) <u>Mixed-use projects are not required to provide covered parking if the project is 1 contiguous parcel or vertical development.</u></p> <p>(2) <u>Duplex, triplex or multiple dwellings, townhouse dwellings, residential condominiums, SRO, or SOU projects are not required to provide covered parking. All standard sized parking for each dwelling unit shall be as required above.****</u></p> <p>(3) <u>Exceptions to parking requirements may be granted to publicly subsidized units where such requirements are in conflict with state or federal regulations or funding policies.</u></p>		
<p><b>Notes</b></p> <p><u>* Tandem parking may be utilized for the required uncovered parking spaces pursuant to Section 24.12.280(4).</u></p> <p><u>** (1) SRO parking requirements may be reduced by 0.25 spaces for each dwelling unit at the discretion of the approving authority if the project is either located:</u></p> <p><u>a) Within 0.25 mile or 1,320 feet of an alternative parking facility and spaces are available and can be committed to residents; or</u></p> <p><u>b) Within 0.25 mile or 1,320 feet of access to public transportation such as a bus stop and a grocery store.</u></p> <p><u>(2) Parking requirements may be further reduced by 0.25 spaces if the project allows only senior residents.</u></p> <p><u>(3) Parking requirements for mixed use developments in the I-G District, as permitted under Section 24.10.1510(2)(l)(3), may be reduced by a maximum of 0.4 spaces for each dwelling unit at the discretion of the approving authority as a part of an on-site shared parking plan.</u></p> <p><u>*** Accessory dwelling units only.</u></p>		
<p><u>**** Existing covered parking may be converted into additional units if all the requirements for the underlying zoning district can be met and replacement parking can be provided that meets the other</u></p>		

parking requirements herein.

	Use	Spaces Required
x.	Restaurants and other establishments selling food and beverages on the premises (including bars and nightclubs without live entertainment)	1 for each 120 square feet of floor area
y.	Restaurants with counter and/or take-out service or drive-in facilities	1 for each 120 square feet of floor area, plus 1 for each 50 square feet of floor area devoted to counter/take-out service
z.	Research and development facilities	1 for each 325 square feet of floor area, or 1 for every 2 employees (maximum shift), whichever is greater
aa.	Retail stores, shops, service establishments, including shopping centers other than furniture and appliance stores	1 for each 250 square feet of floor area
ab.	Schools: <ul style="list-style-type: none"> <li>• Elementary and junior high</li> <li>• High schools</li> </ul>	1 for each employee 1 for each employee, plus 1 for each 10 students
ac.	Colleges (business, beauty, etc.) and universities	1 for each employee, plus 1 for each 3 students
ad.	Self-service laundry and dry cleaning establishments	1 for each 200 square feet of floor area
ae.	Service stations	3 for each lubrication or service bay, plus 1 for each employee on the day shift
af.	Sports arenas, auditoriums, assembly halls, and meeting rooms	1 for each 3.5 seats of maximum seating capacity
ag.	Theaters	1 for each 3.5 seats for the first 350 seats; plus 1 for each 5 additional seats
ah.	Wholesale establishments, warehouses, service and maintenance center, communications equipment buildings	1 for each 1,000 square feet of floor area
ai.	Recycling collection facilities <ul style="list-style-type: none"> <li>• Independent</li> <li>• In conjunction with other uses that provide required parking</li> </ul>	2 spaces 0 spaces
aj.	Unspecified uses of buildings, structures, or premises	Where the parking requirement for a particular use is not specifically established in this section, the parking requirements for each use shall be determined by the zoning administrator, and such determination shall be based upon the requirements for similar uses. Public uses not specifically established in this section shall meet the parking requirement as established by

	Use	Spaces Required
		the planning commission. The planning commission shall take into account the proposed use and parking availability in the vicinity of the use.

2. Covered Parking. At least one of the required parking spaces for each dwelling unit shall be covered within a carport or a garage unless otherwise specified within Title 24. Each standard-size parking space required to be located in a garage or carport for a residential unit shall be not less than 19 feet in length by 8.5 feet in width. The following exceptions apply to the covered parking requirement:
  - a. Mixed-use projects are not required to provide covered parking if the project is one contiguous parcel or vertical development.
  - b. Duplex, triplex, or multiple dwellings, townhouse dwellings, residential condominiums, SRO, or SOU projects are not required to provide covered parking. All standard sized parking for each dwelling unit shall be as required in Section 24.12.240(1).
3. The following exceptions may be granted for specific types of residential projects.
  - a. Exceptions to parking requirements may be granted to publicly subsidized housing units, affordable housing projects, and projects for special needs or senior tenants where such requirements are in conflict with state or federal regulations or funding policies.
  - b. SRO parking requirements may be reduced by 0.25 spaces for each dwelling unit if the project is either located:
    - (1) Within 0.25 mile or 1,320 feet of an alternative parking facility and spaces are available and can be committed to residents; or
    - (2) Within 0.25 mile or 1,320 feet of access to public transportation such as a bus stop.
  - c. Parking requirements may be further reduced by 0.25 spaces per unit if the project allows only senior residents.
  - d. Parking requirements for mixed use developments in the I-G District, as permitted under Section 24.10.1510(2)(l)(3), may be reduced by a maximum of 0.4 spaces for each dwelling unit as a part of an on-site shared parking plan.
  - e. Existing covered parking may be converted into additional units if all the requirements for the underlying zoning district can be met and replacement parking can be provided that meets the other parking requirements herein.

**Section 39.** Section 24.12.270 (Off-Street Parking) of the Santa Cruz Muni Code is hereby amended as follows:

**24.12.270 MISCELLANEOUS REQUIREMENTS.**

1. Parking Limit. The city may establish a maximum parking limit where a development proposal exceeds city standards for the number of parking spaces.
2. Compact Car Spaces. Up to fifty percent of a parking requirement may be designed for compact or small cars. Compact car spaces shall be sixteen feet long by seven and one-half feet and shall be labeled for compact cars only.
3. Accessible Facilities for the Handicapped. Requirements for accessible parking spaces for the handicapped shall apply to all parking facilities, whether required or provided voluntarily. This section is intended to enforce the accessiblehandicapped parking requirements of state law. Accessible P parking spaces for the handicapped shall be located as close as possible to the handicapped-accessible entrance to the use. Parking space size shall be nine feet by nineteen feet, plus a five-foot loading/unloading area. Parking facilities specifically designed, located, and reserved for vehicles licensed by the state for use by the disabled handicapped shall be consistent with the California Building Code and state law. , shall be provided according to the following table:

Total	Number of Spaces Required Handicapped
1 to 40	4



Total	Number of Spaces Required Handicapped
41 to 80	2
81 to 120	3
121 to 160	4
161 to 300	5
301 to 400	6
401 to 500	7
over 500	1 for each 200 additional spaces

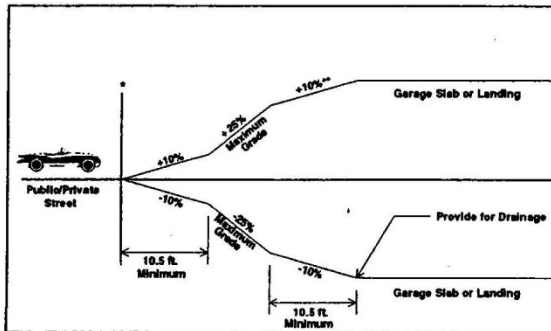
4. Cumulative Parking Requirements. When two or more uses are located in the same building or parcel and share common parking facilities, the parking requirements shall be the sum of the separate requirements for each use, except as may be provided for in this section.

**Section 40.** Section 24.12.280 (Off-Street Parking) of the Santa Cruz Muni Code is hereby amended as follows:

**24.12.280 DESIGN REQUIREMENTS.**

1. Development and Maintenance.
  - a. Except as may be otherwise permitted by this part or the Municipal Code, required parking spaces shall not be located in the required front yard or any required exterior side yard.
    - (1) Two-family dwelling or duplex developments may allow for one parking space in a tandem arrangement to be in the required front or exterior side yards.
  - b. Parking facilities hereafter established and which are located adjacent to a required front yard in an adjoining A- or R- District shall be provided with a clear corner triangle or a clear vision area, as defined in this title. Within these areas, no parking spaces shall be established and the areas shall be suitably and permanently landscaped.
  - c. Each standard-size parking space shall be not less than 19 feet in length by 8.5 feet in width. Each compact parking space shall be not less than 16 feet in length by 7.5 feet in width.
2. Parking Facility Layout. The following diagram, entitled Sample Parking Design Standards, shall be used for dimensions in the development and arrangement of parking spaces and parking areas. Layout and traffic flow is illustrative only.
3. Access to Spaces or Facilities.
  - a. Where a parking facility does not abut a public or a private street, alley, or access easement, there shall be provided an access driveway of not less than twenty feet in width; except as follows:
    - (1) Driveways furnishing access to parking facilities containing five or fewer parking spaces shall be not less than ten feet in width.
    - (2) Driveways furnishing access to parking facilities containing between six and twenty parking spaces shall be not less than twelve feet in width.
    - (3) Where separate one-way driveways are proposed, each shall be not less than ten feet in width.
    - (4) The zoning administrator shall determine the width of driveways serving parking facilities in the GB-O District based on the following findings.
      - (a) That the width is necessary to preserve the open-space character of the area;
      - (b) That the width contributes to the compatible use of open-space lands.
  - b. Driveway Design Standards.
    - (1) Driveways shall be designed to conform with existing contours to the maximum extent feasible.

- (2) Driveways shall enter public/private streets in such a manner as to maintain adequate line of sight.
- (3) Driveways shall have a maximum grade of twenty-five percent as illustrated in the following diagram:



\* Back edge of standard city driveway.

\*\* All percentages are measured from the edge of standard city driveway.

c. Backing Out.

- (1) General. Driveways and aisles in a parking facility shall be designed so that vehicles do not back out into a street other than a residential alley.
- (2) Exceptions. Parking facilities for single-family dwellings and duplexes not located on a freeway, highway or major or minor arterial, as shown on the General Plan Land Use Map, may provide for backing into the street. Parking facilities for three-family dwelling or triplex or four-family dwelling or fourplex may be designed to back out onto a street only if the street is not an arterial or collector street.

4. Tandem Spaces.

- a. Single-Family Dwelling. One uncovered ~~R~~ required parking spaces may be provided in a tandem arrangement no more than two spaces deep.
- b. Two-Family Dwelling or Duplex. Required parking spaces may be provided in a tandem arrangement no more than ~~T~~ three parking spaces deep may be provided in a tandem arrangement. No parking space may be in tandem with a parking space for a separate dwelling unit except as allowed for accessory dwelling units.

5. Border Barricades. Every parking facility containing angled or ninety-degree parking spaces adjacent to a street right-of-way shall, except at entrance and exit drives, be developed with a solid curb or barrier along such street right-of-way line; or shall be provided with a suitable concrete barrier at least six inches in height and located not less than two feet from such street right-of-way line. Such wall, fence, curb, or barrier shall be securely installed and maintained.

6. Surfacing. All off-street parking facilities shall be surfaced with a minimum of five inches of concrete, or one and one-half inches of asphalt overlying four inches of base rock; except:

- a. Temporary off-street parking facilities, which may be surfaced by placement of a single bituminous surface treatment upon an aggregate base, which bituminous treatment and base shall be subject to the approval of the director of public works;
- b. Driveways and parking pads for single-family residences may be surfaced with four inches of concrete or other approved material;
- c. Parking facilities approved by the zoning administrator or zoning board for a different parking surface;
- d. All off-street parking facilities shall be so graded and drained as to dispose of all surface water from within the area; in no case shall such drainage be allowed to cross sidewalks.

7. Marking. Parking spaces within a facility shall be clearly marked and delineated. For nonresidential uses, wheel stops or curbing may be required.

8. Lighting. Lighting shall be directed onto the subject property only, so that the light source is not visible from adjacent properties or streets.

9. Landscaping and Screening.

- a. General Requirements. Landscaping shall be provided in conjunction with the development or modification of any parking space or facility. Landscaping is employed to diminish the visibility and

impact of parked cars by screening and visually separating them from surrounding uses and the street; to provide shade and relief from paved areas; to channel the flow of traffic and generally contribute to good site design.

(1) Every parking facility abutting property either located in R- Districts or in residential uses shall be separated from such property or use by a permanently maintained evergreen hedge, view-obscuring wall or fence, raised planter, planted berm or the like. Such screening devices shall be of sufficient height to diminish the visibility and impact of parked cars and visually separate them from the adjacent residential zone or use. Screening devices may not exceed forty-two inches in height adjacent to any front or exterior sideyard area.

(2) Except for parking facilities for single-family lot development, landscaped areas shall be separated from paved parking areas by a six-inch continuous concrete curbing or an equivalent.

b. Standards for Multifamily, Over Five Units, Commercial and Industrial Developments. Every parking facility shall include a minimum of ten percent of area devoted to parking in permanent landscaping. Landscaping shall be installed in areas used to channel the flow of traffic within parking rows, at the entry to aisles, and at other locations specified by the approving body. Required landscaping shall include appropriate vegetation including trees which shall be provided in sufficient size and quality to adequately screen and soften the effect of the parking area, within the first year.

**Section 41.** Section 24.12.352(5) (CBD Sign Regulations) of the Santa Cruz Municipal Code is hereby amended as follows:

**24.12.352 SIGN REGULATIONS FOR CENTRAL BUSINESS DISTRICT (CBD) ZONE.**

5. General Guidelines. The following statements are general rules for signs which apply to all parcels within the Central Business District zone.

General	<ul style="list-style-type: none"> <li>Wall signs with large areas of dark colors, and which read as billboards because of size and corporate message, are out of place in the Central Business District zone.</li> </ul>
Location	<ul style="list-style-type: none"> <li>Shall not cover windows, roof shapes, or dominate trim.</li> </ul>
Number	<ul style="list-style-type: none"> <li>A maximum of 2 different types of the following signs <del>(wall sign, projecting sign, hanging sign, or awning sign)</del> per business: <ul style="list-style-type: none"> <li>• wall sign</li> <li>• projecting sign</li> <li>• hanging sign</li> <li>• awning sign</li> </ul> </li> </ul>
Lighting	<ul style="list-style-type: none"> <li>Internally illuminated signs shall be limited to illuminated lettering with an opaque background, <del>neon signs</del>, or halo illumination.</li> <li>Exterior Lighting for Signs. All signs <del>shall should</del> have the capacity of being lit for evening visibility.</li> </ul>
Materials and Methods of Construction	<ul style="list-style-type: none"> <li>Any materials or methods of construction are acceptable; however signs shall be legible and shall be constructed of durable, high quality materials.</li> </ul>
Exceptions	<ul style="list-style-type: none"> <li>A Master Sign Program may be created to allow for a coordinated long-term sign plan for a multi-tenant building.</li> </ul>
Maintenance	<ul style="list-style-type: none"> <li>All signs, together with all supports, braces, guys and anchors, shall be free from excessive deterioration, rot, rust and loosening, and shall be maintained in safe condition as determined by the building official or community development director. The display surface of all signs shall be kept neat and clean at all times.</li> </ul>