

Proposed Reductions to Required Parking

- Eliminating the **parking requirement** for first ADU on a parcel
 - State law would allow, at maximum, one parking space per New Construction, detached ADU.
 - No parking can be required for any ADU that is attached to the primary dwelling or garage, or is built by converting existing space.

Draft Ordinance Language:

“No required parking for the first ADU on a parcel. For the second ADU on a parcel, 1 parking space, covered or uncovered, shall be provided on site for any accessory dwelling unit, with an additional space provided for each bedroom after the first. These requirements are in addition to the required parking for the primary residence.”

~~“1. Parking. One parking space shall be provided on site for each studio and one bedroom accessory dwelling unit. Two parking spaces shall be provided on site for each two bedroom accessory unit. Parking for the accessory dwelling unit is in addition to the required parking for the principal single family dwelling. (See Section 24.16.160 for parking incentives.) Exception: No parking shall be required for the accessory dwelling unit if any of the following instances occur:~~

~~a. The accessory dwelling unit is located within one half mile of public transit. For purposes of this section, public transit is defined as the Santa Cruz Metro Center;~~

~~b. The accessory dwelling unit is located within a historic district;~~

~~c. The accessory dwelling unit is located entirely within the existing single family dwelling or within an existing accessory structure;~~

~~d. When there is a car share vehicle located within one block of the accessory dwelling unit.~~

1. Parking. No parking shall be required for the first ADU on a parcel. The primary dwelling on a parcel with an ADU is subject to the parking requirements applicable to the zone district, and any ADUs beyond one per parcel shall be required to provide one parking space per ADU.