

ORDINANCE NO. 2025-14

AN ORDINANCE OF THE CITY OF SANTA CRUZ AMENDING SANTA CRUZ MUNICIPAL CODE SECTIONS 10.40.040 NO PARKING AREAS, 15.15.020 BICYCLE FACILITIES, 15.20.010 STANDARD PLANS FOR SIDEWALKS, ON STREET BICYCLE FACILITIES, AND DRIVEWAY APPROACHES, 15.20.060 SIZE AND NUMBER, 24.10.801 PRINCIPAL PERMITTED USES, MU-M MIXED-USE MEDIUM-DENSITY DISTRICT, 24.10.802 USE PERMIT REQUIREMENT, MU-M MIXED-USE MEDIUM-DENSITY DISTRICT, 24.10.811 PRINCIPAL PERMITTED USES, MU-H MIXED-USE HIGH-DENSITY DISTRICT, 24.10.812 USE PERMIT REQUIREMENT, MU-H MIXED-USE HIGH-DENSITY DISTRICT, 24.10.821 PRINCIPAL PERMITTED USES, MU-OM MIXED-USE OCEAN STREET MEDIUM-DENSITY DISTRICT, 24.10.822 USE PERMIT REQUIREMENT, MU-OM MIXED-USE OCEAN STREET MEDIUM-DENSITY DISTRICT, 24.10.831 PRINCIPAL PERMITTED USES, MU-OH MIXED-USE OCEAN STREET HIGH-DENSITY DISTRICT, 24.10.832 USE PERMIT REQUIREMENT, MU-OH MIXED-USE OCEAN STREET HIGH-DENSITY DISTRICT, 24.10.841 PRINCIPAL PERMITTED USES, MU-VH MIXED-USE VISITOR-SERVING HIGH-DENSITY DISTRICT, 24.10.842 USE PERMIT REQUIREMENT, MU-VH MIXED-USE VISITOR-SERVING HIGH-DENSITY DISTRICT, 24.10.851 PRINCIPAL PERMITTED USES, MU-VA MIXED-USE VISITOR-SERVING ADDITIONAL HEIGHT DISTRICT, 24.10.852 USE PERMIT REQUIREMENT, MU-VA MIXED-USE VISITOR-SERVING ADDITIONAL HEIGHT DISTRICT, 24.16.200 PURPOSE, DENSITY BONUS PROVISIONS FOR RESIDENTIAL UNITS, 24.22.130 BOARDING HOME FOR THE AGED, 24.22.223 COMMUNITY CARE FACILITY, 22.22.619 PRIVATE OPEN SPACE, 24.22.662 RETIREMENT HOME OR CENTER, AND CREATING CODE SECTIONS 24.22.125 ON-STREET BICYCLE FACILITY, 24.22.237 COORDINATED ENTRY SYSTEM, 24.22.284 DRIPLINE, 24.22.527 LOW-BARRIER NAVIGATION CENTER, 24.22.836 THRIFT STORE, TO IMPLEMENT ZONING ORDINANCE AMENDMENTS RELATED TO OBJECTIVE DESIGN STANDARDS FOR MULTIFAMILY HOUSING UPDATES, STATE DENSITY BONUS, LICENSED COMMUNITY CARE FACILITIES, LOW-BARRIER NAVIGATION CENTERS, AND AMENDMENTS TO THE SANTA CRUZ MUNICIPAL CODE RELATED TO DAYLIGHTING, BICYCLE FACILITIES, AND STANDARDS FOR DRIVEWAYS OUTSIDE OF THE COASTAL ZONE

WHEREAS, the Objective Design Standards for Multifamily Housing were adopted on December 13, 2022 by the Santa Cruz City Council; and

WHEREAS, at the time of adoption of these standards, the City Council directed staff to bring periodic updates and refinements forward for consideration by the Planning Commission and City Council; and

WHEREAS, city staff, in collaboration with members of the development community and the public has reviewed many projects against the standards now incorporated into the Municipal Code and has identified areas that would clarification, correction, and amendment; and

WHEREAS, at its January 27, 2025 meeting, the City Transportation and Public Works Commission reviewed the proposed additions and modifications to Titles 10 and 15 of the Santa

Cruz Municipal Code and recommended approval to the City Council with a few modifications, one of which is included in the staff recommendation; and

WHEREAS, at its April 3, 2025 meeting, the City Planning Commission reviewed the proposed amendments to Title 24 of the Santa Cruz Municipal Code and found that the public necessity, and the general community welfare, and good zoning practice shall be served and furthered; and that the proposed amendments are in general conformance with the principles, policies, and land use designations set forth in the General Plan, Local Coastal Plan and any adopted area or specific plan as proposed to be amended; and

WHEREAS, at its April 17, 2025 meeting the City Planning Commission passed a motion that recommended the City Council approve the determination under the California Environmental Quality Act and approve the proposed amendments to Title 24 of the Santa Cruz Municipal Code.

NOW THEREFORE BE IT ORDAINED by the City of Santa Cruz as follows:

Amendments are proposed in the following chapters in Title 10, 15 and 24:

Section 1. Section 10.40.040 No Parking Areas of Chapter 10.40 Stopping, Standing and Parking, of the Santa Cruz Municipal Code is hereby amended to read as follows:

10.40.040 NO PARKING AREAS

No operator of any vehicle shall stop, stand, park, or leave standing such vehicle in any of the following places, except when necessary to avoid conflict with other traffic or in compliance with the direction of a police officer or other authorized officer, or traffic sign or signal. Parking restrictions needed to comply with this section are not appealable under Section 10.16.015:

- (a) Within any divisional island unless authorized and clearly indicated with appropriate signs or markings;
- (b) On either side of any street between the projected property lines of any public walk, public steps, street, or thoroughfare terminating at such street, when such area is indicated by appropriate signs or by red paint upon the curb surface;
- (c) In any area where the city traffic engineer determines that the parking or stopping of a vehicle would constitute a traffic hazard or would endanger life or property, when such area is indicated by appropriate signs or by red paint upon the curb surface;
- (d) In any area established by resolution of the council as a no parking area, when such area is indicated by appropriate signs or by red paint upon the curb surface;
- (e) Upon, along or across any railway track in such manner as to hinder, delay or obstruct the movement of any car traveling upon such track;
- (f) In any area where the parking or stopping of any vehicle would constitute a traffic hazard or would endanger life or property;

- (g) On any street or highway where the use of such street or highway or a portion thereof is necessary for the cleaning, repair or construction of the street or highway or the installation of underground utilities or where the use of the street or highway or any portion thereof is authorized for a purpose other than the normal flow of traffic or where the use of the street or highway or any portion thereof is necessary for the movement of equipment, articles or structures of unusual size, and the parking of such vehicle would prohibit or interfere with such use or movement; provided, that signs giving notice of such no parking are erected or placed at least twenty-four hours prior to the effective time of such no parking;
- (h) At any time within twenty feet of the curb immediately opposite the mid-block end of a safety zone, when such place is indicated by appropriate signs or by red paint upon the curb surface;
- (i) On all arterial and collector roadways as defined by the General Plan, any place within twenty feet of the vehicle approach and vehicle receding sides of any marked or unmarked crosswalk or within fifteen feet of the vehicle approach and vehicle receding sides of any crosswalk where a curb extension is present, except that a bus may stop at a designated bus stop;
- (j) On all local roadways as defined by the General Plan, at any place within twenty feet of the vehicle approach side of a marked or unmarked crosswalk, except that a bus may stop at a designated bus stop;
- (k) At any marked midblock crossing, at any place within twenty feet of vehicle approach side and 20' of the vehicle receding side of a crosswalk or intersection, except that a bus may stop at a designated bus stop;
- (l) Within 30 feet upon the approach to any flashing beacon or traffic-control signal;
- (m) In any public park, except in areas specifically designated as parking areas.

The fines assessed for violation of this section shall be established by city council resolution.

Section 2. Section 15.15.020 BICYCLE FACILITIES of 15.15 PUBLIC REALM DESIGN FOR MULTIFAMILY AND MIXED-USE RESIDENTIAL PROJECTS, of the Santa Cruz Municipal Code is hereby amended to read as follows:

15.15.020 BICYCLE FACILITIES.

1. Projects shall be required to install bicycle facilities consistent with the city of Santa Cruz Active Transportation Plan or based on the results of the transportation study. Installation of bicycle facilities will be based on the Area Plans, AASHTO Guide to Bicycle Facilities and the NACTO Urban Bikeway Design Guide (both the required and recommended elements).
2. Unless otherwise dictated by an area plan, the on-street bicycle facility widths for corridors and other roadways are defined in Section 15.20.060.

3. Installation of bicycle facilities will be based on the standard details that are current at the time of a complete permit application and available from the public works department.
4. The bicycle facility width includes the riding surface and buffer space between adjacent sidewalks and parked cars. Where existing bike lanes are provided, that width can be relocated into the above bicycle facility dimension. The width of the facility may be adjusted at intersections, loading zones, bus stops and where required by the Public Rights of Way Accessibility Guidelines, or similar, as approved by the Director of Public Works.

Section 3. Section 15.20.010 and Chapter 15.20 of the Santa Cruz Municipal Code will be renamed STANDARD PLANS FOR SIDEWALKS, ON STREET BICYCLE FACILITIES, AND DRIVEWAY APPROACHES and is hereby amended to read as follows:

15.20.010 STANDARD PLANS FOR SIDEWALKS, ON STREET BICYCLE FACILITIES, AND DRIVEWAY APPROACHES

All sidewalks, on-street bicycle facilities, and driveway approaches in the sidewalk area shall be constructed in accordance with the standard plans and specifications and subsequent amendments thereto on file in the office of the director of public works, reference to which is hereby made for further particulars. The director of public works, or his/her authorized representative, shall specify in the permit or written approval to be issued under Chapters 15.04, 15.08, 15.20, 15.28, 15.32, 15.34 and 15.48, which particular standard plan shall be used on each sidewalk and driveway to be constructed and such construction shall conform to the standard plans, as specified by the director of public works in the said permit to be issued, and said sidewalk and driveway shall be so maintained in strict compliance therewith.

Section 4. Section 15.20.060 SIZE AND NUMBER of 15.20 DRIVEWAYS, SIDEWALKS AND ON-STREET BICYCLE FACILITIES, of the Santa Cruz Municipal Code is hereby amended to read as follows:

15.20.060 SIZE AND NUMBER

- (a) Except as otherwise provided herein, the total width of any driveway, or driveways, constructed to any parcel of land from any public street shall not exceed twenty-four feet, including the wings or returns, the measurement being made at the curblineline. Driveways shall have a smooth tie in to adjacent sidewalks.
 - i. The maximum width of a driveway may be increased to thirty feet for mixed-use or industrial developments where a turning study acceptable to the Public Works Director shows the need for additional space.
- (b) Except as may otherwise be required by the Americans With Disabilities Act or similar statutes, the total width of all driveways, including wings or returns, for any one ownership on any one street in any commercial or any industrial zone shall not exceed fifty percent of the frontage of the ownership along that street measured at the curblineline of the street.

- (c) Except as may otherwise be required by the Americans With Disabilities Act or similar statutes, the total width of all driveways, including wings or returns, for any one ownership on any one street in any residential zone shall not exceed forty percent of the frontage of the ownership along that street measured at the curbline of the street.
- (d) Unless specified in the area plans, the following are the minimum widths for sidewalks (excluding the curb width) for all new multifamily (with exception of ADUs) or mixed-use residential projects with three or more residential units or any commercial development:

Corridors

Ocean – San Lorenzo Blvd to Soquel Avenue – Eight feet minimum.
Ocean – Soquel Ave to Water Street – Fifteen feet minimum.
Ocean – Water Street to Pryce Street/Plymouth Street – Twelve feet minimum.
Mission Street – Community Commercial District as defined in the Mission Street Urban Design Plan (Swift Street to just east of Laurel Street) – Twelve feet minimum.
Mission Street – Professional and Administrative District (just east of Laurel Street to Chestnut Street Ext.) – Eight feet minimum.
Soquel Avenue – East Soquel Zone as defined in the Eastside Improvement Plan (Trevethan Avenue to Morrissey Boulevard) – Ten feet minimum.
Soquel Avenue – Triangle Zone as defined in the Eastside Improvement Plan (Morrissey Boulevard to Poplar Avenue) – Ten feet minimum.
Soquel Avenue – Main Street Zone as defined in the Eastside Improvement Plan (Poplar Avenue to Branciforte Avenue) – Ten feet minimum.
Soquel Avenue – (Ocean Street to Branciforte Avenue) – Eight feet minimum.
Soquel Avenue – (Dakota Avenue to Ocean Street) – Ten feet minimum.
Water Street – Front Street to River Street – Twelve feet minimum.
Water Street – River Street to Ocean Street – Eight feet minimum.
Water Street – Ocean Street to Branciforte Avenue – Eight feet minimum.
Water Street – Branciforte Avenue to Soquel Avenue – Ten feet minimum.

Other Arterials and Collectors

Branciforte Drive – Broadway Avenue to Soquel Avenue – Eight feet minimum.
Branciforte Drive – Soquel Avenue to Water Street – Eight feet minimum.
Branciforte Drive – North of Water Street – Eight feet minimum.
Morrissey Boulevard from Soquel Avenue to Fairmount Avenue – Eight feet minimum.
Broadway Avenue – San Lorenzo Boulevard to Ocean View Avenue – Eight feet minimum.
Broadway Avenue – Ocean View Avenue to Frederick Street – Eight feet minimum.
Seabright Avenue – Murray Avenue to Logan Street – Eight feet minimum.
Seabright Avenue – Logan Street to Gault Street – Eight feet minimum.
Seabright Avenue – Gault Avenue to Soquel Avenue – Eight feet minimum.
Front Street – Pacific Avenue to Laurel Street – Eight feet minimum.
Front Street – Laurel Street to Water Street – Ten feet minimum.
Laurel Street – River Street to Chestnut Avenue – Ten feet minimum.
Laurel Street – Chestnut Avenue to Mission Street – Eight feet minimum.
Cedar Street – Laurel Street to Center Street – Ten feet.
Bay Street – West Cliff to Mission Street – Eight feet minimum.

Bay Drive – Mission Street to High Street – Eight feet minimum.

Delaware Avenue – Bay Avenue to Swift Street – Eight feet minimum.

Delaware Avenue – Swift Street to Shaffer Road – Eight feet minimum.

All Other Roadways

Unless specified in an area plan, sidewalk widths along all other roadways for all new multifamily and mixed use residential with three or more residential units or any commercial development shall be a minimum of eight feet.

- (e) Unless additional width is specified in the area plans, the following are the minimum widths for bicycle facilities for all new multifamily (with exception of ADUs) or mixed-use residential projects with three or more residential units or any commercial development:

Soquel Avenue – Eastern city limits to Dakota Avenue -- ten feet minimum

All Other Roadways

Compliance with 15.15.020

Section 5. Section 24.10.801 PRINCIPAL PERMITTED USES of 24.10 Land Use Districts, of the Santa Cruz Municipal Code is hereby amended to read as follows:

Part 9: MU-M MIXED-USE MEDIUM-DENSITY DISTRICT*

24.10.801 PRINCIPAL PERMITTED USES.

USES FOR ACTIVE FRONTAGE.

1. Acting/art/music/dance schools and studios (610);
2. Apparel and accessory stores (250);
3. Communication and information (550);
4. Eating and drinking establishments (except bars, fast-food) subject to live entertainment and alcohol regulations of Chapter 24.12 (280);
5. Educational facilities (public/private) (510);
6. Financial, insurance, real estate offices (420);
7. Financial services (320);
8. Food and beverage stores (except liquor and convenience stores) (240);
9. General retail merchandise (drug and department stores) (230);
10. Government and public agencies (530);
11. Hardware stores (indoor sales only) (220A);
12. Home furnishing stores (270);
13. Low-Barrier Navigation Centers, subject to the regulations of section 24.12.165;
14. Medical/health offices (except veterinarians and ambulance services) (410);
15. Museums and art galleries (600);
16. Professional offices (400), except as associated with a visitor-serving use;
17. Professional/personal service (except contractors' yards and mortuaries) (310);
18. Repairs, alterations and maintenance services for household items (except boat repair) (340);
19. Small preschool/childcare (twelve or fewer) (510A);
20. Specialty retail supply stores (290); except thrift stores (290m);

21. Theaters (620);
22. Thrift stores consistent with the requirements of Section 24.12.146 (290m);

RESIDENTIAL USES.

23. Multiple dwellings, townhouse dwelling groups, and condominium projects in one or more structures (830, 840);
24. Single-room occupancy (SRO) housing (860);
25. Flexible density units (FDU) housing;
26. Community care facilities including daycare (except family daycare homes), foster home, and retirement home (six or fewer persons);
27. Small and large family daycare homes in residential units;
28. Accessory uses are principally permitted when they are a subordinate use to the principal use of the lot.
 - a. Park and recreational facilities.
 - b. Home occupations subject to home occupation regulations as provided in Section 24.10.160.
 - c. Residential accessory uses and buildings customarily appurtenant to a permitted use, subject to the provisions of Section 24.12.140, Accessory buildings and structures;
29. Supportive and transitional housing;
30. Accessory dwelling units on parcels with an approved residential use, subject to the provisions of Chapter 24.16, Part 2; however accessory dwelling units shall not be subject to approval of a design permit;

COMMERCIAL USES.

31. Community organizations, associations, clubs and meeting halls (570);
32. Houses of worship/religious facilities (500);
33. Wireless telecommunications facilities, subject to the regulations in Part 15 of Chapter 24.12 requiring no public hearing.

Section 6. Section 24.10.802 USE PERMIT REQUIREMENT of 24.10 Land Use Districts, of the Santa Cruz Municipal Code is hereby amended to read as follows:

24.10.802 USE PERMIT REQUIREMENT.

1. The following uses are subject to approval of an administrative use permit and may also require a design permit per Section 24.08.410:

USES FOR ACTIVE FRONTAGE.

- a. Bakery, handicrafts or similar light manufacturing and assembly uses associated with retail sales if floor area is less than seven thousand square feet and retail sale or service area occupies at least thirty percent of the floor area;
- b. Brewpubs and microbreweries, subject to alcohol regulations in Part 12 of Chapter 24.12;
- c. Cannabis retail, subject to the commercial cannabis regulations, Part 14 of Chapter 24.12;
- d. Tasting rooms, subject to alcohol regulations in Part 12 of Chapter 24.12;

- e. Veterinarians (410A).

RESIDENTIAL USES.

- f. Two family dwelling if the lot area allows for only two units. New single-family development is not permitted;
- g. Temporary structures and uses;
- h. Accessory buildings containing plumbing fixtures subject to the provisions of Section 24.12.140.

COMMERCIAL USES:

- i. Developed parks (710);
- j. Fast-food restaurants or drive-in eating facilities subject to performance standards in Section 24.12.290, and subject to live entertainment and alcohol regulations of Chapter 24.12 (280H);
- k. Lodging (300);
- l. Off-site public/private parking facilities, five or more spaces (930);
- m. Recycling collection facilities;
- n. Temporary commercial structures and uses;
- o. Utilities and resources (540);
- p. Wireless telecommunications facilities, subject to the regulations in Part 15 of Chapter 24.12 requiring a public hearing;
- q. Private property outdoor seating, subject to the requirements in Section 24.12.191.

- 2. The following uses are subject to approval of a special use permit and may also require a design permit per Section 24.08.410:

USES FOR ACTIVE FRONTAGE:

- a. Bar and cocktail lounges subject to live entertainment and alcohol regulations of Chapter 24.12 (280C);
- b. Convenience stores, subject to alcohol regulations in Part 12 of Chapter 24.12 (240B);
- c. Liquor stores, subject to alcohol regulations in Part 12 of Chapter 24.12;
- d. Nightclubs/music halls subject to live entertainment and alcohol regulations of Chapter 24.12 (630);
- e. Smoking lounges as defined in Section 24.22.748.2 and subject to siting criteria and performance standards in Chapter 5.54.

RESIDENTIAL USES:

- f. Community care facilities (seven or more persons) including daycare (except family daycare homes), nursing home, retirement home;
- g. Dormitories, fraternity/sorority residence halls;
- h. Health facilities for inpatient and outpatient psychiatric care and treatment;
- i. Social halls, lodges, fraternal organizations, and clubs, except those operated for a profit.

COMMERCIAL USES:

- j. Contractor/building (310E);

- k. Fabricated metal products (manufacturing) (150);
- l. Fabricated wire products (manufacturing) (155A);
- m. Food and beverage preparation (manufacturing) (100);
- n. Furniture and fixtures (manufacturing) (120);
- o. Hospitals (520);
- p. Laboratory research experimentation, testing, software development;
- q. Millwork, textile products, knit goods, woven fabrics, clothing (manufacturing) (105);
- r. Mortuaries (310I);
- s. Motion picture production (manufacturing) (155E);
- t. Rental services (360);
- u. Solar equipment (manufacturing) (155C);
- v. Sports recreation facilities, subject to alcohol regulations in Part 12 of Chapter 24.12 (720);
- w. Stone, clay, glass products (manufacturing) (140);
- x. Storage and warehouse when connected with permitted use (330);
- y. Wholesale trade (nondurable goods) (200):
 - i. Bakery,
 - ii. Confectionery,
 - iii. Dairy,
 - iv. Health foods;
- z. Wholesale trade (durable goods) (210):
 - i. Paper products and related (210E),
 - ii. Special equipment (machine supply) (210F).

Section 7. Section 24.10.811 PRINCIPAL PERMITTED USES of 24.10 Land Use Districts, of the Santa Cruz Municipal Code is hereby amended to read as follows:

Part 9A: MU-H MIXED-USE HIGH-DENSITY DISTRICT

24.10.811 PRINCIPAL PERMITTED USES.

This district requires a mix of residential and commercial uses within each proposed development. The following uses are permitted if a design permit is obtained for new structures and environmental review is conducted in accordance with city and state guidelines. Design permits are not required for accessory structures and additions that are less than one hundred twenty square feet and less than fifteen feet in building height. (Numerical references at the end of these categories reflect the general use classifications listed in the city's land use codes. Further refinement of uses within these categories can be found in the land use codes, but they are not intended to be an exhaustive list of potential uses).

USES FOR ACTIVE FRONTAGE.

- 1. Acting/art/music/dance schools and studios (610);
- 2. Apparel and accessory stores (250);
- 3. Communication and information (550);
- 4. Eating and drinking establishments (except bars, fast food) subject to live entertainment and alcohol regulations of Chapter 24.12 (280);
- 5. Educational facilities (public/private) (510);

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6. Financial, insurance, real estate offices (420);
7. Financial services (320);
8. Food and beverage stores (except liquor and convenience stores) (240);
9. General retail merchandise (drug and department stores) (230);
10. Government and public agencies (530);
11. Hardware stores (indoor sales only) (220A);
12. Home furnishing stores (270);
13. Medical/health offices (except veterinarians and ambulance services) (410);
14. Museums and art galleries (60
15. Low-Barrier Navigation Centers, subject to the requirements of 24.12.165 ;
16. Professional offices (400), except as associated with a visitor-serving use;
17. Professional/personal service (except contractors' yards and mortuaries) (310);
18. Repairs, alterations and maintenance services for household items (except boat repair) (340);
19. Small preschool/childcare (twelve or fewer) (510A);
20. Specialty retail supply stores (290); except thrift stores (290m);
21. Theaters (620);
22. Thrift stores consistent with the requirements of Section 24.12.146 (290m);

RESIDENTIAL USES.

23. Multiple dwellings, townhouse dwelling groups, and condominium projects in one or more structures (830, 840);
24. Single-room occupancy (SRO) housing (860);
25. Flexible density units (FDU) housing;
26. Community care facilities including daycare (except family daycare homes), foster homes, and retirement homes (six or fewer persons);
27. Small and large family daycare homes in residential units;
28. Accessory uses are principally permitted when they are a subordinate use to the principal use of the lot.
 - a. Park and recreational facilities.
 - b. Home occupations subject to home occupation regulations as provided in Section 24.10.160.
 - c. Room and board for not more than two paying guests per dwelling unit, when located within principal building.
 - d. Residential accessory uses and buildings customarily appurtenant to a permitted use, subject to the provisions of Section 24.12.140, Accessory buildings and structures;
29. Supportive and transitional housing;
30. Accessory dwelling units on parcels with an approved residential use, subject to the provisions of Chapter 24.16, Part 2; however, accessory dwelling units shall not be subject to approval of a design permit;

COMMERCIAL USES.

31. Community organizations, associations, clubs and meeting halls (570);
32. Houses of worship/religious facilities (500);
33. Wireless telecommunications facilities, subject to the regulations in Part 15 of Chapter 24.12 requiring no public hearing.

Section 8. Section 24.10.812 USE PERMIT REQUIREMENT of 24.10 Land Use Districts, of the Santa Cruz Municipal Code is hereby amended to read as follows:

24.10.812 USE PERMIT REQUIREMENT.

1. The following uses are subject to approval of an administrative use permit and may also require a design permit per Section 24.08.410:

USES FOR ACTIVE FRONTAGE.

- a. Bakery, handicrafts or similar light manufacturing and assembly uses associated with retail sales if floor area is less than seven thousand square feet and retail sale or service area occupies at least thirty percent of the floor area;
- b. Brewpubs and microbreweries, subject to alcohol regulations in Part 12 of Chapter 24.12;
- c. Cannabis retail, subject to the commercial cannabis regulations, Part 14 of Chapter 24.12;
- d. Tasting rooms, subject to alcohol regulations in Part 12 of Chapter 24.12;
- e. Veterinarians (410A);

RESIDENTIAL USES.

- f. Two-family dwelling if the lot area allows for only two units. New single-family development is not permitted;
- g. Temporary structures and uses;
- h. Accessory buildings containing plumbing fixtures subject to the provisions of Section 24.12.140;

COMMERCIAL USES.

- i. Developed parks (710);
- j. Fast-food restaurants or drive-in eating facilities subject to performance standards in Section 24.12.290, and subject to live entertainment and alcohol regulations of Chapter 24.12 (280H);
- k. Lodging (300);
- l. Off-site public/private parking facilities, five or more spaces (930);
- m. Recycling collection facilities;
- n. Temporary commercial structures and uses;
- o. Undeveloped parks and open space (700);
- p. Utilities and resources (540);
- q. Wireless telecommunications facilities, subject to the regulations in Part 15 of Chapter 24.12 requiring a public hearing;
- r. Private property outdoor seating, subject to the requirements in Section 24.12.191.

2. The following uses are subject to approval of a special use permit and may also require a design permit per Section 24.08.410:

USES FOR ACTIVE FRONTAGE.

- a. Bar and cocktail lounges subject to live entertainment and alcohol regulations of Chapter 24.12 (280C);
- b. Convenience stores, subject to alcohol regulations in Part 12 of Chapter 24.12 (240B);
- c. Liquor stores, subject to alcohol regulations in Part 12 of Chapter 24.12;
- d. Nightclubs/music halls subject to live entertainment and alcohol regulations of Chapter 24.12 (630);
- e. Smoking lounges as defined in Section 24.22.748.2 and subject to siting criteria and performance standards in Chapter 5.54;

RESIDENTIAL USES.

- f. Community care facilities (seven or more persons) including daycare (except family daycare homes), nursing homes, retirement homes;
- g. Dormitories, fraternity/sorority residence halls;
- h. Health facilities for inpatient and outpatient psychiatric care and treatment;
- i. Social halls, lodges, fraternal organizations, and clubs, except those operated for a profit;

COMMERCIAL USES.

- j. Contractor/building (310E);
- k. Fabricated metal products (manufacturing) (150);
- l. Fabricated wire products (manufacturing) (155A);
- m. Food and beverage preparation (manufacturing) (100);
- n. Furniture and fixtures (manufacturing) (120);
- o. Hospitals (520);
- p. Laboratory research experimentation, testing, software development;
- q. Millwork, textile products, knit goods, woven fabrics, clothing (manufacturing) (105);
- r. Mortuaries (310I);
- s. Motion picture production (manufacturing) (155E);
- t. Rental services (360);
- u. Solar equipment (manufacturing) (155C);
- v. Sports recreation facilities, subject to alcohol regulations in Part 12 of Chapter 24.12 (720);
- w. Stone, clay, glass products (manufacturing) (140);
- x. Storage and warehouse when connected with permitted use (330);
- y. Wholesale trade (nondurable goods) (200):
 - i. Bakery,
 - ii. Confectionery,
 - iii. Dairy,
 - iv. Health foods;
- z. Wholesale trade (durable goods) (210):
 - i. Paper products and related (210E),
 - ii. Special equipment (machine supply) (210F).

Section 9. Section 24.10.821 PRINCIPAL PERMITTED USES of 24.10 Land Use Districts, of the Santa Cruz Municipal Code is hereby amended to read as follows:

Part 9B: MU-OM MIXED-USE OCEAN STREET MEDIUM-DENSITY DISTRICT*

24.10.821 PRINCIPAL PERMITTED USES.

This district allows a mix of residential and commercial uses within each proposed development, or exclusively commercial development. Each new development within the zone shall incorporate active commercial uses along the site frontage per requirements of Chapter 24.12.

The following uses are permitted outright if a design permit is obtained for new structures and environmental review is conducted in accordance with city and state guidelines. Design permits are not required for accessory structures and additions that are less than one hundred twenty square feet and less than fifteen feet in building height (numerical references at the end of these categories reflect the general use classifications listed in the city's land use codes. Further refinement of uses within these categories can be found in the land use codes, but they are not intended to be an exhaustive list of potential uses):

USES FOR ACTIVE FRONTAGE.

1. Acting/art/music/dance schools and studios (610);
2. Apparel and accessory stores (250);
3. Communication and information (550);
4. Eating and drinking establishments (except bars, fast food) subject to live entertainment and alcohol regulations of Chapter 24.12 (280);
5. Educational facilities (public/private) (510);
6. Financial, insurance, real estate offices (420);
7. Financial services (320);
8. Food and beverage stores (except liquor and convenience stores) (240);
9. General retail merchandise (drug and department stores) (230);
10. Government and public agencies (530);
11. Hardware stores (indoor sales only) (220A);;
12. Home furnishing stores (270);
13. Low-Barrier Navigation Centers, subject to the requirements of 24.12.165;
14. Medical/health offices (except veterinarians and ambulance services) (410);
15. Museums and art galleries (600);
16. Professional offices (400), except as associated with a visitor-serving use;
17. Professional/personal service (except contractors' yards and mortuaries) (310);
18. Repairs, alterations and maintenance services for household items (except boat repair) (340);
19. Small preschool/childcare (twelve or fewer) (510A);
20. Specialty retail supply stores (290); except thrift stores (290m);
21. Theaters (620);
22. Thrift stores consistent with the requirements of Section 24.12.146 (290m);

RESIDENTIAL USES.

23. Community care facilities including daycare (except family daycare homes), foster home, and retirement home (six or fewer persons);
24. Flexible density units (FDU) housing;
25. Multiple dwellings, townhouse dwelling groups, and condominium projects in one or more structures (830, 840);
26. Single-room occupancy (SRO) housing (860);
27. Small and large family daycare homes in residential units;
28. Accessory uses are principally permitted when they are a subordinate use to the principal use of the lot.
 - a. Home occupations subject to home occupation regulations as provided in Section 24.10.160.
 - b. Residential accessory uses and buildings customarily appurtenant to a permitted use, subject to the provisions of Section 24.12.140, Accessory buildings and structures;
29. Supportive and transitional housing;
30. Accessory dwelling units on parcels with an approved residential use, subject to the provisions of Chapter 24.16, Part 2; however, accessory dwelling units shall not be subject to approval of a design permit;

COMMERCIAL USES.

31. Community organizations, associations, clubs and meeting halls (570);
32. Houses of worship/religious facilities (500);
33. Lodging (300);
34. Off-site public/private parking facilities, five or more spaces, when combined with another allowed use (930);
35. Wireless telecommunications facilities, subject to the regulations in Part 15 of Chapter 24.12 requiring no public hearing.

Section 10. Section 24.10.822 USE PERMIT REQUIREMENT of 24.10 Land Use Districts, of the Santa Cruz Municipal Code is hereby amended to read as follows:

24.10.822 USE PERMIT REQUIREMENT.

1. The following uses are subject to approval of an administrative use permit and may also require a design permit per Section 24.08.410:

USES FOR ACTIVE FRONTAGE.

- a. Bakery, handicrafts or similar light manufacturing and assembly uses and wholesale trade associated with retail sales if floor area is less than seven thousand square feet and retail sale or service area occupies at least thirty percent of the floor area, where retail sale or service occupies the building frontage;
- b. Brewpubs and microbreweries, subject to alcohol regulations in Part 12 of Chapter 24.12;
- c. Cannabis retail, subject to the commercial cannabis regulations, Part 14 of Chapter 24.12;
- d. Tasting rooms, subject to alcohol regulations in Part 12 of Chapter 24.12;
- e. Veterinarians (410A);

RESIDENTIAL USES.

- f. Temporary structures and uses.
- g. Accessory buildings containing plumbing fixtures subject to the provisions of Section 24.12.140;

COMMERCIAL USES.

- h. Fast-food restaurants or drive-in eating facilities subject to performance standards in Section 24.12.290, and subject to live entertainment and alcohol regulations of Chapter 24.12 (280H);
- i. Off-site public/private parking facilities, five or more spaces (930);
- j. Recycling collection facilities;
- k. Temporary commercial structures and uses;
- l. Utilities and resources (540);
- m. Wireless telecommunications facilities, subject to the regulations in Part 15 of Chapter 24.12 requiring a public hearing;
- n. Private property outdoor seating, subject to the requirements in Section 24.12.191.

- 2. The following uses are subject to approval of a special use permit and may also require a design permit per Section 24.08.410:

USES FOR ACTIVE FRONTAGE.

- a. Bar and cocktail lounges subject to live entertainment and alcohol regulations of Chapter 24.12 (280C);
- b. Convenience stores, subject to alcohol regulations in Part 12 of Chapter 24.12 (240B);
- c. Liquor stores, subject to alcohol regulations in Part 12 of Chapter 24.12;
- d. Nightclubs/music halls subject to live entertainment and alcohol regulations of Chapter 24.12 (630);
- e. Smoking lounges as defined in Section 24.22.748.2 and subject to siting criteria and performance standards in Chapter 5.54;

RESIDENTIAL USES.

- f. Community care facilities (seven or more persons) including daycare (except family daycare homes), nursing home, retirement home;
- g. Dormitories, fraternity/sorority residence halls, boardinghouses;
- h. Health facilities for inpatient and outpatient psychiatric care and treatment;
- i. Social halls, lodges, fraternal organizations, and clubs, except those operated for a profit;

COMMERCIAL USES.

- j. Contractor/building (310E);
- k. Fabricated metal products (manufacturing) (150);
- l. Fabricated wire products (manufacturing) (155A);
- m. Food and beverage preparation (manufacturing) (100);
- n. Furniture and fixtures (manufacturing) (120);

- o. Hospitals (520);
- p. Laboratory research experimentation, testing, software development;
- q. Millwork, textile products, knit goods, woven fabrics, clothing (manufacturing) (105);
- r. Mortuaries (310I);
- s. Motion picture production (manufacturing) (155E);
- t. Rental services (360);
- u. Solar equipment (manufacturing) (155C);
- v. Sports recreation facilities, subject to alcohol regulations in Part 12 of Chapter 24.12 (720);
- w. Stone, clay, glass products (manufacturing) (140);
- x. Storage and warehouse when connected with permitted use (330);
- y. Wholesale trade (nondurable goods) (200):
 - i. Bakery,
 - ii. Confectionery,
 - iii. Dairy,
 - iv. Health foods;
- z. Wholesale trade (durable goods) (210):
 - i. Paper products and related (210E),
 - ii. Special equipment (machine supply) (210F).

Section 11. Section 24.10.831 PRINCIPAL PERMITTED USES of 24.10 Land Use Districts, of the Santa Cruz Municipal Code is hereby amended to read as follows:

Part 9C: MU-OH MIXED-USE OCEAN STREET HIGH-DENSITY DISTRICT*

24.10.831 PRINCIPAL PERMITTED USES.

This district allows a mix of residential and commercial uses within each proposed development, or exclusively commercial development. Each new development within the zone shall incorporate active commercial uses along the site frontage per requirements of Chapter 24.12.

The following uses are permitted outright if a design permit is obtained for new structures and environmental review is conducted in accordance with city and state guidelines. Design permits are not required for accessory structures and additions that are less than one hundred twenty square feet and less than fifteen feet in building height. (Numerical references at the end of these categories reflect the general use classifications listed in the city's land use codes. Further refinement of uses within these categories can be found in the land use codes, but they are not intended to be an exhaustive list of potential uses):

USES FOR ACTIVE FRONTAGE.

1. Acting/art/music/dance schools and studios (610);
2. Apparel and accessory stores (250);
3. Communication and information (550);
4. Eating and drinking establishments (except bars, fast food) subject to live entertainment and alcohol regulations of Chapter 24.12 (280);
5. Educational facilities (public/private) (510);

6. Financial, insurance, real estate offices (420);
7. Financial services (320);
8. Food and beverage stores (except liquor and convenience stores) (240);
9. General retail merchandise (drug and department stores) (230);
10. Government and public agencies (530);
11. Hardware stores (indoor sales only) (220A);
12. Home furnishing stores (270);
13. Low-Barrier Navigation Centers, subject to the requirements of 24.12.165;
14. Medical/health offices (except veterinarians and ambulance services) (410);
15. Museums and art galleries (600);
16. Professional offices (400), except as associated with a visitor-serving use;
17. Professional/personal service (except contractors' yards and mortuaries) (310);
18. Repairs, alterations and maintenance services for household items (except boat repair) (340);
19. Small preschool/childcare (twelve or fewer) (510A);
20. Specialty retail supply stores (290); except thrift stores (290m);
21. Theaters (620);
22. Thrift stores, consistent with the requirements of Section 24.12.146 (290m);

RESIDENTIAL USES.

23. Community care facilities including daycare (except family daycare homes), foster home, and retirement home (six or fewer persons);
24. Flexible density units (FDU) housing;
25. Multiple dwellings, townhouse dwelling groups, and condominium projects in one or more structures (830, 840);
26. Single-room occupancy (SRO) housing (860);
27. Small and large family daycare homes in residential units;
28. Accessory uses are principally permitted when they are a subordinate use to the principal use of the lot:
 - a. Home occupations subject to home occupation regulations as provided in Section 24.10.160,
 - b. Residential accessory uses and buildings customarily appurtenant to a permitted use, subject to the provisions of Section 24.12.140, Accessory buildings and structures;
29. Supportive and transitional housing;
30. Accessory dwelling units on parcels with an approved residential use, subject to the provisions of Chapter 24.16, Part 2; however accessory dwelling units shall not be subject to approval of a design permit;

COMMERCIAL USES.

31. Community organizations, associations, clubs and meeting halls (570);
32. Houses of worship/religious facilities (500);
33. Lodging (300);
34. Off-site public/private parking facilities, five or more spaces, when combined with another allowed use (930);
35. Wireless telecommunications facilities, subject to the regulations in Part 15 of Chapter 24.12 requiring no public hearing.

Section 12. Section 24.10.832 USE PERMIT REQUIREMENT of 24.10 Land Use Districts, of the Santa Cruz Municipal Code is hereby amended to read as follows:

24.10.832 USE PERMIT REQUIREMENT.

1. The following uses are subject to approval of an administrative use permit and may also require a design permit per Section 24.08.410:

USES FOR ACTIVE FRONTAGE.

- a. Bakery, handicrafts or similar light manufacturing and assembly uses and wholesale trade associated with retail sales if floor area is less than seven thousand square feet and retail sale or service area occupies at least thirty percent of the floor area, where retail sale or service occupies the building frontage;
- b. Brewpubs and microbreweries, subject to alcohol regulations in Part 12 of Chapter 24.12;
- c. Cannabis retail, subject to the commercial cannabis regulations, Part 14 of Chapter 24.12;
- d. Tasting rooms, subject to alcohol regulations in Part 12 of Chapter 24.12;
- e. Veterinarians (410A);

RESIDENTIAL USES.

- f. Temporary structures and uses;
- g. Accessory buildings containing plumbing fixtures subject to the provisions of Section 24.12.140;

COMMERCIAL USES.

- h. Fast-food restaurants or drive-in eating facilities subject to performance standards in Section 24.12.290, and subject to live entertainment and alcohol regulations of Chapter 24.12 (280H);
- i. Off-site public/private parking facilities, five or more spaces (930);
- j. Recycling collection facilities;
- k. Temporary commercial structures and uses;
- l. Utilities and resources (540);
- m. Wireless telecommunications facilities, subject to the regulations in Part 15 of Chapter 24.12 requiring a public hearing;
- n. Private property outdoor seating, subject to the requirements in Section 24.12.191.

2. The following uses are subject to approval of a special use permit and may also require a design permit per Section 24.08.410:

USES FOR ACTIVE FRONTAGE.

- a. Bar and cocktail lounges subject to live entertainment and alcohol regulations of Chapter 24.12 (280C);
- b. Convenience stores, subject to alcohol regulations in Part 12 of Chapter 24.12 (240B);
- c. Liquor stores, subject to alcohol regulations in Part 12 of Chapter 24.12;

- d. Nightclubs/music halls subject to live entertainment and alcohol regulations of Chapter 24.12 (630);
- e. Smoking lounges as defined in Section 24.22.748.2 and subject to siting criteria and performance standards in Chapter 5.54;

RESIDENTIAL USES.

- f. Community care facilities (seven or more persons) including daycare (except family daycare homes), nursing home, retirement home;
- g. Dormitories, fraternity/sorority residence halls, boardinghouses;
- h. Health facilities for inpatient and outpatient psychiatric care and treatment;
- i. Social halls, lodges, fraternal organizations, and clubs, except those operated for a profit;

COMMERCIAL USES.

- j. Contractor/building (310E);
- k. Fabricated metal products (manufacturing) (150);
- l. Fabricated wire products (manufacturing) (155A);
- m. Food and beverage preparation (manufacturing) (100);
- n. Furniture and fixtures (manufacturing) (120);
- o. Hospitals (520);
- p. Laboratory research experimentation, testing, software development;
- q. Millwork, textile products, knit goods, woven fabrics, clothing (manufacturing) (105);
- r. Mortuaries (310I);
- s. Motion picture production (manufacturing) (155E);
- t. Rental services (360);
- u. Solar equipment (manufacturing) (155C);
- v. Sports recreation facilities, subject to alcohol regulations in Part 12 of Chapter 24.12 (720);
- w. Stone, clay, glass products (manufacturing) (140);
- x. Storage and warehouse when connected with permitted use (330);
- y. Wholesale trade (nondurable goods) (200):
 - i. Bakery,
 - ii. Confectionery,
 - iii. Dairy,
 - iv. Health foods;
- z. Wholesale trade (durable goods) (210):
 - i. Paper products and related (210E),
 - ii. Special equipment (machine supply) (210F).

Section 13. Section 24.10.841 PRINCIPAL PERMITTED USES of 24.10 Land Use Districts, of the Santa Cruz Municipal Code is hereby amended to read as follows:

Part 9D: MU-VH MIXED-USE VISITOR-SERVING HIGH-DENSITY DISTRICT

24.10.841 PRINCIPAL PERMITTED USES.

This district allows a mix of residential and commercial uses within each proposed development, or exclusively commercial development. Each new development within the zone shall incorporate active commercial uses along the site frontage in conformance with the standards set in Section 24.12.185 relating to corridor frontage.

The following uses are permitted outright if a design permit is obtained for new structures and environmental review is conducted in accordance with city and state guidelines. Design permits are not required for accessory structures and additions that are less than one hundred twenty square feet and less than fifteen feet in building height. (Numerical references at the end of these categories reflect the general use classifications listed in the city's land use codes. Further refinement of uses within these categories can be found in the land use codes, but they are not intended to be an exhaustive list of potential uses):

USES FOR ACTIVE FRONTAGE.

1. Acting/art/music/dance schools and studios (610);
2. Apparel and accessory stores (250);
3. Communication and information (550);
4. Eating and drinking establishments (except bars, fast-food) subject to live entertainment and alcohol regulations of Chapter 24.12 (280);
5. Educational facilities (public/private) (510);
6. Financial, insurance, real estate offices (420);
7. Financial services (320);
8. Food and beverage stores (except liquor and convenience stores) (240);
9. General retail merchandise (drug and department stores) (230);
10. Government and public agencies (530);
11. Hardware stores (indoor sales only) (220A);
12. Home furnishing stores (270);
13. Low-Barrier Navigation Centers, subject to the requirements of 24.12.165;
14. Medical/health offices (except veterinarians and ambulance services) (410);
15. Museums and art galleries (600);
16. Professional offices (400);
17. Professional/personal service (except contractors' yards and mortuaries) (310);
18. Repairs, alterations and maintenance services for household items (except boat repair) (340);
19. Small preschool/childcare (twelve or fewer) (510A);
20. Specialty retail supply stores (290); except thrift stores (290m);
21. Theaters (620);
22. Thrift stores consistent with the requirements of Section 24.12.146 (290m);

RESIDENTIAL USES.

23. Community care facilities including daycare (except family daycare homes), foster homes, and retirement homes (six or fewer persons);
24. Flexible density units (FDU) housing;

25. Multiple dwellings, townhouse dwelling groups, and condominium projects in one or more structures (830, 840);
26. Single-room occupancy (SRO) housing (860);
27. Small and large family daycare homes in residential units;
28. Accessory uses are principally permitted when they are a subordinate use to the principal use of the lot.
 - a. Home occupations subject to home occupation regulations as provided in Section 24.10.160.
 - b. Residential accessory uses and buildings customarily appurtenant to a permitted use, subject to the provisions of Section 24.12.140, Accessory buildings and structures;
29. Supportive and transitional housing;
30. Accessory dwelling units on parcels with an approved residential use, subject to the provisions of Chapter 24.16, Part 2; however, accessory dwelling units shall not be subject to approval of a design permit;

COMMERCIAL USES.

31. Community organizations, associations, clubs and meeting halls (570);
32. Houses of worship/religious facilities (500);
33. Lodging (300);
34. Off-site public/private parking facilities, five or more spaces, when combined with another allowed use (930);
35. Wireless telecommunications facilities, subject to the regulations in Part 15 of Chapter 24.12 requiring no public hearing.

Section 14. Section 24.10.842 USE PERMIT REQUIREMENT of 24.10 Land Use Districts, of the Santa Cruz Municipal Code is hereby amended to read as follows:

24.10.842 USE PERMIT REQUIREMENT.

- 1 The following uses are subject to approval of an administrative use permit and may also require a design permit per Section 24.08.410:

USES FOR ACTIVE FRONTAGE.

- a. Bakery, handicrafts or similar light manufacturing and assembly uses and wholesale trade associated with retail sales if floor area is less than seven thousand square feet and retail sale or service area occupies at least thirty percent of the floor area, where retail sale or service occupies the building frontage;
- b. Brewpubs and microbreweries, subject to alcohol regulations in Part 12 of Chapter 24.12;
- c. Cannabis retail, subject to the commercial cannabis regulations, Part 14 of Chapter 24.12;
- d. Tasting rooms, subject to alcohol regulations in Part 12 of Chapter 24.12;
- e. Veterinarians (410A);

RESIDENTIAL USES.

- f. Temporary structures and uses;

- g. Accessory buildings containing plumbing fixtures subject to the provisions of Section 24.12.140;

COMMERCIAL USES.

- h. Fast-food restaurants or drive-in eating facilities subject to performance standards in Section 24.12.290, and subject to live entertainment and alcohol regulations of Chapter 24.12 (280H);
- i. Off-site public/private parking facilities, five or more spaces (930);
- j. Recycling collection facilities;
- k. Temporary commercial structures and uses;
- l. Utilities and resources (540);
- m. Wireless telecommunications facilities, subject to the regulations in Part 15 of Chapter 24.12 requiring a public hearing;
- n. Private property outdoor seating, subject to the requirements in Section 24.12.191.

- 2. The following uses are subject to approval of a special use permit and may also require a design permit per Section 24.08.410:

USES FOR ACTIVE FRONTAGE.

- a. Bar and cocktail lounges subject to live entertainment and alcohol regulations of Chapter 24.12 (280C);
- b. Convenience stores, subject to alcohol regulations in Part 12 of Chapter 24.12 (240B);
- c. Liquor stores, subject to alcohol regulations in Part 12 of Chapter 24.12;
- d. Nightclubs/music halls subject to live entertainment and alcohol regulations of Chapter 24.12 (630);
- e. Smoking lounges as defined in Section 24.22.748.2 and subject to siting criteria and performance standards in Chapter 5.54;

RESIDENTIAL USES.

- f. Community care facilities (seven or more persons) including daycare (except family daycare homes), nursing homes, retirement homes;
- g. Dormitories, fraternity/sorority residence halls, boardinghouses;
- h. Health facilities for inpatient and outpatient psychiatric care and treatment;
- i. Social halls, lodges, fraternal organizations, and clubs, except those operated for a profit;

COMMERCIAL USES.

- j. Contractor/building (310E);
- k. Fabricated metal products (manufacturing) (150);
- l. Fabricated wire products (manufacturing) (155A);
- m. Food and beverage preparation (manufacturing) (100);
- n. Furniture and fixtures (manufacturing) (120);
- o. Hospitals (520);
- p. Laboratory research experimentation, testing, software development;

- q. Millwork, textile products, knit goods, woven fabrics, clothing (manufacturing) (105);
- r. Mortuaries (310I);
- s. Motion picture production (manufacturing) (155E);
- t. Rental services (360);
- u. Solar equipment (manufacturing) (155C);
- v. Sports recreation facilities, subject to alcohol regulations in Part 12 of Chapter 24.12 (720);
- w. Stone, clay, glass products (manufacturing) (140);
- x. Storage and warehouse when connected with permitted use (330);
- y. Wholesale trade (nondurable goods) (200):
 - i. Bakery,
 - ii. Confectionery,
 - iii. Dairy,
 - iv. Health foods;
- z. Wholesale trade (durable goods) (210):
 - i. Paper products and related (210E),
 - ii. Special equipment (machine supply) (210F).

Section 15. Section 24.10.851 PRINCIPAL PERMITTED USES of 24.10 Land Use Districts, of the Santa Cruz Municipal Code is hereby amended to read as follows:

Part 9E: MU-VA MIXED-USE VISITOR-SERVING ADDITIONAL HEIGHT DISTRICT

24.10.851 PRINCIPAL PERMITTED USES.

This district allows a mix of residential and commercial uses within each proposed development, or exclusively commercial development. Each new development within the zone shall incorporate active commercial uses along the site frontage per requirements of Chapter 24.12.

The following uses are permitted outright if a design permit is obtained for new structures and environmental review is conducted in accordance with city and state guidelines. Design permits are not required for accessory structures and additions that are less than one hundred twenty square feet and less than fifteen feet in building height. (Numerical references at the end of these categories reflect the general use classifications listed in the city's land use codes. Further refinement of uses within these categories can be found in the land use codes, but they are not intended to be an exhaustive list of potential uses):

USES FOR ACTIVE FRONTAGE.

1. Acting/art/music/dance schools and studios (610);
2. Apparel and accessory stores (250);
3. Communication and information (550);
4. Eating and drinking establishments (except bars, fast-food) subject to live entertainment and alcohol regulations of Chapter 24.12 (280);
5. Educational facilities (public/private) (510);
6. Government and public agencies (530);
7. Financial, insurance, real estate offices (420);

8. Financial services (320);
9. Food and beverage stores (except liquor and convenience stores) (240);
10. General retail merchandise (drug and department stores) (230);
11. Hardware stores (indoor sales only) (220A);
12. Home furnishing stores (270);
13. Low-Barrier Navigation Centers, subject to the requirements of 24.12.165;
14. Medical/health offices (except veterinarians and ambulance services) (410);
15. Museums and art galleries (600);
16. Professional offices (400);
17. Professional/personal service (except contractors' yards and mortuaries) (310);
18. Repairs, alterations and maintenance services for household items (except boat repair) (340);
19. Small preschool/childcare (twelve or fewer) (510A);
20. Specialty retail supply stores (290); except thrift stores (290m);
21. Theaters (620);
22. Thrift stores consistent with the requirements of Section 24.12.146 (290m);

RESIDENTIAL USES.

23. Community care facilities including daycare (except family daycare homes), foster homes, and retirement homes (six or fewer persons);
24. Flexible density units (FDU) housing;
25. Multiple dwellings, townhouse dwelling groups, and condominium projects in one or more structures (830, 840);
26. Single-room occupancy (SRO) housing (860);
27. Small and large family daycare homes in residential units;
28. Accessory uses are principally permitted when they are a subordinate use to the principal use of the lot.
 - a. Home occupations subject to home occupation regulations as provided in Section 24.10.160.
 - b. Residential accessory uses and buildings customarily appurtenant to a permitted use, subject to the provisions of Section 24.12.140, Accessory buildings and structures;
29. Supportive and transitional housing;
30. Accessory dwelling units on parcels with an approved residential use, subject to the provisions of Chapter 24.16, Part 2; however, accessory dwelling units shall not be subject to approval of a design permit;

COMMERCIAL USES.

31. Community organizations, associations, clubs and meeting halls (570);
32. Houses of worship/religious facilities (500);
33. Lodging (300);
34. Off-site public/private parking facilities, five or more spaces, when combined with another allowed use (930);
35. Professional offices (400).

Section 16. Section 24.10.852 USE PERMIT REQUIREMENT of 24.10 Land Use Districts, of the Santa Cruz Municipal Code is hereby amended to read as follows:

24.10.852 USE PERMIT REQUIREMENT.

1. The following uses are subject to approval of an administrative use permit and may also require a design permit per Section 24.08.410:

USES FOR ACTIVE FRONTAGE.

- a. Bakery, handicrafts or similar light manufacturing and assembly uses and wholesale trade associated with retail sales if floor area is less than seven thousand square feet and retail sale or service area occupies at least thirty percent of the floor area, where retail sale or service occupies the building frontage;
- b. Brewpubs and microbreweries, subject to alcohol regulations in Part 12 of Chapter 24.12;
- c. Cannabis retail, subject to the commercial cannabis regulations, Part 14 of Chapter 24.12;
- d. Tasting rooms, subject to alcohol regulations in Part 12 of Chapter 24.12;
- e. Veterinarians (410A);

RESIDENTIAL USES.

- f. Temporary structures and uses;
- g. Accessory buildings containing plumbing fixtures subject to the provisions of Section 24.12.140;

COMMERCIAL USES.

- h. Fast-food restaurants or drive-in eating facilities subject to performance standards in Section 24.12.290, and subject to live entertainment and alcohol regulations of Chapter 24.12 (280H);
- i. Off-site public/private parking facilities, five or more spaces (930);
- j. Recycling collection facilities;
- k. Temporary commercial structures and uses;
- l. Utilities and resources (540);
- m. Wireless telecommunications facilities, subject to the regulations in Part 15 of Chapter 24.12;
- n. Private property outdoor seating, subject to the requirements in Section 24.12.191.

2. The following uses are subject to approval of a special use permit and may also require a design permit per Section 24.08.410:

USES FOR ACTIVE FRONTAGE.

- a. Bar and cocktail lounges subject to live entertainment and alcohol regulations of Chapter 24.12 (280C);
- b. Convenience stores, subject to alcohol regulations in Part 12 of Chapter 24.12 (240B);
- c. Liquor stores, subject to alcohol regulations in Part 12 of Chapter 24.12;
- d. Nightclubs/music halls subject to live entertainment and alcohol regulations of Chapter 24.12 (630);

- e. Smoking lounges as defined in Section 24.22.748.2 and subject to siting criteria and performance standards in Chapter 5.54;

RESIDENTIAL USES.

- f. Community care facilities (seven or more persons) including daycare (except family daycare homes), nursing homes, retirement homes;
- g. Dormitories, fraternity/sorority residence halls, boardinghouses;
- h. Health facilities for inpatient and outpatient psychiatric care and treatment;
- i. Social halls, lodges, fraternal organizations, and clubs, except those operated for a profit;

COMMERCIAL USES.

- j. Contractor/building (310E);
- k. Fabricated metal products (manufacturing) (150);
- l. Fabricated wire products (manufacturing) (155A);
- m. Food and beverage preparation (manufacturing) (100);
- n. Furniture and fixtures (manufacturing) (120);
- o. Hospitals (520);
- p. Laboratory research experimentation, testing, software development;
- q. Millwork, textile products, knit goods, woven fabrics, clothing (manufacturing) (105);
- r. Mortuaries (310I);
- s. Motion picture production (manufacturing) (155E);
- t. Rental services (360);
- u. Solar equipment (manufacturing) (155C);
- v. Sports recreation facilities, subject to alcohol regulations in Part 12 of Chapter 24.12 (720);
- w. Stone, clay, glass products (manufacturing) (140);
- x. Storage and warehouse when connected with permitted use (330);
- y. Wholesale trade (nondurable goods) (200):
 - i. Bakery,
 - ii. Confectionery,
 - iii. Dairy,
 - iv. Health foods;
- z. Wholesale trade (durable goods) (210):
 - i. Paper products and related (210E),
 - ii. Special equipment (machine supply) (210F).

Section 17. Section 24.16.200 PURPOSE of 24.16 AFFORDABLE HOUSING PROVISIONS, of the Santa Cruz Municipal Code is hereby amended to read as follows:

Chapter 24.16 AFFORDABLE HOUSING PROVISIONS
Part 3: DENSITY BONUS PROVISIONS FOR RESIDENTIAL UNITS

24.16.200 PURPOSE.

The purposes of this Part 3 of this chapter are: (1) to provide incentives for the production of housing for very-low-income, low-income, moderate-income, and senior households; (2) to provide incentives for the creation of rental housing serving lower-income households; (3) to provide incentives for the construction of child care centers serving very-low-, low-, and moderate-income households; and (4) to implement California Government Code Sections 65915, 65915.5, 65915.7, and 65917 as required by Government Code Section 65915(a). Where allowances of state law in Government Code Section 65915 et seq., as amended, conflict with any provisions of this Part, state law prevails. In enacting this part, it is also the intent of the city of Santa Cruz to implement the goals, objectives, and policies of the city's General Plan Housing Element to encourage the construction of affordable housing in the city. Further, it is the intent of the city of Santa Cruz to encourage the development of rental housing in order to serve an economically diverse community and to mitigate the trend, as documented in the General Plan Housing Element, that only limited rental unit development occurs without public assistance.

Section 18. Section 24.22.125 On-Street Bicycle Facility of 24.22 DEFINITIONS, of the Santa Cruz Municipal Code is hereby added and will read as follows:

Chapter 24.22 DEFINITIONS

24.22.125 ON-STREET BICYCLE FACILITY

A facility intended for bicycle travel within the public right of way which designates separate space for bicyclists distinct from motor vehicle traffic.

Section 19. Section 24.22.130 BOARDING HOME FOR THE AGED of 24.22 DEFINITIONS, of the Santa Cruz Municipal Code is hereby amended to read as follows:

24.22.130 BOARDING HOME FOR THE AGED.

(See 24.22.662, Retirement Home or Center)

Section 20. Section 24.22.223 COMMUNITY CARE FACILITY of 24.22 DEFINITIONS, of the Santa Cruz Municipal Code is hereby amended to read as follows:

24.22.223 COMMUNITY CARE FACILITY.

Any facility, place, or building that is maintained and operated to provide nonmedical residential care, day treatment, adult daycare, or foster family agency services for children, adults or children and adults, including, but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children, and as further defined under state Health and Safety Code Section 1502. All community care facilities shall be appropriately licensed or registered pursuant to state law, unless exempted therefrom by state law. This definition and all other definitions relating to community care facilities shall be interpreted so as to be consistent with definitions found in state law or state administrative regulations.

Section 21. Section 24.22.237 Coordinated Entry System of 24.22 DEFINITIONS, of the Santa Cruz Municipal Code is hereby added and will read as follows:

24.22.237 COORDINATED ENTRY SYSTEM.

A centralized or coordinated assessment system developed pursuant to Section 576.400(d) or Section 578.7(a)(8), as applicable, of Title 24 of the Code of Federal Regulations, as those sections read on January 1, 2020, and any related requirements, designed to coordinate program participant intake, assessment, and referrals.

Section 22. Section 24.22.284 DRIPLINE of 24.22 DEFINITIONS, of the Santa Cruz Municipal Code is hereby added and will read as follows:

24.22.284 DRIPLINE

The outermost circumference of the tree's canopy, from which water drips onto the ground.

Section 23. Section 24.22.527 Low-Barrier Navigation Center of 24.22 DEFINITIONS, of the Santa Cruz Municipal Code is hereby added and will read as follows:

24.22.527 LOW-BARRIER NAVIGATION CENTER.

A housing-first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. “Low barrier” means best practices to reduce barriers to entry, and may include, but is not limited to, the following:

- a. The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.
- b. Allowance to keep pets.
- c. The storage of possessions.
- d. Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.

Section 24. Section 22.22.619 PRIVATE OPEN SPACE of 24.22 DEFINITIONS, of the Santa Cruz Municipal Code is hereby amended to read as follows:

22.22.619 PRIVATE OPEN SPACE.

“Private open space” means outdoor area either at ground level or on a balcony, including patios, decks, or other privately-accessed outdoor space which is appurtenant to a dwelling unit and designed for the exclusive use of the occupants of that dwelling unit.

Section 25. Section 24.22.662 RETIREMENT HOME OR CENTER of 24.22 DEFINITIONS, of the Santa Cruz Municipal Code is hereby amended to read as follows:

24.22.662 RETIREMENT HOME OR CENTER.

A facility, including but not limited to a residential care facility for the elderly or a continuing care retirement community, that is designated and intended to provide suitable living quarters and specialized services to elderly, or retired, ambulatory persons. These units are designed to serve elderly persons, and may include such special facilities and services as, but not limited to, communal cooking and eating areas, special dietary programs, wheelchair ramps, hallway

handrails and other special features and programs intended to serve the needs of elderly, retired persons.

Section 25. Section 24.22.836 THRIFT STORE of 24.22 DEFINITIONS, of the Santa Cruz Municipal Code is hereby added and will read as follows:

24.22.836 THRIFT STORE

A retail store and related donation facilities engaged primarily in the sale of secondhand clothing, shoes, apparel, toys, and standard household goods, including furniture, fixtures, and small household appliances, and the collection of those goods for resale. Does not include the sale of large household appliances such as refrigerators or stoves and does not include the sale of cars or anything automotive-related.

Section 26. The City Council finds and determines that the adoption of this ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) as a project has been considered under the City's existing 2030 General Plan Environmental Impact Report and that it can be seen with certainty to have no possibility for causing a significant effect on the environment.

Section 27. If any section or portion of this ordinance is found to be invalid by a court of competent jurisdiction, such finding shall not affect the validity of the remainder of the ordinance, which shall continue in full force and effect.

Section 28. This ordinance shall take effect and be in full force thirty (30) days after final adoption.

PASSED FOR PUBLICATION this 27th day of May, 2025, by the following vote:

AYES: Councilmembers Trigueiro, Brunner, Newsome, Golder, O'Hara; Vice Mayor Kalantari-Johnson; Mayor Keeley.

NOES: None.

ABSENT: None.

DISQUALIFIED: None.

APPROVED: _____
Fred Keeley, Mayor

ATTEST: _____
Bonnie Bush, City Clerk Administrator

ORDINANCE NO. 2025-14

PASSED FOR FINAL ADOPTION this 10th day of June, 2025, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

APPROVED: _____
Fred Keeley, Mayor

ATTEST: _____
Bonnie Bush, City Clerk Administrator

This is to certify that the above and foregoing document is the original of Ordinance No. 2025-14 and that it has been published or posted in accordance with the Charter of the City of Santa Cruz.

Bonnie Bush, City Clerk Administrator