

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

Interpretation No.: RES-CLS-01 (Corner Lot Setbacks)
Effective Date: 01/01/03
Originally Issued: Unknown (Interpretation of Corner Lots)

Question

How are the locations of front and side yards determined on lots other than at a right angle intersection?

**Applicable Ordinance Section(s)
And/or General Plan/LUP Policy(ies)**
§ 13.10.700-L

INTERPRETATION:

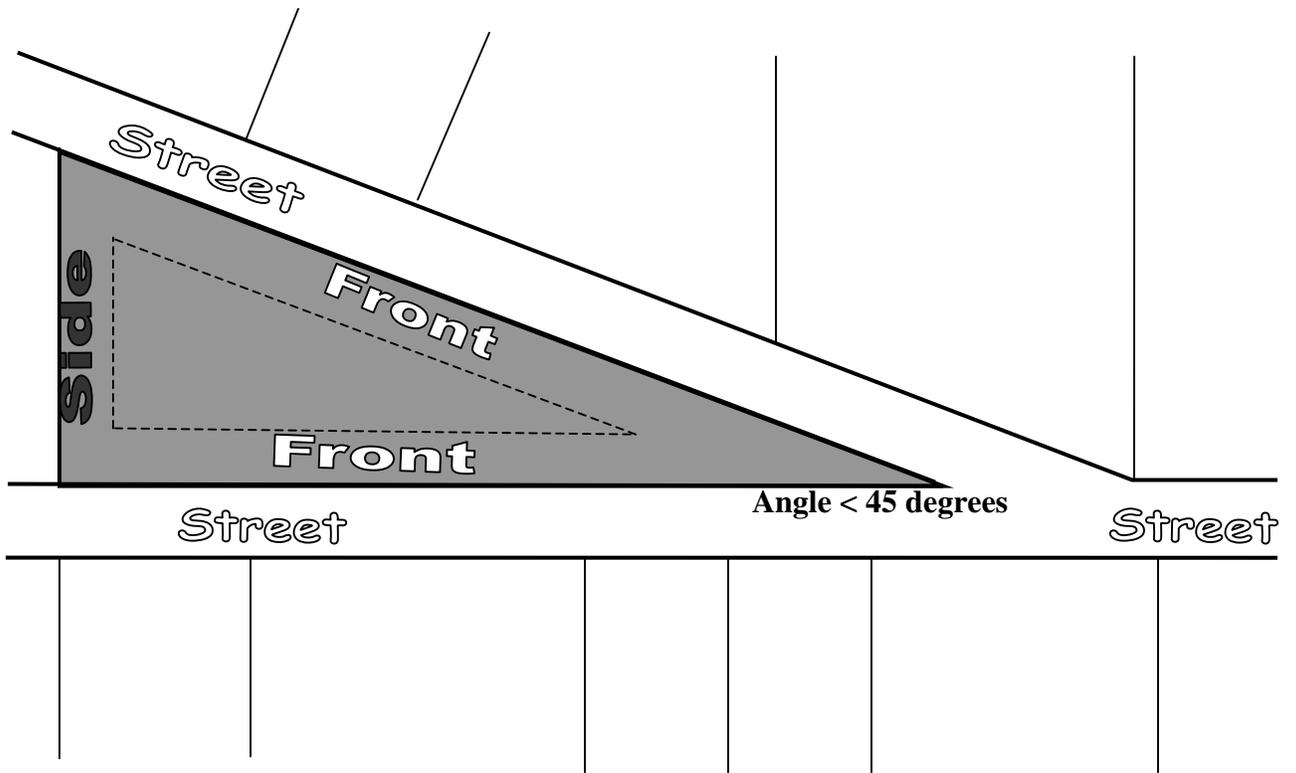
Lots lying between two streets or two portions of the same street where the angle of the intersection or bend of the street is less than 45 degrees shall be considered double-frontage lots with no “street side.” For lots where the angle is between 45 and 135 degrees, the applicant may choose which is “front” and which is “side” provided that applicable setbacks can be met and so long as no nonconformities are created or exacerbated. For lots where the angle is more than 135 degrees, the entire frontage shall be considered “front.”

Reason

A corner lot is defined in the Zoning Ordinance as “[a] lot bounded by two or more adjacent streets which intersect at an angle of not more than 135 degrees and not less than 45 degrees.” Unless otherwise already determined (e.g., front and side were set by previous permit), the front and the side of these lots for purposes of setbacks may be determined once by the applicant. Lots do exist where the angle is more than 135 degrees or less than 45 degrees. In fact, the ordinance defines “a corner lot bounded by two streets intersecting at an angle of less than 45 degrees” as a double frontage lot. For purposes of maintaining adequate sight distance for vehicles and drivers on such a lot, it is necessary to consider both street frontages as “fronts.” For lots where the angle is greater than 135 degrees, the entire street frontage is considered “front” because the angle is so great that there really is no “side.” (See diagrams on next page)

Tom Burns, Planning Director

Date



Lots where the angle is greater than 45 degrees but less than 135 degrees are special cases where the applicant may determine, once, which street frontage is front and which is side.

