

ORDINANCE NO. 2015-11

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA CRUZ
AMENDING VARIOUS SECTIONS OF THE ZONING ORDINANCE TITLE 24 OF SANTA
CRUZ MUNICIPAL CODE PERTAINING TO MULTI FAMILY, PARKING AND
ACCESSORY BUILDING DEVELOPMENT STANDARDS

WHEREAS, the purpose and intent of the City Council of the City of Santa Cruz in adopting this ordinance is to increase the City's housing stock available for long term residential usage by allowing more flexibility to create more opportunities for multi-family units to be legalized and/or developed in the City while still protecting the surrounding neighborhoods;

NOW, THEREFORE, BE IT ORDAINED By the City of Santa Cruz as follows:

Section 1: Section 24.12.240 w of the Santa Cruz Municipal Code is hereby amended to read as follows:

Covered Parking Exceptions.

- (1) Mixed-use projects are not required to provide covered parking if the project is one contiguous parcel or vertical development.
- (2) Duplex, triplex or multiple dwellings, townhouse dwellings, residential condominiums, SRO, or SOU projects are not required to provide covered parking. All standard sized parking for each dwelling unit shall be as required above. ****
- (3) Exceptions to parking requirements may be granted to publically subsidized units where such requirements are in conflict with state or federal regulations or funding policies.

Notes

****Existing covered parking may be converted into additional units if all the requirements for the underlying zoning district can be met and replacement parking can be provided that meets the other parking requirements herein.

Section 2: Section 24.12.280(4) of the Santa Cruz Municipal Code is hereby amended to read as follows:

4. Tandem Spaces.

a. Single-Family Dwelling. One uncovered required parking space may be provided in a tandem arrangement.

b. Two-Family Dwelling or Duplex. Three parking spaces may be provided in a tandem arrangement.

Section 3: Section 24.12.280(1)(a) of the Santa Cruz Municipal Code is hereby amended to read as follows:

1. Development and Maintenance.

a. Except as may be otherwise permitted by this part or the Municipal Code, required parking spaces shall not be located in the required front yard or any required exterior side yard.

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(1) Two-Family Dwelling or Duplex developments may allow for one parking space in a tandem arrangement to be in the required front or exterior side yards.

Section 4: Section 24.10.450 2e of the Santa Cruz Municipal Code is hereby amended to read as follows:

2. Setback Requirements.

e. Minimum Distance Between Buildings on the Same Lot. Between main buildings, including accessory dwelling units, six feet or one foot of setback for each two feet of height of the tallest building, or portions thereof, whichever is greater; between main buildings and accessory buildings, six feet; between accessory buildings, six feet.

Section 5: Section 24.10.550 2f of the Santa Cruz Municipal Code is hereby amended to read as follows:

2. Setback Requirements.

f. Minimum Distance Between Buildings on the Same Lot. Between main buildings, six feet or one foot of setback for each two feet of height of the tallest building, or portions thereof, whichever is greater; between main buildings and accessory buildings, six feet; between accessory buildings, six feet.

Section 6: Section 24.10.585 2f of the Santa Cruz Municipal Code is hereby amended to read as follows:

2. Setback Requirements.

f. Minimum Distance Between Buildings on the Same Lot. Between main buildings, six feet or one foot of setback for each two feet of height of the tallest building, or portions thereof, whichever is greater; between main buildings and accessory buildings, six feet; between accessory buildings, six feet.

Section 7: Section 24.10.608 2f of the Santa Cruz Municipal Code is hereby amended to read as follows:

2. Setback Requirements.

f. Minimum Distance Between Buildings on the Same Lot. Between main buildings, including accessory dwelling units, six feet or one foot of setback for each two feet of height of the tallest building, or portion thereof, whichever is greater; between main buildings and one-story accessory buildings, six feet; between accessory buildings, six feet.

Section 8: Section 24.10.616 2f of the Santa Cruz Municipal Code is hereby amended to read as follows:

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2. Setback Requirements.

f. **Minimum Distance Between Buildings on the Same Lot.** Between main buildings, including accessory dwelling units, six feet or one foot of setback for each two feet of height of the tallest building, or portion thereof, whichever is greater; between main buildings and one-story accessory buildings, six feet; between accessory buildings, six feet.

Section 9: Section 24.10.617.3 2f of the Santa Cruz Municipal Code is hereby amended to read as follows:

2. Setback Requirements.

f. **Minimum Distance Between Buildings on the Same Lot.** Between main buildings, including accessory dwelling units, six feet or one foot of setback for each two feet of height of the tallest building, or portion thereof, whichever is greater; between main buildings and one-story accessory buildings, six feet; between accessory buildings, six feet.

Section 10: Section 24.10.624 2b of the Santa Cruz Municipal Code is hereby amended to read as follows:

2. Other Requirements.

b. The minimum distance between buildings shall be six feet or one foot of setback for each two feet of height of, or portions thereof, a structure, whichever is greater.

Section 11: Section 24.10.632 2 of the Santa Cruz Municipal Code is hereby amended to read as follows:

2. **Minimum Distance Between Buildings on the Same Lot.** Between main buildings, including accessory dwelling units, six feet or one foot of setback for each two feet of height of the tallest building, or portions thereof, whichever is greater; between main buildings and one-story accessory buildings, six feet; between accessory buildings, six feet.

Section 12: Section 24.10.450 1 of the Santa Cruz Municipal Code is hereby amended to read as follows:

1. General.

| Provision | Dwelling Unit Type | |
|---|------------------------|--|
| | Single-Family Detached | Two or More Units |
| a. Maximum Height of Buildings | | |
| • Principal: (feet) | 30 | 30 |
| • Accessory: (stories and feet) | 1 & 15 | 1 & 15 |
| b. Minimum lot area (net) (square feet) | 5,000 | 5,500 |
| c. Minimum lot area per dwelling unit (net) (square feet) | | 2,200 (1,600 sq. ft. for 1-bedroom/ studios) |

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| Provision | Dwelling Unit Type | |
|--|------------------------|-------------------|
| | Single-Family Detached | Two or More Units |
| d. Minimum lot width (feet) | 50 | 50 |
| e. Usable open space per dwelling unit (square feet) | – | 400 |

Section 13: Section 24.10.550 1 of the Santa Cruz Municipal Code is hereby amended to read as follows:

1. General

| Provision | Dwelling Type | |
|--|---------------|---|
| | Duplex | 3 or More Units |
| Maximum Height of Buildings | | |
| Principal: (feet) | 30 | 35 |
| Accessory: (stories and feet) | 1 & 15 | 1 & 15 |
| Minimum lot area (net) (square feet) | 4,400 | 5,500 |
| Minimum lot area (net) per dwelling unit (sq.ft.) | 2,200 | 1,450 (1,100 sq. ft. for 1-bedroom/studios) |
| Minimum lot width (feet) | 50 | 65 |
| Usable open space per dwelling unit (square feet) | – | 400 200 (1-bedroom/studios)* |
| * Open space shall be attached or aggregated in a manner that provides usable open space for all units exclusive of setbacks and other small landscape areas less than 10 feet in width. | | |
| ** Existing lots of 5,500 square feet or greater with a minimum lot width of 50 feet may have 3 or more units if all other RM development standards can be met. | | |

Section 14: Section 24.10.585 1 of the Santa Cruz Municipal Code is hereby amended to read as follows:

1. General.

| Provision | Dwelling Unit Type | |
|--|--------------------|-----------------|
| | Duplex | 3 or More Units |
| a. Maximum Height of Buildings | | |
| • Principal: (feet) | 30 | 48 |
| • Accessory: (stories and feet) | 1 & 15 | 1 & 15 |
| b. Minimum lot area (net) (square feet) | 4,000 | 5,000 |
| c. Minimum lot area per dwelling unit (net) (sq.ft.) | 2,000 | 790 |
| d. Minimum lot width (feet) | 50 | 50 |
| e. Usable open space per dwelling unit (sq.ft.) | – | 250 |

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| Provision | Dwelling Unit Type | |
|-----------------|--------------------|-----------------|
| | Duplex | 3 or More Units |
| f. Lot coverage | 45% | 70% |

Section 15: Section 24.10.608 1 of the Santa Cruz Municipal Code is hereby amended to read as follows:

1. General.

| Provision | Dwelling Unit Type | | | |
|---|---------------------|--------|-----------------|------------|
| | One-Family Detached | Duplex | 3 or more units | Other Uses |
| a. Maximum Height of Buildings | | | | |
| • Principal buildings (feet) | 30 | 30 | 36 | 36 |
| • Accessory buildings (feet) | 15 | 15 | 15 | 15 |
| b. Minimum lot area (net) (square feet) | 5,000 | 5,000 | 8,000 | 8,000 |
| c. Minimum lot area (net) per dwelling unit (square feet) | 5,000 | 2,500 | 1,450 | – |
| d. Minimum lot width (feet) | 50 | 50 | 65 | 65 |
| e. Usable open space per dwelling unit (square feet) | – | – | 400 | – |

Section 16: Section 24.10.616 1 of the Santa Cruz Municipal Code is hereby amended to read as follows:

1. General.

| Provision | Dwelling Unit Type Medium Density Residential | | | |
|---|---|--------|-----------------|------------|
| | One-Family Detached | Duplex | 3 or more units | Other Uses |
| a. Maximum Height of Buildings | | | | |
| • Principal buildings (feet) | 30 | 30 | 36 | 36 |
| • Accessory buildings (feet) | 15 | 15 | 15 | 15 |
| b. Minimum lot area (net) (square feet) | 5,000 | 5,000 | 8,000 | 8,000 |
| c. Minimum lot area (net) per dwelling unit (square feet) | 5,000 | 2,500 | 1,450 | – |
| d. Minimum lot width (feet) | 50 | 50 | 65 | 65 |
| e. Usable open space per dwelling unit (square feet) | – | – | 400 | – |

Section 17: Section 24.10.617.3 1 of the Santa Cruz Municipal Code is hereby amended to read as follows:

1. General.

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| Provision | Dwelling Unit Type | | | |
|---|---------------------|--------|-----------------|------------|
| | One-Family Detached | Duplex | 3 or more units | Other Uses |
| a. Maximum Height of Buildings | | | | |
| • Principal buildings (feet) | 30 | 30 | 36 | 36 |
| • Accessory buildings (feet) | 15 | 15 | 15 | 15 |
| b. Minimum lot area (net) (square feet) | 5,000 | 5,000 | 8,000 | 8,000 |
| c. Minimum lot area (net) per dwelling unit (square feet) | 5,000 | 2,500 | 1,450 | – |
| d. Minimum lot width (feet) | 50 | 50 | 65 | 65 |
| e. Usable open space per dwelling unit (sq. ft.) | – | – | 400 | – |

Section 18: Section 24.10.624 1 of the Santa Cruz Municipal Code is hereby amended to read as follows:

1. General.

| Provision | Dwelling Unit Type | | | |
|---|---------------------|--------|-----------------|------------|
| | One-Family Detached | Duplex | 3 or More Units | Other Uses |
| a. Maximum Height of Buildings | | | | |
| • Principal buildings (feet) | 30 | 30 | 36 | 36 |
| • Accessory buildings (feet) | 15 | 15 | 15 | 15 |
| b. Minimum lot area (net) (square feet) | 5,000 | 5,000 | 8,000 | 5,000 |
| c. Minimum lot area (net) per dwelling unit (square feet) | 5,000 | 2,500 | 1,450 | – |
| d. Minimum lot width (feet) | 50 | 50 | 65 | 65 |
| e. Usable open space per dwelling unit (square feet) | – | – | 400 | – |

Section 19: Section 24.10.632 1 of the Santa Cruz Municipal Code is hereby amended to read as follows:

1. General.

| Provision | Dwelling Unit Type | | | | |
|---|---------------------|--------|---------|-----------------|------------|
| | One-family detached | Duplex | Triplex | 4 or more units | Other uses |
| a. Height of buildings | | | | | |
| • Principal (feet) | 22 | 22 | 22 | 30 | 30 |
| • Accessory (stories and feet) | 1 & 15 | 1 & 15 | 1 & 15 | 1 & 15 | 1 & 15 |
| b. Minimum lot area (net) (square feet) | 3,000 | 3,600 | 7,200 | 8,000 | 8,000 |
| c. Minimum lot area (net) per dwelling | – | 1,800 | 1,600 | 1,600 | – |

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| Provision | Dwelling Unit Type | | | | |
|--|---------------------|--------------|------------|-----------------|------------|
| | One-family detached | Duplex | Triplex | 4 or more units | Other uses |
| unit (square feet) | | | | | |
| d. Minimum lot width (feet) | 40 | 40 | 80 | 80 | 80 |
| e. Usable open space per dwelling unit (square feet) | – | 400 | 400 | 400 | – |
| | Dwelling Units | | | | |
| | First Story | Second Story | Other Uses | | |
| f. Front yard (feet) | 5* | 10* | 10* | | |
| g. Rear yard (feet) | 10 | 15 | 15 | | |
| h. Side yard each side (feet) | 4 | 4 | 4 | | |
| or: one side (feet) | 0 | 0 | 0 | | |
| Total both sides (feet) | 10 | 10 | 10 | | |
| i. Exterior side yard (feet) | 5* | 5* | 5* | | |

Section 20: Section 24.10.640 1 of the Santa Cruz Municipal Code is hereby amended to read as follows:

1. General.

| Provision | Dwelling Unit Type | | | Other Uses |
|---|--------------------|--------------|--------|-------------|
| | Duplex | 3+ | 7+ | |
| a. Height of Buildings | | | | |
| Maximum (feet) | 22 | 22 | 36 | 36 |
| b. Minimum lot area (net) (square feet) | 3,400 | 6,800 | 10,200 | 10,200 |
| c. Minimum lot area (net) (square feet) per dwelling unit | 1,700 | 1,450 | 1,200 | – |
| d. Minimum lot width (feet) | 40 | 65 | 80 | 80 |
| e. Open space/dwelling unit (square feet) | 400 | 400 | 400 | – |
| | Setbacks | | | Third Story |
| | First Story | Second Story | | |
| f. Front yard (feet) | 5 | 10 | 10* | |
| g. Rear yard (feet) | 10 | 10 | 10* | |
| h. Side yard, each side (feet) | 3 | 5 | 5 | |
| Total both sides (feet) | 6 | 10 | 10 | |

Section 21: Section 24.12.140 7 of the Santa Cruz Municipal Code is hereby amended to read as follows:

7. An accessory building may have one sink installed in it if a plumbing permit is obtained. A property with multiple accessory buildings may have a sink in only one accessory building. Any additional plumbing fixtures would require an Administrative Use Permit subject to findings listed in subsection 8 of this section and a building permit for plumbing facilities is obtained.

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Section 22: Section 24.12.280 3c2 of the Santa Cruz Municipal Code is hereby amended to read as follows:

3. Access to Spaces or Facilities

c. Backing Out.

(1) General. Driveways and aisles in a parking facility shall be designed so that vehicles do not back out into a street other than a residential alley.

(2) Exceptions. Parking facilities for single-family dwellings and duplexes not located on a freeway, major or minor arterial, as shown on the General Plan Land Use Map may provide for backing into the street. Parking facilities for Three-Family Dwelling or Triplex or Four-Family Dwelling or Fourplex may be designed to back out onto a street only if the street is not an arterial or collector street.

Section 23: Section 24.10.450 2 of the Santa Cruz Municipal Code is hereby amended to read as follows:

2. Setback Requirements

f. An existing accessory building built prior to July 1, 2014, with a valid building permit or is a legal nonconforming structure, that has less than the required side or rear yard setback(s) may be converted into a dwelling unit to create a second unit or duplex on a property if all the requirements of the California Building Standards Code are met as well as the other development standards of the zoning district. The floor area for said second unit shall not exceed ten percent of the net lot area up to a maximum of eight hundred (800) square feet. If additional units are allowed on the property all such units shall meet development standards of the zoning district.

Section 24: Section 24.10.550 2 of the Santa Cruz Municipal Code is hereby amended to read as follows:

2. Setback Requirements

h. An existing accessory building built prior to July 1, 2014, with a valid building permit or is a legal nonconforming structure, that has less than the required side or rear yard setback(s) may be converted into a dwelling unit to create a second unit or duplex on a property if all the requirements of the California Building Standards Code are met as well as the other development standards of the zoning district. The floor area for said second unit shall not exceed ten percent of the net lot area up to a maximum of eight hundred (800) square feet. If additional units are allowed on the property all such units shall meet development standards of the zoning district.

Section 25: This ordinance shall take effect and be in force thirty (30) days after final adoption.

PASSED FOR PUBLICATION this 23rd day of June, 2015, by the following vote:

AYES: Councilmembers Chase, Comstock, Posner, Noroyan; Mayor Lane.

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NOES: Councilmember Terrazas; Vice Mayor Mathews.

ABSENT: None.

DISQUALIFIED: None.

APPROVED: ss/Don Lane, Mayor

ATTEST: ss/Bren Lehr, City Clerk Administrator

PASSED FOR FINAL ADOPTION this _____ day of _____, 2015
by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

APPROVED: _____
Mayor

ATTEST: _____
City Clerk Administrator

This is to certify that the above
and foregoing document is the
original of Ordinance No. 2015-11
and that it has been published or
posted in accordance with the
Charter of the City of Santa Cruz.

City Clerk Administrator