



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
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 KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

## Second Units

### Minimum Parcel Size and Maximum Gross Floor Area\*

per County Code Sections 13.10.681(C)(2) and (D)(2).

\*Refer to Policy Interpretation SDU-03 regarding what counts toward gross floor area (available on-line)

### Urban Second Units Maximum Gross Floor Area WITHIN the Urban Services Line (USL)

Type of Sewer Service	Parcel Size*	
	Less than 10,000 sq. ft. **	10,000 sq. ft. or larger **
Sewer	640 sq. ft.	640 sq. ft.
Septic	Not allowed on parcels less than 10,000 square feet unless served by sewer	640 sq. ft. max. (must meet requirements of County Code Chapter 7.38)

\*\* For Second units, in the urban area, the size of the parcel must be no smaller than that required by the minimum lot size standards of the zoning district. For example, if zoning is R-1-6, then 6,000 sq ft min lot size required. R-1-15 = 15,000 sq ft min lot size required.

### Rural Second Units Maximum Gross Floor Area OUTSIDE the Urban Services Line (USL)

Type of Sewer Service	Parcel Size*			
	Less than 10,000 sq. ft.	10,000 sq. ft. to <1 acre	1 acre or larger to < 2.5 acres	2.5 acres or larger
Sewer	640 sq. ft.	800 sq. ft.	800 sq. ft.	1,200 sq. ft.
Septic	Not allowed on lots less than one acre if served by septic	Not allowed on lots less than one acre if served by septic	800 sq. ft.	1,200 sq. ft.

\* A certified parcel square footage/acreage calculation prepared by a licensed Civil Engineer or Land Surveyor may be required to be submitted to verify parcel size.