

# Proposed Site and Building Standards

---

- Matching **Green Building standards** for ADUs to other single-family homes
  - Existing code sets a higher Green Building standard for ADUs, in addition to the requirements for all buildings in Santa Cruz. The proposal would have ADUs subject to the same standard as other residential construction, not more or less.

*Draft Ordinance Amendment:*

~~16. Green Building Standards. New accessory dwelling unit construction (not conversion of existing space) shall be required to meet green building prioritized permit processing. Conversion of existing space into an accessory dwelling unit shall be required to meet minimum green building point standards plus fifteen additional points.~~

- Standardizing **allowed size of ADUs**
  - Existing code requires ADUs that are attached to the main dwelling to be no larger than 50% of the size of the main dwelling, AND no more than 10% of the lot size. We are proposing to allow an attached ADU to be 10% of the lot size regardless of the size of the main dwelling. No ADU may be larger than 1200 square feet.

*Draft Ordinance Language:*

2. *Unit Size. The floor area for accessory dwelling units shall not exceed ten percent of the net lot area up to a maximum of one thousand two hundred square feet of habitable area. ~~The floor area for accessory dwelling units attached to the principal single-family dwelling shall not exceed fifty percent of the existing habitable floor area of the principal single-family dwelling and not exceed the maximum ADU floor area allowed for the lot.~~ Accessory units that utilize alternative green construction methods that cause the exterior wall thickness to be greater than normal shall have the unit square footage size measured similar to the interior square footage of a traditional frame house. ~~In no case may any combination of buildings occupy more than thirty percent of the required rear yard for the district in which it is located, except for units which face an alley or the rail trail as noted in Section 24.16.160(5).~~*