

**Outside the Coastal Zone**

**Accessory Dwelling Units (ADUs) and Accessory Structures on Parcels with a Residence in Santa Cruz County 3/2017**

	<b>ADU (granny unit/second unit)</b> County Code 13.10.681. If on agric. land, see * below.	<b>Heated /Habitable Accessory Structure</b> County Code 13.10.611	<b>Unheated/Nonhabitable Accessory Structure</b> (e.g. unheated garages or storage buildings) County Code 13.10.611
<b>Maximum Structure Size</b>	<u>Max size is 640-1200 sq ft depending on the parcel size</u> , and if urban or rural. See SCCC 13.10.681. The ADU may be attached or detached from primary dwelling. Note: Owner must reside on the parcel.	<u>640 square feet maximum size limit.</u> A Level 5 Residential Development Permit is required to exceed 640 sq ft size. May be <u>attached or detached</u> to a <u>NON-habitable</u> acces. structure. Note: Owner <u>not</u> required to reside on the parcel.	If <u>within Urban</u> Services Line: <u>640 square feet maximum size</u> Ⓢ If <u>outside Urban</u> Services Line: <u>1,000 square feet maximum size</u> Ⓢ (The Urban Services Line is shown on the County GIS map avail. on internet.)
<b>Minimum Parcel Size</b>	No minimum size, size of structure based on parcel size.	No minimum parcel size however site development regs(setbacks, lot coverage, floor area ratio, and septic regs.) must be met.	No minimum parcel size however site development requirements (setbacks, lot coverage, floor area ratio, minimum separation) must be met.
<b>Height Limits</b>	<b>Detached from SFD, Inside USL: 17' max and 14' average; 22' and 19' average when above a Garage. Detached from SFD Outside USL: 28 feet and two stories</b> if meeting setbacks, <b>22' max and 19' average</b> when above a Garage using reduced setbacks. <b>Attached to SFD, Inside or Outside USL:</b> Must meet Zone district standards. Also, ⓈDR available.	<b>Height may be up to 17 feet high and one-story.</b> If >17' and <28' or 2-stories, Level 5 Use Permit or Level 5 Design Review req'd. If over 28 feet high, Ⓢv or I or ⓈDR req'd. If urban and >2-stories, Ⓢv required. If RB zoning, see Code 13.10.323B chart.	<b>Height may be up to 28 feet high</b> Ⓢv or ⓈDR or I. Up to 2-stories if <u>in</u> Urban Services Line [USL]; up to 3-stories if <u>outside</u> USL (If RB zoning, refer to County Code Section chart 13.10.323B).
<b>Required Features</b>	Must have all features that are required in a standard residence (kitchen, bathroom, sleeping area, heat, etc.)	Heating, insulation and sheetrock are <u>required features</u> in a habitable accessory structures.	Misc.: Owner <u>not</u> required to live on the parcel. A <u>nonhabitable</u> accessory structure may be attached <u>or</u> detached to habitable accessory structure or house.
<b>Allowed Features</b>	The same features that are allowed in a single family home are allowed in an ADU.	<u>Allowed:</u> Washer/dryer, utility sink, furnace and water heater allowed. Two-inch maximum drain diameter allowed. Ⓢ	<u>Allowed:</u> Sheetrock and/or insulation, washer/dryer, utility sink, water heater are allowed. Two-inch maximum drain diameter allowed. Ⓢ
<b>Amenities Not Allowed</b>	ADUs may have the same amenities allowed in a standard residence, however addtnl. regs apply (e.g. max. size limit, min. parcel size, owner residing on-site, etc.).	<u>Not Allowed:</u> <b>Kitchens, food preparation facilities, showers and tubs are <u>not</u> allowed. Toilets not allowed</b> Ⓢ.	<u>Not Allowed:</u> <b>Heating, kitchens and food prep. facilities are <u>not</u> allowed. Toilets <u>not</u> allowed</b> Ⓢ. <b>Showers and tubs not allowed, except swimming pool cabanas less than 70 sq ft with toilet/shower/tub on site with a swimming pool.</b>
<b>Location on lot; Maximum Slope; Driveway Restrictions</b>	Inside USL, must be within 100 feet from main house and use same driveway or r.o.w. Ⓢv If Agric. General Plan outside Coastal Zone, shall be within 100' of main house (see Co Code 13.10.681 D1). Limited to slopes under 30% unless no option available and grading is minimized.	Shall be located 100 feet maximum distance from main house Ⓢ. Shall use the same driveway as main house Ⓢ. Shall not be located on slopes over 30% Ⓢ.	No driveway or location restrictions, except setbacks. Limited to slopes under 30% unless no option available & grading minimized. Discretionary projects on slopes over 30% are not permitted. (See General Plan section 6.3.1.)
<b>Parking req'ts</b>	<b>One parking space required for each bedroom</b> in addition to meeting all req'd for main house, unless eligible for exception under SCCC 10.10.681(F)(2).	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.
<b>Is it permissible as a rental unit?</b>	<u>Yes, an ADU is a legal rental unit. Owner must live on property, cannot be used as a Vacation Rental.</u>	<u>No, a habitable accessory structure is NOT a legal rental unit.</u> It may <u>not</u> be rented as an independent dwelling unit.	No. It shall not be rented as an independent dwelling unit
<b>Is it permissible as a bedroom?</b>	A second unit is a legal unit with one or more bedrooms. A studio is considered one bedroom.	May be used as a bedroom if approved by the County as a habitable/heated bedroom and if all Building Code reqts. are met.	No. A nonhabitable accessory structure shall not be used as a bedroom
<b>Maximum Number per Parcel</b>	Max. one second unit per parcel. Second units are not allowed on parcels with more than one dwelling or with another structure with a bathroom, other than the main house.	One habitable accessory structure per parcel is allowed without a Level 5 Use Approval. With a Level 5 Use Approval a maximum of two habitable accessory structures per parcel may be permitted.	The number of nonhabitable accessory structures is not limited if the 10 foot minimum separation, lot coverage, and floor area ratio requirements are met.
<b>Electricity regs.</b>	A separate electric meter is allowed. The same electric requirements apply for a second unit as for a residence.	100 amp/220 volt maximum electrical service. May not have a separate electric meter without a Level 4 Use Approval.	100 amp/220 volt maximum electrical service allowed. Shall not have a separate electric meter Ⓢ

Ⓢ If exceeded, a Level 4 Use Approval Permit required. Ⓢ If exceeded, a Level 5 Use Approval Permit required. Ⓢv If exceeded, a Level 5 Variance Permit required. ⓈDR Building heights up to 5' greater may be allowed, subject to Design Guidelines (Co. Code 13.11.072-075) and Level 5 Zoning Administrator Approval (Co. Code 13.10.323 E). I Building height limits may be exceeded if all required setbacks are increased 5 feet for each foot over the height limit and a Level 3 or 4 Devel. Permit is approved (Co Code 13.10.323E5a). \*Second units not allowed in Coastal Zone on parcels zoned CA or AP. Level 4 permit required on CA or A zoned parcels.

**County of Santa Cruz Planning Department**  
**Summary of Discretionary Permit Levels of Review**

<b>Discretionary Permit Levels</b>	<b>Site visit(s) done in conjunction with project review</b>	<b>Notification of Neighbors sent to closest 10 property owners (minimum), all property owners within 300', and residents within 100' for most applications *</b>	<b>Public Hearing</b>	<b>Approving Body</b>
<b>Level 1 Permit</b> (e.g. some minor change of use permits)	As needed	No	No	Planning Director or Designee
<b>Level 2 Permit</b> (e.g. significant tree removal permits)	Yes	No	No	Planning Director or Designee
<b>Level 3 Permit</b> (e.g. minor variation permits, lot line adjustments, riparian exceptions)	Yes	No	No	Planning Director or Designee
<b>Level 4 Permit</b> (e.g. new vacation rental permits, small commercial development permits, minor exception permits, Level 4 fence permits, time extensions)	Yes	Yes, a notice of pending action is sent out.	May be scheduled for public hearing if substantial issues raised	Planning Director or Designee
<b>Level 5 Permit</b> (e.g. most coastal permits, variances, home occupation permits, medium to large size commercial development permits)	Yes	Yes	Yes	Zoning Administrator
<b>Level 6 Permit</b> (e.g. land divisions up to 19 lots, condo/townhouse projects up to 19 units, very large commercial development permits)	Yes	Yes	Yes	Planning Commission
<b>Level 7 Permit</b> (e.g. General Plan amendments, rezonings, land divisions exceeding 19 lots)	Yes, except rezonings to Timber Production.	Yes	Yes	Planning Commission and Board of Supervisors

\* For notification requirements for wireless communications facilities, refer to County Code section 13.10.661(H).

Notification requirements for Level IV and Level V projects reviewed by the Agricultural Policy Advisory Commission (APAC) can be found in County Code sections 16.50.090 (G2) & (H1).