

Parking

Conversion and Junior ADUs:

No new parking is required for Conversion ADUs or Junior ADUs, except that in certain coastal zone areas, 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 and is outside certain coastal zone areas:

- (a) The ADU is located within 0.5 mile of a public transit stop.
- (b) The ADU is on a designated historic site.
- (c) A dedicated 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 for the primary dwelling unit.

Sprinklers

Fire sprinklers are NOT required for an ADU when not required in the primary residence, unless the ADU is part of an addition of more than 50% of the primary residence square footage. Note that fire districts may require water storage for non-sprinklered ADUs, and sprinklers may be more cost effective.

Access

ADUs and JADUs must have a door to the outside that is separate from the door to the primary dwelling. Internal access to the primary dwelling is allowed but fire separation is required.

Map Information Available

The County's [online 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 call, email, or visit the Planning counter during counter hours (M-Th, 8:30-11:30 am). An appointment may be required. The counter is closed on Fridays and Holidays.

County of Santa Cruz Planning Dept.

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COUNTY OF SANTA CRUZ

BROCHURES

ACCESSORY DWELLING UNITS

DEVELOPMENT STANDARDS



SECTION 13.10.681 OF THE SANTA CRUZ COUNTY CODE

See also the brochure:
Accessory Dwelling Units: The Basics

Types of ADUs	Standard ADU			Junior ADU (JADU)	Efficiency Kitchen Alternative
	New Construction ADU - Detached	New Construction ADU – Attached	Conversion ADU		
Definition	ADU not meeting definition of Conversion ADU and detached from primary dwelling unit	ADU not meeting definition of a Conversion ADU and attached to 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)*	Min: 150 sf Max: Parcels <1 acre: 850 sf (1 BR), 1000 sf (2+ BR) Parcels >1 acre: 1200 sf	Min: 150 sf Max: 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	Min: 150 sf Max: No maximum Can include up to 150 sf new construction.	Min: 150 sf Max: 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 added floor area must follow rules for ADU height.	Zone district standard (usually 28 ft)
Minimum Setbacks**	Front and side: zone district standards Side and rear: 4 ft. 8 ft rear setbacks for ADUs > 16 feet tall. ADU setback from other structures: 3 ft (fire rated construction within 10 ft)		N/A except that any added floor area 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 space per ADU with certain exceptions***		No ADU parking required***		New parking may be required if new bedrooms are added
Kitchen and Bath	Permanent 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, but fire rated wall construction may be required. Separate exterior entrance required.			Interior access required. Separate exterior entrance allowed.
Owner Occupancy	Not required for ADUs permitted between 1/1/20-1/1/25			Required	Not required
Solar PV	Required per state law	Not Required			
Permit	Building permit (issued within 60 days of receipt of a complete building permit application). Use permit in PR and TP zones.				Building permit****
Building Permit Fees	Administrative fees Permit review fees (waived for ADUs ≤640 sf) Impact fees (waived for ADUs <750 sf) Utility connection fees (New Construction ADUs only, proportional to ADU size)			Administrative fees	Administrative fees Permit review fees Impact fees as applicable

*Regardless of other ADU size requirements or floor area ratio (FAR) or lot coverage, one ADU of 800 sf is allowed.

**In the Pleasure Pt. Combining District, ADU over attached or detached garage: 22' max ht., 18' at wall plate except gable. ADUs exempt from Pleasure Pt. Combining District setbacks. 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 in certain coastal areas.