

Parking – 13.10.681(F)(2)

No additional parking is required for the *primary* dwelling on a parcel with an ADU, even if existing parking is nonconforming.

No parking spaces for the primary dwelling can be eliminated unless current standards are met after spaces are removed.

Parking areas can be reconfigured if no spaces are lost and / or current standards are met.

One additional space shall be provided for the accessory dwelling unit and may be provided as double or triple tandem parking.

On streets subject to permit parking, the occupants of the ADU shall be offered a permit and the ADU shall not be eligible for a parking exception below.

Parking exceptions

No additional parking shall be required for an ADU meeting at least one criteria below, provided that the main dwelling meets parking standards:

- (a) The accessory dwelling unit is a Conversion ADU.
- (b) The accessory dwelling unit is attached to a primary dwelling or accessory structure (new or existing).
- (c) The accessory dwelling unit is located within the USL or RSL and within ½ mile of a public transit stop with at least 30-minute headways (time between buses running in the same direction).
- (d) The accessory dwelling unit is on a designated historic site.
- (e) A public vehicle is available, parked no more than one block away.

Sprinklers

Fire sprinklers are NOT required for an ADU where they are not present or required for the primary residence on the parcel. All other building and fire code provisions shall be met.

Definitions

Conversion ADU:

1. The conversion into an ADU of any accessory structure built or issued a building permit prior to January 1, 2017, or any portion of a single-family dwelling or garage regardless of construction date.

A conversion ADU comprising reconstruction (13.10.700-R) is a “New Construction ADU.”

A conversion ADU may increase by 30% the floor area being converted or 150 square feet, whichever is less. If exceeded, considered “New Construction ADU.”

Note: An added story under an existing open ceiling, or added floor area within existing walls, doesn’t count as increased floor area.

Conversion ADU *additions* shall comply with zoning standards for the applicable district.

New Construction ADU:

Shall mean any ADU that does not meet the definition of Conversion ADU.

Single family dwellings may include a second food prep area with small electric-only stove, sink, refrigerator and cabinets.

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COUNTY OF SANTA CRUZ

BROCHURES

ACCESSORY DWELLING UNITS

SITE AND STRUCTURAL STANDARDS, PARKING & DEFINITIONS



See Sections 13.10.681 and 13.10.323 of the Santa Cruz County Code.

For exceptions see 13.10.681(D) & (F), and 13.10.323(E)(6)(g).

PARCEL SPECIFIC CONDITION	SETBACKS (FEET)			MAXIMUM PARCEL COVERAGE**	MAXIMUM HEIGHT (FEET)	FLOOR AREA RATIO***	MAXIMUM NUMBER STORIES**	MINIMUM SEPARATION
	FRONT	SIDE	REAR					
Attached to SFD	*	*	*	*	*	*	*	Three feet minimum separation between an ADU and any other structure on a parcel (including encroachments by eaves, stairs and decks). Garages and other accessory structures remain subject to 10' minimum separation.
Detached, or attached to existing or new detached garage, inside USL	*	*	*	*	17 max height [†] 15 max exterior wall	*	1	
Detached, or attached to existing or new detached garage, outside USL	*	*	*	*	*	*	2	
Conversion ADU – see brochure “Accessory Dwelling Units;” see also County Code section 13.10.681(E) for design criteria.								
<u>ABOVE A GARAGE (New Construction)</u>								
Inside USL								
Above a garage attached to SFD	*	5	5	*	Areas with reduced setback: 24 max height, 20 exterior wall. Areas meeting standard setbacks: (*)	*	2	The minimum separation between an ADU and any other detached structure on a lot, including encroachments by eaves, stairs and decks, shall be no less than <u>three feet</u> . Garage, etc., separation remains 10 feet.
Above a new or existing detached garage	*	5	5	*	24 max height 20 max exterior wall [†]	*	2	
Outside USL								
Above a new or existing detached garage	*	5	5	*	Areas with reduced setback: 24 max height, 20 exterior wall. [†] Areas meeting standard setbacks: (*)	*	3+, if meets std. setbacks 2, if reduced side setbacks	The minimum separation between ADU and other structures, including encroachments, is 3'. Garage separation still 10'.
<p>* Site standard for the applicable zone district must be met.</p> <p>** For parcels where there is an historic resource that has been designated consistent with the California Register of the State Office of Historic Preservation and Chapter 16.42 SCCC standards, the maximum parcel coverage shall be 1.25 times that of the applicable zone district. Development shall be consistent with State Office of Historic Preservation guidance. Where New Construction or Conversion ADUs are developed on parcels 6,000 square feet or smaller after January 1, 2018, whether historic or not, an additional two percent (2%) Lot Coverage shall be available by right, including within the Pleasure Point (-PP) Combining Zone District.</p> <p>*** For parcels where there is an historic resource that has been designated consistent with the California Register of the State Office of Historic Preservation and Chapter 16.42 SCCC standards, the floor area ratio (FAR) shall be 0.6:1 in any zone district where the standard FAR is 0.5:1. Development shall be consistent with State Office of Historic Preservation guidance. Where New Construction or Conversion ADUs are developed on parcels 6,000 square feet or smaller after January 1, 2018, whether historic or not, an additional two percent (2%) FAR shall be available by right, including within the Pleasure Point (-PP) Combining Zone District.</p> <p>[†] May apply for heights up to 5 feet in excess of the applicable standard: requires Zoning Administrator review, public hearing. May not exceed 28'.</p>								