

Restrictions on Accessory Structures

1. Any accessory structure shall be clearly appurtenant and subordinate to the primary structure or main use of the land.
2. **Accessory structures are not allowed on vacant parcels without an existing single family dwelling.**
3. Regulations on amenities for accessory structures on parcels with a main residence are as indicated in the provided table in this brochure.

Declaration of Restriction

Any building or development permit issued for the construction or renovation of an accessory structure or the conversion to a habitable accessory structure shall include an agreement not to convert the structure into a dwelling unit or into any other independent habitable structure in violation of this code. The agreement shall provide the recovery by the County of attorney's fees and costs in bringing any legal action to enforce the agreement, together with recovery of any rents collected or reasonable rental value of the illegally converted structure

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Garages – Special Standards

Setback reductions allowed with size and height limitations*

- A. On residentially zoned parcels less than 10,000 square feet, garages (attached or detached) are allowed a 50% reduction to minimum side and rear setbacks, provided that:
 - a. There shall be no windows, doors or other openings on garage walls that are less than five feet from the side or rear property lines.
 - b. The garage shall have a minimum front setback of 40 feet, or for parcels less than 80 feet deep, 50 percent of the parcel's depth.
 - c. The garage depth is not more than 30 feet (front to back).
- B. On residentially zoned parcels 10,000 square feet or larger in size, garages (attached or detached) are allowed a 50% reduction to minimum side and rear setbacks, subject to subsections a-c above and provided that a Minor Exception is obtained per §13.10.235.
- C. On residential parcels less than 10,000 square feet, a garage may be located up to zero feet from the rear or interior side property line if an administrative site development permit (Level IV approval) is obtained pursuant to the provisions of Chapter 18.10 SCCC, and it is found that the garage will not be detrimental or injurious to property improvements in the neighborhood, and will not unreasonably infringe on adequate light, air or privacy of adjacent residences.
- D. A garage located within a required rear or side setback area shall not exceed 17 feet in height or one story, unless an administrative site development permit (Level IV) approval is obtained pursuant to Section 18.10 SCCC, and it is found that the garage will not be detrimental or injurious to property or improvements in the neighborhood, and will not unreasonably infringe on adequate light, air or privacy of adjacent residences.
- E. The minimum setback to any garage from an alley, including the garage front, is 6'. An "alley" does not serve as primary access to any dwelling unit.

*Sheds up to 120 square feet in area up to 10' in height also qualify for special setbacks. See the brochure entitled, *Storage Buildings and Sheds on Residentially Zoned Parcels*.



COUNTY OF SANTA CRUZ

BROCHURES



ACCESSORY STRUCTURES HABITABLE & NONHABITABLE

(Excluding Accessory Dwelling Units)

SECT. 13.10.611
SANTA CRUZ COUNTY CODE

ACCESSORY STRUCTURES

	Heated/Habitable Accessory Structure Note: not applicable to ADUs.	Unheated/Nonhabitable Accessory Structure E.g.: unheated garages or storage buildings
Maximum Structure Size	640 square feet maximum size limit. A Level 5 Res. Develop. Permit is required to exceed 640 sq ft size. May be <u>attached or detached</u> to a <u>NON-Habitable</u> accessory structure. Note: Owner <u>not</u> required to reside on the parcel.	If <u>within</u> Urban Services Line: 640 square feet maximum size (5) If <u>outside</u> Urban Services Line: 1,000 square feet maximum size (4) (The Urban Services Line is on the County GIS map and GIS table under Land Use.)
Minimum Parcel Size	No minimum parcel size; however, site development regulations (setbacks, lot coverage, floor area ratio, and septic regulations) must be met.	No minimum parcel size, however, site development requirements (setbacks, lot coverage, floor area ratio, minimum separation) must be met.
Height Limits	17' and one-story To exceed height: (5) up to 28', (5)v to exceed 28' To exceed one story: Inside USL, (5) for two stories, (5)v for three stories+. Outside USL, (5) for 2-3 stories, (5)v for four stories+. (If RB zoning, refer to County Code Section chart 13.10.323(B) - some parcels 17' max ht).	USL: Detached garages, max 24' height, 20' exterior wall height (above finish grade), two stories (5)v. All others 28' and two stories (5)v. Outside USL: 28' and three stories (5)v. (If RB zoning, refer to County Code Section chart 13.10.323(B) – some parcels 17' max ht).
Required Features	Heating, insulation and sheetrock are required features in a habitable accessory structure. Owner not required to live on the parcel.	Built-in heating not allowed. A nonhabitable accessory structure may be attached or detached to a dwelling or habitable accessory structure. If attached to another NHAS, considered one structure whether or not interior access.
Allowed Features	Allowed: Washer/dryer, utility sink, furnace and water heater allowed. Two-inch maximum drain diameter allowed (4).	Allowed: Sheetrock and/or insulation, washer/dryer, utility sink, water heater are allowed. 1.5-inch maximum drain diameter allowed (4)
Amenities Not Allowed	Not Allowed: Kitchens, food preparation facilities, showers and tubs are <u>not</u> allowed. Toilets not allowed (4) (see asterisks below).	Not Allowed: Heating, kitchens and food preparation facilities are <u>not</u> allowed. Toilets <u>not</u> allowed (4) (Level 4 may allow toilet in a NHAS that is <70 sq.ft., or for home occ, etc.) Showers / tubs not allowed. Exception: In pool cabanas, toilets, showers and tubs shall be allowed.
Location Maximum slope Driveway reqs.	Shall be located no more than 100 feet from main house (4). Shall not be located on slopes over 30% (4). Shall use the same driveway as main house (4).	No driveway or location restrictions, except setbacks. Limited to slopes under 30% unless no option available and grading minimized . Discretionary projects on slopes over 30% are not permitted. (See General Plan Sec. 6.3.1).
Parking Requirements	Parking requirements shall be met as if the habitable rooms were additional bedrooms in the main dwelling.	Additional parking is not required for nonhabitable structures unless existing parking is being removed.
OK to rent as an independent unit?	No. A habitable accessory structure may <u>not</u> be rented as an independent dwelling unit.	No. A nonhabitable accessory structure shall not be rented.
Use as a bedroom?	May be used as a bedroom if approved by the County as a habitable/heated bedroom and if all Building Code requirements are met.	No. A nonhabitable accessory structure shall not be used as a bedroom.
Maximum Number	One habitable accessory structure per parcel is allowed with building permit (5). Maximum of two habitable accessory structures with a Level 5 Use Approval.	The number of nonhabitable accessory structures is not limited if the 10-foot minimum separation, lot coverage, and floor area ratio requirements are met.
Electricity	Max 100 amp/220 volt single phase electrical service (4) Shall not have a separate meter (4).	100 amp/220 volt maximum electrical service allowed. Shall not have a separate meter (4).

***Accessory structures are not allowed on vacant land. They may only be constructed on a parcel with an existing main dwelling.**

(4) If exceeded, a Level 4 Use Approval Permit is required. (5) If exceeded, a Level 5 use Approval is required. (5)v if exceeded, a Level 5 Variance Permit is required