

**SANTA CRUZ COUNTY PLANNING DEPARTMENT POLICY/ORDINANCE
INTERPRETATION**

Interpretation No.: COMM-MU-OFFICE (01)
Effective Date: 06/30/06
Originally Issued: Replaces verbal interpretation

Question:

Is a 50% Office/50% Residential mixed use allowed in the C-1 zone district?

**Applicable Ordinance Section(s)
And/or General Plan/LUP Policy(ies)**
13.10.332(b)

INTERPRETATION:

A 50% Office/50% Residential (or 33% Office/67% Residential if 100% affordable housing) mixed use is allowed in the C-1 zone district.

Reason:

The Commercial Uses Chart allows mixed commercial/residential uses in the PA, C-1 and C-2 zone districts with the allowed residential component “up to 50% (67% if project is 100% affordable) of the floor area of the entire development...”

The C-1 zone district restricts the percentage of office use “not to exceed 50% of building area.” When the building is used solely for commercial purposes, office use is restricted to 50% of the building. This raises the question of whether an office use in a mixed use building located in the C-1 zone district is restricted to 50% of the commercial component (i.e. 25% of the total building area) or not.

Since the ordinance specifically states that an office use in the C-1 zone district is limited to 50% of the *building area* rather than the commercial use area, offices are allowed to occupy 50% of the building area of a mixed use in the C-1 zone district.

Tom Burns, Planning Director

Date