

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

Interpretation No.: FNT YD AVG (Front yard averaging with corner lots)

Effective Date: Outside Coastal Zone, effective 8/22/08. Inside Coastal Zone, pending approval.

Originally Issued: None

**Question**

*How does front yard averaging apply to corner lots and to parcels adjacent to corner lots?*

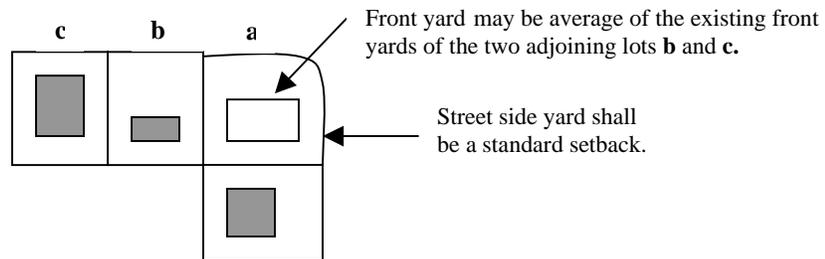
**Applicable Regulatory Section(s)**

13.10.323(e)(7)

**INTERPRETATION:**

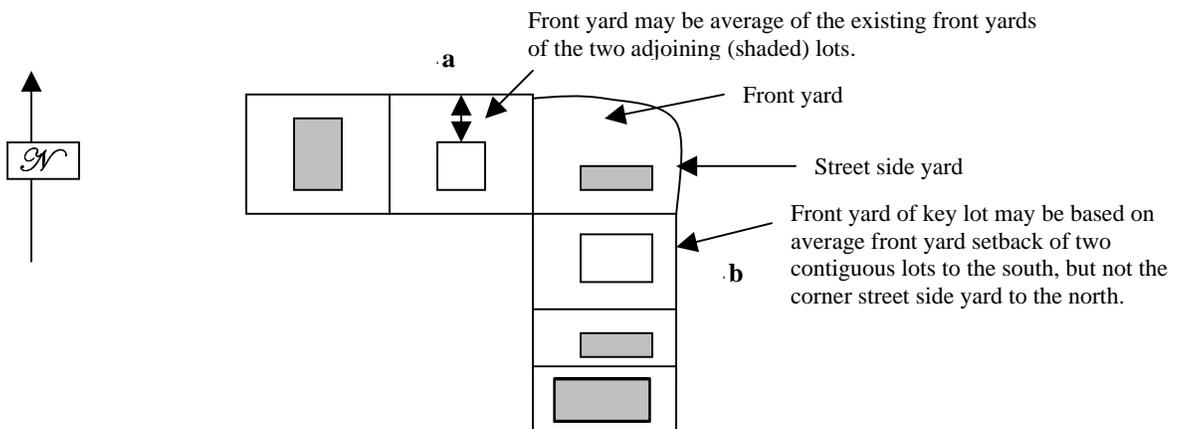
For corner lots:

When a corner lot (a) adjoins at least two contiguous developed parcels (b and c) along one frontage, the front yard setback for the corner lot may be based on the average of the existing front yard setbacks for the two adjoining sites, consistent with Section 13.10.323(e)(7). The remaining street side of the corner lot shall be a standard street side yard setback.



For lots adjacent to corner lots:

When an interior parcel (a) adjoins a corner lot on one side and an interior lot on the other (both developed), and the adjoining corner yard is a front, the existing front yard setback of the corner lot may be used for front yard averaging. For key lots (b), if the adjacent corner yard is a street side yard, then only the two contiguous parcels on the other side of the key lot may be used for front yard averaging, if both are developed. If not, the block average may be used consistent with Section 13.10.323(e)(7). If a structure on a corner lot is nonconforming on two or more sides, the yard with the deepest setback from the street shall be designated as the front to minimize the degree of nonconformity.



Street side yards shall never be included in front yard averaging calculations involving an entire block, but corner front yards and front yards associated with a double frontage on the given frontage shall be.

The standards involving front yard averaging for corner lots and lots adjacent to corner lots also apply to reverse corner lots (lots with at least 3 property boundaries abutting upon streets), if the reverse corner lot has two fronts.



**Reason**

Front yard averaging allows front yard setbacks to be similar among parcels that may have existing nonconforming setbacks along a given frontage. However, corner parcels are allowed to have a reduced setback from rights-of-way on one side primarily to allow fair use of a parcel that would otherwise be subject to two front yard setbacks. Therefore, it is inappropriate to incorporate a street side yard setback for a corner parcel into the averaging calculation for a key or interior lot. However, the goal of allowing similar front yard setbacks among several parcels along a given frontage is met by allowing the front yards of two parcels to one side of a key lot or corner front yard to be included in the average.

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Tom Burns, Planning Director

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Date