



## ACCESSORY DWELLING UNITS DEVELOPMENT STANDARDS



### SECTION 13.10.681 OF THE SANTA CRUZ COUNTY CODE

#### **Parking**

##### Conversion and Junior ADUs:

No new parking is required for Conversion ADUs or Junior ADUs, except that inside the Coastal Zone, replacement parking is required when garages and other covered parking structures are converted to ADUs.

##### New Construction ADUs:

One additional parking space is required for a New Construction ADU unless it qualifies for any of the following exceptions:

- (a) The accessory dwelling unit is located within 0.5 mile of a public transit stop and is outside the Live Oak, Seacliff/Aptos, or Davenport/Swanton Designated Areas.
- (b) The accessory dwelling unit is on a designated historic site.
- (c) A decided parking space for a car share vehicle is located within one block.

ADU parking may be double/triple tandem.

On streets subject to permit parking, ADU occupants shall be offered a permit.

##### Non-Conforming Parking:

If an existing primary dwelling unit has fewer parking spaces than required by code, an ADU project does not trigger a requirement for new parking spaces for the primary dwelling unit.

#### **Sprinklers**

Fire sprinklers are NOT required for an ADU when not required in the primary residence. However, water storage may be required instead, and sprinklers may be more cost effective. Check with fire district.

Types of ADUs	Standard ADU			Junior ADU (JADU)	Efficiency Kitchen Alternative
	New Construction ADU - Detached	New Construction ADU – Attached	Conversion ADU		
	ADU not meeting definition of Conversion ADU and detached from primary dwelling unit	ADU not meeting definition of a Conversion ADU and sharing a wall or floor with primary dwelling unit	ADU converted from an existing dwelling, accessory structure or garage	ADU converted from within the walls of an existing single-family dwelling, with certain constraints	Non-JADU living space within existing dwelling that includes an efficiency kitchen
Where allowed?	Parcel with existing or proposed single or multifamily dwellings	Parcel with existing or proposed single or multifamily dwellings	Parcel with existing or proposed single or multifamily dwellings	Parcel with existing or proposed single-family dwelling	Parcel with existing or proposed single or multifamily dwellings
Size (gross floor area)*	<i>Min:</i> 150 sf <i>Max:</i> Parcels <1 acre: 850 sf (1 BR), 1000 sf (2+ BR) Parcels >1 acre: 1200 sf	<i>Min:</i> 150 sf <i>Max:</i> Parcels <1 acre: The lesser of 50% of primary dwelling OR 850 sf (1 BR), 1000 sf (2+ BR) Parcels >1 acre: The greater of 50% of primary dwelling or 800 sf	<i>Min:</i> 150 sf <i>Max:</i> The greater of 50% of primary dwelling or 800 sf  Can include up to 150 sf new construction.	<i>Min:</i> 150 sf <i>Max:</i> 500 sf  Can include up to 150 sf new construction.	No minimum. Maximum constrained by FAR and lot coverage.
Maximum Height**	Stand-alone ADU: Inside USL: 16 ft Outside USL: zone district standard (usually 28 ft)  ADU over detached garage, USL: 24 ft (20 ft at outside wall)	Zone district standard (usually 28 ft)	N/A except that any added floor area must follow rules for ADU height.	N/A except that any new construction sf must follow rules for ADU height.	Zone district standard (usually 28 ft)
Setbacks**	Front and street-side: zone district standards Interior side and rear: 4 ft	Front and street-side: zone district standards Interior side and rear: 4 ft	N/A except that any new construction sf must follow rules for ADU setbacks.	N/A except that any added floor area must follow rules for ADU setbacks.	Minimum required for fire safety
Parking	1 added space per ADU with certain exceptions***		No ADU parking***		New parking may be required if new bedrooms are added
Kitchen and Bath	Cooking facilities required. Full kitchen allowed. Full bathroom required.			Efficiency kitchen required. Full bathroom required (may be shared with primary dwelling)	Efficiency kitchen allowed. Full bathroom allowed.
Access	Separate exterior entrance required.	Interior access to primary dwelling allowed. Separate exterior entrance required.			Interior access required. Separate entrance allowed.
Owner Occupancy	Not required for ADUs permitted between 1/1/20-1/1/25			Required	Not required
Permits	Building permit issued within 60 days of receipt of a complete building permit application. Use permits required in CA, PR and TP districts.				Building permit
Solar PV	Required per state law	Not Required			

Fees	Administrative fees, utility connection fees (New Construction ADUs only, proportional to ADU size) Permit review fees (waived for ADUs <640 sf) Impact fees (waived for ADUs <750 sf)	Administrative fees	Permit review fees for additions or renovations
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*\*Regardless of other ADU size requirements or floor area ratio (FAR) or lot coverage, one ADU of 800 sf is allowed. On residential parcels ≤6,000 sf, 52% FAR and 42% lot coverage allowed.*

*\*\*In Pleasure Pt. Combining District, ADU over attached or detached garage is limited to 22' max ht., 18' at wall plate except gable plate allowed 22'.. ADUs exempt from 2<sup>nd</sup> story setbacks requirements of Pleasure Pt. Combining District. Special height, setback and lot coverage rules apply in Seascape Beach Estates. Detached ADUs inside the USL may be 21 ft with Zoning Administrator approval. .*

*\*\*\*Some new construction ADUs may be exempt from parking requirements due to location. Replacement parking is not required for ADUs converted from existing garages, except within the Coastal Zone.*

## **Access**

*Vehicular Access:* Within the Urban Services Line, an ADU or JADU cannot be accessed by a separate driveway or right-of-way unless the site plan is approved by the Director of Public Works.

*Pedestrian Access:* ADUs and JADUs must have a door to the outside that is separate from the door to the primary dwelling.

## **Map Information Available**

The County's [Internet GIS map](#) is available to the public for free. Enter an address or APN and learn key information about your property such as zoning, General Plan designation, and whether the property is located within the urban services line or coastal zone.

## **Questions?**

More information about ADUs is available at: <http://www.sccoplanning.com/ADU.aspx>

You may email Planning Department Zoning ([Planning.ZoningInfo@santacruzcounty.us](mailto:Planning.ZoningInfo@santacruzcounty.us)), Building ([plnbuildinginfo@santacruzcounty.us](mailto:plnbuildinginfo@santacruzcounty.us)) or call the Zoning Information Line at (831) 454-2130 to ask a question or set up an appointment.

You may visit the Planning counter during open counter hours (M-Th, 8:30-11:30 am, 1:00-3:30 pm). The counter is closed on Fridays and Holidays.