



COUNTY OF SANTA CRUZ BROCHURES

PLANNING DEPARTMENT • 701 OCEAN STREET, 4TH FLOOR • SANTA CRUZ, CA 95060
 ZONING INFORMATION: planning.zoninginfo@santacruzcounty.us • (831) 454-2130

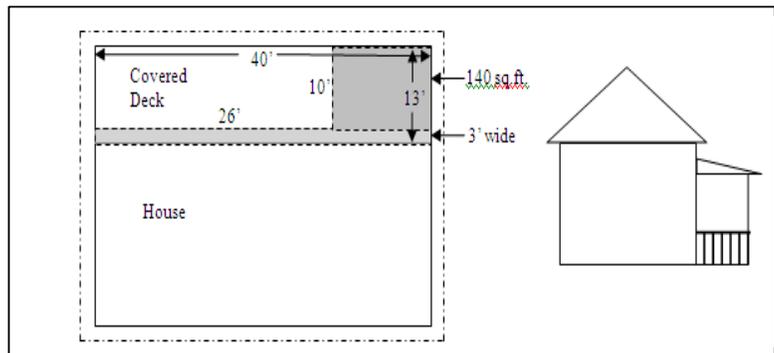
Floor Area Ratio, Lot Coverage, Large Dwelling and Accessory Structure Calculations

Floor Area Ratio (FAR) and Lot Coverage (LC) <i>Based on net site area – i.e., parcel area minus rights of way, access corridors, bluffs and tidelands</i> <i>Where FAR is applicable, use this summary to calculate floor areas of primary dwellings and accessory structures, but not ADUs.</i> <i>For large lots where RA, RR or R-1-16+ standards apply, use table on reverse for Large Dwellings and accessory structures.</i> <i>To calculate ADU area for FAR, use table below. To calculate ADU max size, use the Habitable Floor Area Calculation on reverse.</i> <i>Lot coverage in right column below applies to all cases.</i>		
Architectural Feature	Floor Area Ratio calculation	Lot Coverage
Attic (see Administrative Guideline)	Attics are non-habitable. If 70 sq.ft. has $\geq 7.5'$ headroom beneath rafters, count all areas $\geq 5'$. If heated or adjoining heated space, or has sink, toilet, fixed stairs, multiple lights or electrical outlets, considered a <u>story</u> ; count all areas with at least 5' of ceiling height.	Building footprint counts 1x <u>Inch/Feet</u> 1 = .08 2 = .17 3 = .25 4 = .33 5 = .416 6 = .5 7 = .58 8 = .66 9 = .75 10 = .83
Basement (see definition, 13.10.700-B)	Habitable areas count. Non-habitable areas: if at least 70 sq.ft. has $\geq 7.5'$ headroom, count all areas $\geq 5'$. If less than 70 square feet of non-habitable area is ≥ 7.5 feet, don't count. Per Administrative Guideline, nonhabitable basement may have fixed stairs, electrical outlets, lights, sink, washer / dryer. Any basement with toilet, shower, tub or heating must meet all building code requirements for habitability, including egress and 7' height.	
Underfloor: space between the underside of the floor framing and grade below (13.10.700-U)	If more than about 70 square feet has $\geq 7.5'$ headroom, then count any area $>5'$. Per 700-U & Administrative Guideline, underfloors shall have no interior stairs, heat or plumbing fixtures, but may have walls, windows, sheetrock/insulation, lights, outlets, water heater and limited flooring.	
High ceilings	Floor area under ceiling $>16'$ counts twice; under ceiling $>24'$ counts 3x.	
Mezzanine / Loft (if less than 1/3 area of room below)	If meets def. of mezzanine, does not count. If exceeds 1/3 of room area below, considered a <u>story</u> , count area greater than 1/3 of area of room below.	
Interior stairs and landings	Count once. Do not count the stair area of second floor.	
Deck or porch that is fully enclosed	Count the entire deck area once. Count the area below as a projection (see below).	Count once
Deck, cantilevered, uncovered	Do not count area of deck. Count the area below as a projection (see below).	Do not count, even if has stairs to ground.
Deck, supported, uncovered	Do not count area of deck. Count area below as a projection (see below).	Deck $> 18"$ high counts
<u>Covered</u> deck/porch, whether cantilevered or on posts.	Covered deck or porch areas within 3' of wall do not count. Up to 140 sq.ft. additional covered area per side does not count. Count 50% of the remaining covered deck per side. Don't count porches, decks or carports below. Not a projection – don't count area below. (See diagram next page.)	Count once. PP stds: up to 140 sf front porch exempt from lot cov.
Area beneath projections, including projecting stories, eaves, and uncovered decks. (Cov decks, even second story covered decks (above) not considered a projection.)	If projection is >7.5 feet high, extends >3 feet from wall and cumulatively more than 1/3 length of side, then count area underneath that is >3 feet from wall and cumulatively greater than 1/3 the length of side. EG: if projection 9' wide and runs length of 30' wall, count the area 6' x 20'. Do not count at all if the resulting total does not add appreciably to bulk and mass. Lot coverage: enclosed projections count once.	<p>3' strip exempt Count 2/3 area Exempt 1/3 length of covered area</p>
Deck, rooftop, uncovered, not projecting	Do not count.	Do not count
Exterior stairs and landings	Do not count stairs & landings if the same or less than stair width. If stair / landing is covered, count area of stair more than 4 feet wide.	Count once, even if deck not counted.
Trellis or arbor, solid or open	Do not count.	Count once

Garages, carports	One- or two-sided carports do <u>not</u> count. Garages count, but area of one garage is exempt up to a maximum of 225 sq.ft. Carports with 3 or more solid sides count as garage. Not for workshops / storage.	Count garage and all carports once
Accessory struct, greenhouse	Count. (Do not count if less than 120 square feet and <10' high.)	Count once
Bay windows (See 700-B.)	Count only area >3' from wall. Bay windows are 60" max ht from base to top	Count once
Chimneys	Count only area that extends >3' from wall.	Count
Awnings, fences and walls	Do not count.	Do not count
Elevator shafts, atriums and uncovered courtyards	Do not count.	Count

How to Count Area of Covered Deck or Porch (Unenclosed)

In example, covered porch is 40' x 10' in size.
Area within 3' of eave (3' x 40') not counted;
additional area of 140 square feet (10' x 14') not counted. Half of remaining area counted - 26' x 10' x 50% = 130 sq. ft.



Large Dwellings and Accessory Structures

*For Large Dwellings, calculate floor area based on both methods below and use the greater result.
For habitable and nonhabitable accessory structures (not ADUs) use the "Floor Area" method (right column) to calculate floor areas on parcels where FAR is not limited – i.e. parcels <16,000 sf in RA, RR, or R-1-16+.
For ADUs in all zone districts, calculate area for max size compliance based on Habitable Floor Area Calculation below.
See separate Admin. Guideline for calculating area of development for Coastal Exemptions and Exclusions.*

Architectural Feature	Habitable Floor Area Calculation	Floor Area Calculation
Basement	Count if habitable, do not count if non-habitable.	Count whether habitable or not.
Garage	Do not count.	Count, if attached. Do not count if detached or connected only by breezeway.
Carport	Do not count.	Count if attached and has three solid sides / walls. Do not count if 1-2 walls or detached structure.
Accessory dwelling unit as part of Large Dwelling	Count, if attached to proposed d.u., not if att. to extg. Do not count if a separate, detached structure.	Count, if attached to prop. dwg. Not count if att. to extg. dwg., detached or connected by breezeway.
Accessory structure	For large dwellings, count if attached and habitable. Do not count if nonhabitable or detached. For ADU max area, count any nonhabitable areas (except garages) with interior access.	Count if attached. Do not count if detached or inconsequential.
Mezzanine	If meets def. of mezzanine, it does not count. If exceeds 1/3 of room area below, considered a story: Count area exceeding 1/3 of room mezz opens to.	Count.
Interior stairs	Count once. Do not count stair area of second floor.	Count once.
High ceilings	Not applicable	Not applicable
Underfloor	Do not count if meets underfloor criteria (see above)	Do not count if meets underfloor criteria
Attic	Count if habitable, do not count if non-habitable	Do not count.
Decks, enclosed	Do not count	Count.
Decks, unenclosed; trellises	Do not count	Do not count.
Eaves, chimneys, bay win.	Do not count	Do not count.