

# CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE  
725 FRONT STREET, SUITE 300  
SANTA CRUZ, CA 95060  
PHONE: (831) 427-4863  
FAX: (831) 427-4877  
WEB: WWW.COASTAL.CA.GOV



# W35c

**LCP-3-STC-17-0016-1 PART G**

**(ELIMINATION OF FAR)**

**JUNE 7, 2017**

**EXHIBIT**

**Table of Contents**

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

## Proposed Amendments under LCP-3-STC-17-0016-1-Part G

### 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)	1	1	1
• 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.