

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

Interpretation No.: TWNHSE-R1 (Townhouses and Condominiums in R-1)
Effective Date: 11/04/10
Originally Issued:

Question

*Are attached or detached townhouses, condominiums and dwelling groups
allowed uses in the R-1 zone district?*

Applicable Ordinance Section(s)

13.10.322(b): Residential Uses Chart
13.10.321(d): Specific "R-1" Single-Family Residential District Purposes
13.10.700-D: "Dwelling Group" definition

INTERPRETATION:


Detached townhouses, condominiums and dwelling groups are appropriate uses in the R-1 zone district. Attached units are not allowed, except for semi-detached units in the R-1-3.5 and R-1-4 zone districts.

Reason:

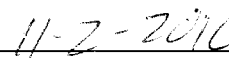
The Residential Uses Chart for the R-1 zone district lists "Dwelling units, dwelling groups (detached units only)" as allowed uses upon obtaining a required Level 5-7 Permit. "Dwelling Group" is defined as "A group of two or more detached or semi-detached one-family, or multiple-family dwellings occupying a parcel of land in one ownership and having any yard or court in common."

While the intent of the R-1 zone district is to allow one detached single-family dwelling and second unit per parcel, the development of detached townhouses, condominiums or detached dwellings groups may result in superior projects. This is particularly true where challenging lot configurations and protection of on-site biotic resources may preclude traditional subdivision-style lot development. In addition, these dwelling types generally provide the opportunity for more affordable housing in the R-1 zone district. Compatibility with the existing neighborhood development patterns is a factor in reviewing discretionary applications for these dwelling types.

In the R-1-3.5 and R-1-4 zone districts, semi-detached dwellings (meaning that houses on adjacent parcels share a zero side yard) are allowed with a Development Permit and no Variance.



Kathy M. Previsich, Planning Director



Date

13.10.322(b)