

**SANTA CRUZ COUNTY PLANNING DEPARTMENT POLICY/ORDINANCE
INTERPRETATION**

Interpretation No.: COMM-MU-SQ.FT (01)
Effective Date: 06/30/06
Originally Issued: 06/30/06

Question:

How is square footage calculated for commercial/residential mixed use buildings?

**Applicable Ordinance Section(s)
And/or General Plan/LUP Policy(ies)**
13.10.332(b)

INTERPRETATION:

1. Begin with the gross square footage of the building (minus any unenclosed areas such as decks or atriums);
2. Deduct shared and common areas that serve both uses, such as a shared stairway, elevator or mechanical room;
3. This results in the net square footage;
4. Of the net square footage, 50% may be used for commercial use and 50% may be used for residential use. Residential use may be up to 67% if 100% affordable.

Reason:

The Commercial Uses Chart allows mixed commercial/residential uses in the PA, C-1 and C-2 zone districts with the allowed residential component “up to 50% (67% if project is 100% affordable) of the floor area of the entire development...”

Often, these buildings contain areas that will be used by both uses. The County Code gives no direction on how to calculate the area of each use. This interpretation clarifies that shared areas (such as a stairway serving both uses) should not be arbitrarily assigned to one of the uses.

Tom Burns, Planning Director

Date