

ORDINANCE NO. 2025-15

AN ORDINANCE OF THE CITY OF SANTA CRUZ AMENDING SANTA CRUZ MUNICIPAL CODE SECTIONS 24.04.030 TYPES OF PERMITS AND OTHER ACTIONS AUTHORIZED BY THIS TITLE, 24.04.130 DECISION-MAKING BODY WITH FINAL AUTHORITY ON APPLICATION APPROVAL, CHAPTER 24.10 LAND USE DISTRICTS, PRINCIPAL PERMITTED USES AND USE PERMIT REQUIREMENTS IN R-S RESIDENTIAL SUBURBAN, R-1 SINGLE-FAMILY RESIDENCE, R-L MULTIPLE RESIDENCE – LOW-DENSITY, R-H MULTIPLE RESIDENCE – HIGH-DENSITY, R-T(A)– MEDIUM DENSITY RESIDENTIAL, R-T(B)– MOTEL RESIDENTIAL, R-T(D) – BEACH RESIDENTIAL, R-T(E)– BEACH MEDIUM/HIGH DENSITY RESIDENTIAL, C-C COMMUNITY COMMERCIAL AND C-B BEACH COMMERCIAL DISTRICTS AND SUBDISTRICTS, CHAPTER 24.10 LAND USE DISTRICTS, PRINCIPAL PERMITTED USES IN R-M MULTIPLE RESIDENCE – MEDIUM-DENSITY, R-T(C)– BEACH COMMERCIAL, C-T THOROUGHFARE COMMERCIAL, C-N NEIGHBORHOOD COMMERCIAL, AND P-A PROFESSIONAL AND ADMINISTRATIVE OFFICE DISTRICTS AND SUBDISTRICTS, 24.12.185 OBJECTIVE DESIGN STANDARDS FOR MULTIFAMILY DEVELOPMENT, 24.12.220 EXCEPTIONS, OFF-STREET PARKING AND LOADING FACILITIES, 24.12.241 ELECTRIC VEHICLE CHARGING STATION REQUIREMENTS, 24.12.250 BIKE PARKING REQUIREMENTS, 24.12.280 DESIGN REQUIREMENTS, 24.12.445 VARIATIONS TO REGULATIONS FOR BUILDINGS AND SITES ON CITY HISTORIC BUILDING SURVEY AND CONTRIBUTING BUILDINGS WITHIN CITY HISTORIC DISTRICTS, AND CREATING CODE SECTIONS 24.04.260 REQUESTS FOR REASONABLE ACCOMMODATIONS FOR PERSONS WITH DISABILITIES, 24.12.146 THRIFT STORE AND PAWN SHOP REQUIREMENTS, 24.12.165 LOW-BARRIER NAVIGATION CENTERS, TO IMPLEMENT ZONING ORDINANCE AMENDMENTS RELATED TO REASONABLE ACCOMMODATIONS FOR PEOPLE WITH DISABILITIES, LOW-BARRIER NAVIGATION CENTERS, OBJECTIVE DESIGN STANDARDS FOR MULTIFAMILY HOUSING UPDATES, ELECTRIC VEHICLE CHARGING, BICYCLE PARKING AND FACILITIES, AND HISTORIC STRUCTURES ON MISSION STREET, WITHIN 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:

Section 1. Section 24.04.030 - TYPES OF PERMITS AND OTHER ACTIONS AUTHORIZED BY THIS TITLE of Chapter 24.04 Administration, of the Santa Cruz Municipal Code is hereby amended to read as follows:

24.04.030 TYPES OF PERMITS AND OTHER ACTIONS AUTHORIZED BY THIS TITLE.

The following permits and actions are established in order to carry out the purposes and requirements of this title:

1. Appeals;
2. Coastal permit;
3. Conditional fence permit;
4. Conservation regulations modifications (in the Coastal Zone only);
5. Design permit;
6. Demolition/conversion permit:
 - a. Demolition authorization permit for residential structures,
 - b. Historic demolition permit;
7. Extension of permits;
8. Historic building survey: building designation and deletion;
9. Historic alteration permit;
 - a. Administrative historic alteration permit;

10. Historic landmark designation;
11. Mobile homes: certificate of compatibility;
12. Mobile home park conversion;
13. Planned development permit;
14. Project modifications, pursuant to Section 24.04.160(4)(b);
15. Relocation permit;
16. Request for Reasonable Accommodation for persons with disabilities;
17. Revocation of permits;
18. Signs:
 - a. Design permit (for signs),
 - b. Building permit (for signs),
 - c. Sign permit – public art exception;
19. Slope development permit (outside the Coastal Zone);
20. Use permit:
 - a. Administrative use permit, for uses requiring an administrative use permit;
 - b. Special use permit, for uses requiring a special use permit;
21. Variance;
22. Watercourse development permit;
23. Watercourse variance;
24. Zoning Ordinance and General Plan text/map amendments.

Section 2. Section 24.04.130 DECISION-MAKING BODY WITH FINAL AUTHORITY ON APPLICATION APPROVAL of Chapter 24.04 Administration, of the Santa Cruz Municipal Code is hereby amended to read as follows:

24.04.130 DECISION-MAKING BODY WITH FINAL AUTHORITY ON APPLICATION APPROVAL

The following table indicates the decision-making body who can approve, deny or conditionally approve an application, whether or not a public hearing is required, and the bodies to which appeals can be made:

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1. The planning commission and city council may refer certain aspects of any application to the zoning administrator for final action.
2. The zoning administrator may refer any of the matters on which he/she is authorized to act to the planning commission or historic preservation commission.
3. Recommendations for approval on General Plan matters and Zoning Ordinance text and map amendments shall require a majority vote of the planning commission; all other actions shall require a majority of the hearing body present at the meeting.

Permits/Actions ⁴	Public Hearing Requirement and Decision-Making Body Which Can Approve an Application			
	No Public Hearing	Public Hearing		Appeal Bodies (in order)
	Action	Recommendation	Action	
Coastal Permit	ZA (ADU ¹)		ZA ¹	CPC/CC/CC C ¹
Administrative Use Permit: Temporary uses, variations to parking design requirements and number of spaces, low risk alcohol outlets, and half baths in accessory buildings	ZA			CPC/CC
Administrative Use Permit: Variations to parking design requirements or variations to number of required spaces	ZA			CPC/CC/CC C
Other uses as listed by individual zoning districts as requiring an Administrative Use Permit			ZA	CPC/CC
Conditional Fence Permit	ZA		ZA	CPC/CC
Slope Regulations Modifications (Variance) in the Coastal Zone			CPC	CC
Slope Development Permit (on or within 20 feet of a 50% or greater slope) outside the Coastal Zone			ZA	CPC/CCC
Slope Regulations Modifications (Design Permit) in the Coastal Zone	ZA			CPC/CC
Slope Development Permit (on or within 20 feet of a slope greater than	ZA			CPC/CC

or equal to 30% and less than 50%) outside the Coastal Zone				
Design Permit	ZA			CPC/CC
1. Substandard lots: new two-story structures and second-story additions with a single-family residential use, excluding ADUs			ZA	CPC/CC
2. Large homes per Section 24.08.450			ZA	CPC/CC
3. Wireless telecommunications facilities	ZA		ZA	CPC/CC
4. New structures or improvements to existing structures in the WCD Overlay which are exempt or excluded from coastal permit requirements	ZA			CPC/CC
5. New structures or improvements to existing structures in the WCD Overlay which require a coastal permit			ZA	CPC/CC
6. Residential development in R-L, R-M, or R-H zone districts conforming to all standards of Section 24.12.185	ZA			CPC/CC
7. Mixed-use or residential development not within the R-L, R-M, or R-H zone districts with no more than 50 dwelling units and conforming to all standards of Section 24.12.185.	ZA			CPC/CC
8. Mixed-use or residential developments not within the R-L, R-M, or R-H zone districts with 51 dwelling units or more and conforming to all standards of Section 24.12.185			ZA	CPC/CC
9. Mixed-use or residential development varying from at			ZA	CPC/CC

least one and no more than five standards of Section 24.12.185.				
10. Mixed-use or residential development that varies from six or more standards of Section 24.12.185			CPC	CC
Demolition Permit				
1. Single-family residential	ZA			CPC/CC
2. Multifamily residential			CPC	CC
3. Historic demolition permit			HPC	CC
4. Nonresidential	ZA ²		ZA ²	CPC/CC
General Plan Text and Map Amendments		CPC	CC/CCC ³	
Historic Alteration Permit			HPC	CC
Administrative Historic Alteration Permit	ZA			HPC/CC
Historic Building Survey:				
Building designation, deletion		HPC	CC	
Historic District Designation		HPC/CPC	CC	
Historic Landmark Designation		HPC	CC	
Mobile Homes (Certificate of Compatibility)	ZA			CPC/CC
Mobile Home Park Conversion			CPC	CC
Outdoor Extension Areas per Section 24.12.192	ZA			CPC/CC
Planned Development Permit		CPC	CC	
Project (Major) Modification	Hearing by ZA or body approving application			Appeal to next highest body(ies)
Project (Minor) Modification	ZA			CPC/CC
Relocation of Structures Permit	ZA			CPC/CC
Revocation Permit	Hearing by ZA or body approving application			Appeal to next highest body(ies)

Request for Reasonable Accommodation	ZA			CPC
Sign Permit	ZA			CPC/CC
Special Use Permit			CPC	CC
Variance			ZA	CPC/CC
Watercourse Variance			CPC	CC
Watercourse Development Permit	ZA			CPC/CC
Zoning Ordinance Text and Map Amendments:				
Amendments recommended by CPC		CPC	CC/CCC ³	
Amendments not recommended by CPC		CPC		CC/CCC ³
CCC = California Coastal Commission CC = City Council CPC = City Planning Commission HPC = Historic Preservation Commission ZA = Zoning Administrator				
1. For projects seaward of the mean high tide line, and in the case of appealable actions, the California Coastal Commission shall be the decision-making body which can finally approve an application. In the Coastal Zone, all proposed accessory dwelling units that require a coastal permit shall be processed in the manner described in Chapter 24.04 and Section 24.08.200 et seq. (including in terms of public noticing and process for appeal to the Coastal Commission) except that no public hearing shall be required. A coastal permit for an accessory dwelling unit is not locally appealable. An appeal of such a coastal permit within the appealable area of the Coastal Zone shall be made directly to the California Coastal Commission. In addition to all other applicable LCP requirements, standards for ADUs in the Coastal Zone are specified in Section 24.12.140(2).				
2. Such permits shall be issued administratively, without a public hearing, unless a cultural resources evaluation, prepared by a qualified consultant as determined by the zoning administrator, determines that the building or structure is eligible for listing on the city historic building survey.				
3. California Coastal Commission in case of CLUP policy, CLIP elements.				
4. At a regularly scheduled meeting, a majority of the council may take an action to direct any project or amendment to be called from a lower hearing body prior to a final action or during an appeal period in accordance with Section 24.04.175(2).				
5. An appellant must exhaust all local appeals before an appeal can be made to the California Coastal Commission, unless the coastal permit is processed concurrently with other permits pursuant to Section 24.04.150 (for example, a design permit, a use permit, etc.). Because the city charges an appeal fee pursuant to Section 24.04.070 for appeals of coastal permits processed concurrently with other permits, Section 30603(c) of the Coastal Act does not require an appellant to exhaust all local appeals before a project can be appealed to the				

California Coastal Commission. The city does not charge a fee for local appeals of standalone coastal permits (i.e., where the coastal permit is not accompanied by any other permits).

Section 3. Section 24.04.260 Requests for Reasonable Accommodations for persons with disabilities of Chapter 24.04 Administration, of the Santa Cruz Municipal Code is hereby added and will read as follows:

24.04.260 REQUESTS FOR REASONABLE ACCOMMODATIONS FOR PERSONS WITH DISABILITIES

1. PURPOSE.

It is the policy of the City of Santa Cruz, pursuant to the federal Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act (hereafter “fair housing laws”), to provide individuals with disabilities reasonable accommodation in rules, policies, practices and procedures to ensure equal access to housing and facilitate the development of housing for individuals with disabilities. This section establishes a procedure for making requests for reasonable accommodation in land use, zoning and building regulations, policies, practices and procedures of the jurisdiction to comply fully with the intent and purpose of fair housing laws.

2. APPLICABILITY.

Reasonable accommodation in the land use and zoning context means providing individuals with disabilities or developers of housing for people with disabilities with flexibility in the application of land use and zoning and building regulations, policies, practices and procedures, or even waiving certain requirements, when it is necessary to eliminate barriers to housing opportunities.

An individual with a disability is someone who has a physical or mental impairment that limits one or more major life activities; anyone who is regarded as having such impairment; or anyone with a record of such impairment.

A request for reasonable accommodation may be made by any individual with a disability, their representative, or a developer or provider of housing for individuals with disabilities, when the application of a land use, zoning or building regulation, policy, practice or procedure acts as a barrier to fair housing opportunities.

3. NOTICE TO THE PUBLIC OF AVAILABILITY OF ACCOMMODATION PROCESS.

Notice of the availability of reasonable accommodation shall be prominently displayed at public counter in the Planning & Community Development Department advising the public of the availability of the procedure for eligible individuals. Forms for requesting reasonable accommodation shall be available to the public in the same area.

4. REQUESTING REASONABLE ACCOMMODATION.

- a. In order to make housing available to an individual with a disability, any eligible person as defined in subsection (2) above may request a reasonable accommodation in land use, zoning and building regulations, policies, practices and procedures.
- b. Requests for reasonable accommodation shall be in writing and provide the following information:

- (1) Name and address of the individual(s) requesting reasonable accommodation;
 - (2) Name and address of the property owner(s);
 - (3) Address of the property for which accommodation is requested;
 - (4) Description of the requested accommodation and the regulation(s), policy or procedure for which accommodation is sought; and to use and enjoy the dwelling.
- c. Any information identified by an applicant as confidential shall be retained in a manner so as to respect the privacy rights of the applicant and shall not be made available for public inspection except as the City otherwise deems is required by law.
 - d. A request for reasonable accommodation in regulations, policies, practices and procedures may be filed at any time that the accommodation may be necessary to ensure equal access to housing. A reasonable accommodation does not affect an individual's obligations to comply with other applicable regulations not at issue in the requested accommodation.
 - e. If an individual needs assistance in making the request for reasonable accommodation, the City will provide assistance to ensure that the process is accessible.

5. REVIEWING AUTHORITY.

- a. Requests for reasonable accommodation shall be reviewed by the Zoning Administrator or his or her designee based on the required findings set forth below.
- b. The Zoning Administrator shall issue a written decision on a request for reasonable accommodation within thirty (30) days of the date of the application and may either grant, grant with modifications, or deny a request for reasonable accommodation in accordance with the required findings.
- c. If necessary to reach a determination on the request for reasonable accommodation, the Zoning Administrator may request further information from the applicant consistent with fair housing laws, specifying in detail the information that is required. In the event that a request for additional information is made, the thirty (30) day period to issue a decision is stayed until the applicant responds to the request.

6. REQUIRED FINDINGS FOR REASONABLE ACCOMMODATIONS.

The written decision to grant, grant with modifications, or deny a request for reasonable accommodation shall be consistent with fair housing laws and based on the following factors:

- a. Whether the housing, which is the subject of the request for reasonable accommodation, will be used by an individual with disabilities protected under fair housing laws; and
- b. Whether the requested accommodation is necessary to make housing available to an individual with disabilities protected under the fair housing laws; and
- c. Whether the requested accommodation would impose an undue financial or administrative burden on the jurisdiction; and
- d. Whether the requested accommodation would require a fundamental alteration in the nature of the jurisdiction's land use and zoning or building program.

7. WRITTEN DECISION ON THE REQUEST FOR REASONABLE ACCOMMODATION.

- a. The written decision on the request for reasonable accommodation shall explain in detail the basis of the decision, including the Zoning Administrator's findings. All written decisions shall give notice of the applicant's right to appeal and to request reasonable accommodation in the appeals process as set forth below. The notice of decision shall be sent to the applicant by certified mail.
- b. The written decision of the Zoning Administrator shall be final unless an applicant appeals it to the City Planning Commission.
- c. If the Zoning Administrator fails to render a written decision on the request for reasonable accommodation within the thirty (30) day time period required, the request shall be deemed granted.
- d. While a request for reasonable accommodation is pending, all laws and regulations otherwise applicable to the property that is the subject of the request shall remain in full force and effect.

8. APPEALS.

- a. Within thirty (30) days of the date of the Zoning Administrator's written decision, an applicant may appeal an adverse decision. Appeals from the adverse decision shall be made in writing. Appeals of Requests for Reasonable Accommodation shall be decided during a public hearing before the City Planning Commission, and application for such appeals shall be subject to any fees required for such a hearing.
- b. If an individual needs assistance in filing an appeal on an adverse decision, the City will provide assistance to ensure that the appeals process is accessible.
- c. All appeals shall contain a statement of the grounds for the appeal. Any information identified by an applicant as confidential shall be retained in a manner so as to respect the privacy rights of the applicant and shall not be made available for public inspection.
- d. Nothing in this procedure shall preclude an aggrieved individual from seeking any other state or federal remedy available.

Section 4. Section 24.10.210 PRINCIPAL PERMITTED USES of Chapter 24.10 Land Use Districts, of the Santa Cruz Municipal Code is hereby amended to read as follows:

24.10.210 PRINCIPAL PERMITTED USES.

1. Single-family dwelling.
2. Community care facilities with six or fewer persons, but not including community care residential facilities.
3. Community care residential facilities, including foster family homes, within one or more existing dwelling units.
4. Crop and tree farming and grazing lands.
5. Small and large family daycare homes in residential units.

6. Community garden.
7. 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. Room and board for not more than two paying guests per dwelling unit, when located within principal building.
 - 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, and Section 24.10.230.
 - d. Living quarters for persons regularly employed on the premises, when located within principal building.
8. Accessory dwelling units subject to the provisions of Chapter 24.16, Part 2.
9. Supportive and transitional housing in single-family dwellings.
10. Junior accessory dwelling units subject to the provisions of Chapter 24.16, Part 2.

Section 5. Section 24.10.230 USE PERMIT REQUIREMENT of Chapter 24.10 Land Use Districts, of the Santa Cruz Municipal Code is hereby amended to read as follows:

24.10.230 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:
 - a. Family animal farm.
 - b. Temporary structures and uses.
 - c. Young farmer projects on sites of twenty thousand square feet or more on which a child may be permitted to raise one kid, lamb, or calf for a one-year period.
 - d. Accessory buildings containing plumbing fixtures subject to the provisions of Section 24.12.140.
 - e. Wireless telecommunications facilities, subject to the regulations in Chapter 24.12, Part 15.
2. The following uses are subject to approval of a special use permit and a design permit:
 - a. Bed-and-breakfast inns, subject to requirements contained in Chapter 24.12, Part 9.
 - b. Community care facilities with seven or more persons, but not including community care residential facilities.
 - c. Retirement homes.
 - d. Off-street parking facilities accessory to a contiguous commercial property not to exceed one hundred feet from the boundary of the site it is intended to serve.
 - e. Plant nurseries and greenhouses.
 - f. Noncommercial recreation areas, buildings and facilities such as parks, country clubs, golf courses, and riding, swimming and tennis clubs.

- g. Educational, religious, cultural, or public utility or public service buildings and uses; but not including corporation yards, storage or repair yards, and warehouses.
- h. Riding stables on parcels at least five acres in size for the boarding of horses to serve the neighborhood.

Section 6. Section 24.10.310 PRINCIPAL PERMITTED USES of Chapter 24.10 Land Use Districts, of the Santa Cruz Municipal Code is hereby amended to read as follows:

24.10.310 PRINCIPAL PERMITTED USES.

- 1. Single-family dwelling.
- 2. Community care facilities with six or fewer persons, not including community care residential facilities.
- 3. Community care residential facilities, including foster family homes, within one or more existing dwelling units.
- 4. Small and large family daycare homes in residential units.
- 5. Community garden.
- 6. 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. Room and board for not more than two paying guests per dwelling unit, when located within principal building.
 - 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, and Section 24.10.330.
- 7. Accessory dwelling units subject to the provisions of Chapter 24.16, Part 2.
- 8. Supportive and transitional housing in single-family dwellings.
- 9. Junior accessory dwelling units subject to the provisions of Chapter 24.16, Part 2.

Section 7. Section 24.10.330 USE PERMIT REQUIREMENT of Chapter 24.10 Land Use Districts, of the Santa Cruz Municipal Code is hereby amended to read as follows:

24.10.330 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:
 - a. Family animal farm.
 - b. Temporary structures and uses.

- c. Young farmer projects on sites of twenty thousand square feet or more on which a child may be permitted to raise one kid, lamb, or calf for a one-year period.
 - d. Accessory buildings containing plumbing fixtures subject to the provisions of Section 24.12.140.
 - e. Wireless telecommunications facilities, subject to the regulations in Chapter 24.12, Part 15.
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:
- a. Bed-and-breakfast inns, subject to requirements contained in Chapter 24.12, Part 9.
 - b. Community care facilities with seven or more persons, not including community care residential facilities.
 - c. Nursing homes
 - d. Retirement homes.
 - e. Health facilities for inpatient and outpatient psychiatric care and treatment.
 - f. Off-street parking facilities accessory to a contiguous commercial property not to exceed one hundred feet from the boundary of the site they are intended to serve.
 - g. Plant nurseries and greenhouses.
 - h. Noncommercial recreation areas, buildings and facilities such as parks, country clubs, golf courses, and riding, swimming and tennis clubs.
 - i. Educational, religious, cultural, or public utility or public service uses and buildings; but not including corporation yards, storage or repair yards, and warehouses.
 - j. Two-family dwellings (duplexes) on corner lots having an area of seven thousand five hundred square feet or more, and subject to the following limitations:
 - (1) Such duplexes shall maintain at least two thousand square feet of usable open space, one thousand square feet of which shall be directly accessible to each unit within the duplex;
 - (2) Setbacks from the street shall be the same as for a single-family dwelling, i.e., the setback from one street shall be considered a front yard setback and the setback from the other street shall be considered an exterior side yard setback; however, garages or carports shall have a minimum setback of twenty feet from the property line to the vehicle entrance of the structure.
 - k. Riding stables on parcels at least five acres in size for the boarding of horses to serve the neighborhood.

Section 8. Section 24.10.410 PRINCIPAL PERMITTED USES of Chapter 24.10 Land Use Districts, of the Santa Cruz Municipal Code is hereby amended to read as follows:

24.10.410 PRINCIPAL PERMITTED USES.

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.)

1. Multiple dwellings, townhouse dwelling groups, and condominium projects in one or more structure(s). (830, 840)
2. Community care facilities with six or fewer persons, but not including community care residential facilities.
3. Community care residential facilities, including foster family homes, within one or more existing dwelling units.
4. Retirement homes with six or fewer persons.
5. Small and large family daycare homes in residential units.
6. Two-family dwellings, subject to the density requirements in the General Plan.
7. Community garden.
8. Single-family dwellings, subject to the density requirements in the General Plan.
9. 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. Park and recreational facilities.
 - 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, and Section 24.10.430.
10. Accessory dwelling units subject to the provisions of Chapter 24.16, Part 2, except accessory dwelling units are not subject to approval of a design permit.
11. Supportive and transitional housing.
12. Junior accessory dwelling units on a parcel with an approved residential use that does not include a building containing two or more units other than accessory dwelling units, subject to the provisions of Chapter 24.16, Part 2, except junior accessory dwelling units are not subject to approval of a design permit.

Section 9. Section 24.10.430 USE PERMIT REQUIREMENT of Chapter 24.10 Land Use Districts, of the Santa Cruz Municipal Code is hereby amended to read as follows:

24.10.430 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:
 - a. Accessory buildings containing plumbing fixtures subject to the provisions of Section 24.12.140.
 - b. Temporary structures and uses.
 - c. Wireless telecommunications facilities, subject to the regulations in Chapter 24.12, Part 15.
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:
 - a. Bed-and-breakfast inns, subject to requirements in Chapter 24.12, Part 9.
 - b. Community care facilities with seven or more persons, not including community care residential facilities.
 - c. Retirement homes with seven or more persons.
 - d. Nursing homes.
 - e. Dormitories, fraternity/sorority residence halls, boardinghouses.
 - f. Health facilities for inpatient and outpatient psychiatric care and treatment.
 - g. Off-street parking facilities accessory to a contiguous commercial property not to exceed one hundred feet from the boundary of the site it is intended to serve.
 - h. Noncommercial recreation areas, buildings, and facilities such as parks, country clubs, golf courses, and riding, swimming and tennis clubs.
 - i. Educational, religious, cultural, public utility or public service buildings and uses; but not including corporation yards, storage or repair yards, and warehouses.
 - j. Social halls, lodges, fraternal organizations, and clubs, except those operated for a profit.

Section 10. Section 24.10.510 PRINCIPAL PERMITTED USES of Chapter 24.10 Land Use Districts, of the Santa Cruz Municipal Code is hereby amended to read as follows:

24.10.510 PRINCIPAL PERMITTED USES.

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.)

1. Multiple dwellings, townhouse dwelling groups, and condominium projects in one or more structures. (830, 840)
2. Community care facilities with six or fewer persons, not including community care residential facilities.

3. Community care residential facilities, including foster family homes, within one or more existing dwelling units.
4. Retirement home, six or fewer persons.
5. Community garden.
6. Small and large family daycare homes in residential units.
7. 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, and Section 24.10.530.
8. Supportive and transitional housing.
9. Accessory dwelling units on parcels with an approved residential use, subject to the provisions of Chapter 24.16, Part 2, except accessory dwelling units are not subject to approval of a design permit.
10. Junior accessory dwelling units on a parcel with an approved residential use that does not include a building containing two or more units other than accessory dwelling units, subject to the provisions of Chapter 24.16, Part 2, except junior accessory dwelling units are not subject to approval of a design permit.

Section 11. Section 24.10.530 USE PERMIT REQUIREMENT of Chapter 24.10 Land Use Districts, of the Santa Cruz Municipal Code is hereby amended to read as follows:

24.10.530 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:
 - a. Expansion of an existing single-family dwelling if the lot area is six thousand square feet or less.
 - b. Two-family dwelling if the lot area exceeds five thousand five hundred square feet.
 - c. Temporary structures and uses.
 - d. Accessory buildings containing plumbing fixtures subject to the provisions of Section 24.12.140.
 - e. Single-family dwellings on substandard lots.

- f. Wireless telecommunications facilities, subject to the regulations in Chapter 24.12, Part 15.
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:
- a. Bed-and-breakfast inns, subject to requirements contained in Part 9, Chapter 24.12.
 - b. Community care facilities with seven or more persons, not including community care residential facilities.
 - c. Retirement homes, seven or more persons.
 - d. Nursing homes.
 - e. Dormitories, fraternity/sorority residence halls, boardinghouses.
 - f. Health facilities for inpatient and outpatient psychiatric care and treatment.
 - g. Off-street parking facilities accessory to a contiguous commercial property not to exceed one hundred feet from the boundary of the site they are intended to serve.
 - h. Noncommercial recreation areas and facilities such as parks, country clubs, golf courses, and riding, swimming and tennis clubs.
 - i. Educational, religious, cultural, public utility or public service buildings or uses; and not including corporation yards, storage or repair yards, and warehouses.
 - j. Social halls, lodges, fraternal organizations, and clubs, except those operated for a profit.

Section 12. Section 24.10.565 PRINCIPAL PERMITTED USES of Chapter 24.10 Land Use Districts, of the Santa Cruz Municipal Code is hereby amended to read as follows:

24.10.565 PRINCIPAL PERMITTED USES.

The following uses are permitted subject to a design permit for new structures in compliance with the Beach and South of Laurel Design Guidelines and other requirements of the municipal code. (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.) 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. Environmental review must be conducted in accordance with city and state guidelines:

- 1. Multiple dwellings, townhouse dwelling groups, and condominium projects in one or more structures. (830, 840)
- 2. Small community care facilities with six or fewer persons, not including community care residential facilities.
- 3. Community care residential facilities, including foster family homes, within one or more existing dwelling units.
- 4. Retirements homes, six or fewer persons.
- 5. Small and large family daycare homes in residential units.

6. Supportive and transitional housing.
7. Accessory dwelling units on parcels with an approved residential use, subject to the provisions of Chapter 24.16, Part 2, except accessory dwelling units are not subject to approval of a design permit.
8. Junior accessory dwelling units on a parcel with an approved residential use that does not include a building containing two or more units other than accessory dwelling units, subject to the provisions of Chapter 24.16, Part 2, except junior accessory dwelling units are not subject to approval of a design permit.

Section 13. Section 24.10.575 USE PERMIT REQUIREMENT of Chapter 24.10 Land Use Districts, of the Santa Cruz Municipal Code is hereby amended to read as follows:

24.10.575 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 in compliance with the Beach and South of Laurel Design Guidelines and other requirements of the municipal code (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):
 - a. Expansion of any existing single-family dwelling; (800)
 - b. Two-family dwelling if the lot area allows only two. New single-family development is not permitted; (810)
 - c. Temporary structures and uses;
 - d. Accessory buildings containing plumbing fixtures subject to the provisions of Section 24.12.140;
 - e. Wireless telecommunications facilities, subject to the regulations in Chapter 24.12, Part 15.
2. The following uses are subject to approval of a special use permit and a design permit in compliance with the Beach and South of Laurel Design Guidelines and other requirements of the municipal code (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):
 - a. Bed-and-breakfast inns subject to requirements contained in Chapter 24.12, Part 9; (300c)
 - b. Community care facilities with seven or more persons, not including community care residential facilities
 - c. Health facilities for in-patient and out-patient psychiatric care and treatment; (410b)
 - d. Nursing homes;
 - e. Off-street parking facilities accessory and incidental to a contiguous commercial property with said parking not to exceed one hundred feet from the boundary of the site it is intended to serve; (930)

- f. Public and private noncommercial recreation areas, buildings, and facilities such as parks; (710)
- g. Public and quasi-public buildings and uses including recreational, educational, religious, cultural, public utility or public service uses; but not including corporation yards, storage or repair yards, and warehouses; (500, 510, 530, 540)
- h. Retirement homes with seven or more persons;
- i. Social halls, lodges, fraternal organizations, and clubs, except those operated for a profit. (570)

Section 14. Section 24.10.603 PRINCIPAL PERMITTED USES of Chapter 24.10 Land Use Districts, of the Santa Cruz Municipal Code is hereby amended to read as follows:

24.10.603 PRINCIPAL PERMITTED USES.

1. The following uses may be subject to approval of a design permit per Section 24.08.410 and other requirements of the municipal code (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):
 - a. Duplexes. (810)
 - b. Small and large family daycare homes in residential units.
 - c. Accessory Uses. Other uses and buildings customarily appurtenant to a permitted use, subject to the provisions of Section 24.12.140, Accessory buildings and structures.
 - d. Supportive and transitional housing in single-family home or duplex.
 - e. Multiple dwellings, townhouse dwelling groups, and condominiums. (830)
2. Accessory dwelling units subject to the provisions of Chapter 24.16, Part 2, except accessory dwelling units are not subject to approval of a design permit.
3. Junior accessory dwelling units on a parcel with an approved residential use that does not include a building containing two or more units other than accessory dwelling units, subject to the provisions of Chapter 24.16, Part 2, except junior accessory dwelling units are not subject to approval of a design permit.
4. Community care residential facilities, including foster family homes, within one or more existing dwelling units.

Section 15. Section 24.10.604 USE PERMIT REQUIREMENT of Chapter 24.10 Land Use Districts, of the Santa Cruz Municipal Code is hereby amended to read as follows:

24.10.604 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 and are also subject to all other requirements of the municipal code (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):

- a. Single-family dwellings; (810)
 - b. Accessory buildings containing plumbing fixtures subject to the provisions of Section 24.12.140;
 - c. Supportive and transitional housing in multifamily dwellings;
 - d. Wireless telecommunications facilities, subject to the regulations in Chapter 24.12, Part 15.
2. The following uses are subject to approval of a special use permit and a design permit and other requirements of the municipal code (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):
- a. Bed-and-breakfast inns, subject to the requirements contained in Chapter 24.12, Part 9; (300c)
 - b. Large community care facilities, not including community care residential facilities;
 - c. Public and private commercial parking;
 - d. Public and private noncommercial recreation areas, buildings and facilities such as parks; (710)
 - e. Public and quasi-public buildings and uses including recreational, educational, religious, cultural or public utility or service nature; but not including corporation yards, storage or repair yards, and warehouses; (500, 510, 530, 540, 570)
 - f. Retirement homes or centers; (850b)
 - g. Supportive and transitional housing.

Section 16. Section 24.10.611 PRINCIPAL PERMITTED USES of Chapter 24.10 Land Use Districts, of the Santa Cruz Municipal Code is hereby amended to read as follows:

24.10.611 PRINCIPAL PERMITTED USES.

1. Accessory dwelling units subject to the provisions of Chapter 24.16, Part 2.
2. Small and large family daycare homes in residential units (no design permit required unless otherwise required under Section 24.08.410).
3. Multiple dwellings, townhouse dwelling groups, and condominiums (830).
4. Single-family and duplex dwellings (800, 810).
5. Wireless telecommunication facilities, subject to the regulations in Chapter 24.12, Part 15, requiring no public hearing.
6. Junior accessory dwelling units on a parcel with an approved residential use that does not include a building containing two or more units other than accessory dwelling units, subject to the provisions of Chapter 24.16, Part 2.

7. Community care residential facilities, including foster family homes, within one or more existing dwelling units.

Section 17. Section 24.10.612 USE PERMIT REQUIREMENTS of Chapter 24.10 Land Use Districts, of the Santa Cruz Municipal Code is hereby amended to read as follows:

24.10.612 USE PERMIT REQUIREMENTS.

1. The following uses are subject to approval of an administrative use permit and a design permit and other requirements of the municipal code (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):
 - a. Storage and equipment structures.
 - b. Temporary structures and uses.
 - c. Accessory buildings containing plumbing fixtures subject to the provisions of Section 24.12.140.
 - d. Wireless telecommunication facilities, subject to the regulations in Chapter 24.12, Part 15, requiring a public hearing.
 - e. Supportive and transitional housing, nine or fewer units.
2. The following uses are subject to approval of a special use permit and a design permit and other requirements of the Municipal Code (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):
 - a. Coffee shops subject to the live entertainment regulations in Chapter 24.12, Part 2 (280g).
 - b. Large community care facilities, not including community care residential facilities.
 - c. Motel, hotel and bed-and-breakfast inn uses subject to annual business license review (300).
 - d. Public and private commercial parking (940, 950).
 - e. Public and private noncommercial recreation areas, buildings and facilities such as parks (710).
 - f. Public and quasi-public buildings and uses of an administrative, recreational, religious, cultural or public utility or service nature; but not including corporation yards, storage or repair yards, and warehouses (500, 510, 530, 540, 570).
 - g. Retirement homes or centers (850b).
 - h. Supportive and transitional housing, ten or more units.

Section 18. Section 24.10.619 PRINCIPAL PERMITTED USES of Chapter 24.10 Land Use Districts, of the Santa Cruz Municipal Code is hereby amended to read as follows:

24.10.619 PRINCIPAL PERMITTED USES

1. The following uses are allowed, subject to a design permit for new construction per Section 24.08.410 and other requirements of the municipal code (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.

- a. Food and beverage stores (except liquor stores) (240);
- b. Eating and drinking establishments without alcohol sales and subject to the live entertainment regulations in Chapter 24.12, Part 2 (280);
- c. Low-Barrier Navigation Centers, subject to the requirements of 24.12.165.

Residential Uses.

- d. Flexible density unit (FDU) housing as part of a mixed-use project;
- e. Mixed residential and commercial developments when multiple family units are located either in the same lot or above a first floor of commercial uses, subject to the R-T(A) District regulations (830);
- f. Multiple dwellings, townhouse dwelling groups and condominiums when ground-floor units are designed as live-work units consistent with Section 24.12.185(13) and subject to the R-T(A) District regulations (830);
- g. One or two multiple-family units when located above the first floor of permitted commercial uses with no additional parking required (820);
- h. Small and large family daycare homes in residential units (no design permit required unless otherwise required under Section 24.08.410);
- i. Single-room occupancy (SRO) housing (860);
- j. Single-family residences if lot size does not allow multifamily development, with no live-work or active frontage requirement (800);
- k. Supportive and transitional housing in one or two units when located above the first floor of permitted commercial uses with no additional parking required.
- l. Accessory dwelling units subject to the provisions of Chapter 24.16, Part 2, except accessory dwelling units are not subject to approval of a design permit.
- m. Junior accessory dwelling units on a parcel with an approved residential use that does not include a building containing two or more units other than accessory dwelling units, subject to the provisions of Chapter 24.16, Part 2, except junior accessory dwelling units are not subject to approval of a design permit.

Commercial Uses.

- n. Motel, hotel, and bed-and-breakfast inn uses subject to annual business license review (300);
- o. Off-site parking fewer than five spaces (930);
- p. Wireless telecommunications facilities, subject to the regulations in Chapter 24.12, Part 15, requiring no public hearing.

- 2. Accessory Uses. Other uses and buildings customarily appurtenant to a permitted use, subject to the provisions of Section 24.12.140, Accessory buildings and structures, and Section 24.10.620.

Section 19. Section 24.10.627 PRINCIPAL PERMITTED USES of Chapter 24.10 Land Use Districts, of the Santa Cruz Municipal Code is hereby amended to read as follows:

24.10.627 PRINCIPAL PERMITTED USES.

1. The following uses are permitted, subject to a design permit per Section 24.08.410, Conservation Overlay District (Section 24.10.4000) and other requirements of the municipal code (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):
 - a. Multiple dwellings, townhouse dwelling groups, and condominiums, three units or more (830, 840);
 - b. Single-family and duplexes (800, 810);
 - c. Storage and equipment structures, if ancillary to principal residential use;
 - d. Small and large family daycare homes in residential units;
 - e. Accessory Uses. Other uses and buildings customarily appurtenant to a permitted use, subject to the provisions of Section 24.12.140, Accessory buildings and structures;
 - f. Accessory dwelling units subject to the provisions of Chapter 24.16, Part 2, except accessory dwelling units are not subject to approval of a design permit;
 - g. Supportive and transitional housing in single-family home or duplex.
 - h. Junior accessory dwelling units on a parcel with an approved residential use that does not include a building containing two or more units other than accessory dwelling units, subject to the provisions of Chapter 24.16, Part 2, except junior accessory dwelling units are not subject to approval of a design permit.
 - i. Community care residential facilities, including foster family homes, within one or more existing dwelling units.

Section 20. Section 24.10.628 USE PERMIT REQUIREMENT of Chapter 24.10 Land Use Districts, of the Santa Cruz Municipal Code is hereby amended to read as follows:

24.10.628 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, as well as other requirements of the municipal code (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):
 - a. Temporary structures and uses.
 - b. Accessory buildings containing plumbing fixtures subject to the provisions of Section 24.12.140.
 - c. Wireless telecommunications facilities, subject to the regulations in Chapter 24.12, Part 15.
2. The following uses are subject to approval of a special use permit and a design permit and other requirements of the municipal code (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):

- a. Bed-and-breakfast inns, subject to the requirements contained in Chapter 24.12, Part 9. (300c)
- b. Community care facilities, not including community care residential facilities.
- c. Public and private noncommercial recreation areas, buildings and facilities such as parks. (710)
- d. Public and quasi-public buildings and uses including administrative, recreational, educational, religious, cultural, public utility or public service uses; but not including yards, storage or repair yards, and warehouses. (500, 510, 530, 540, 570)
- e. Retirement homes or centers. (850b)
- f. Supportive and transitional housing, three units or more.

Section 21. Section 24.10.636 PRINCIPAL PERMITTED USES of Chapter 24.10 Land Use Districts, of the Santa Cruz Municipal Code is hereby amended to read as follows:

24.10.636 PRINCIPAL PERMITTED USES.

1. The following uses are permitted and may also require a design permit per Section 24.08.410 as well as other requirements of the municipal code:
 - a. Duplex dwellings.
 - b. Multiple dwellings, townhouse dwelling groups and condominiums.
 - c. Small and large family daycare homes in residential units.
 - d. Community care residential facilities, including foster family homes, in one or more existing dwelling units.
 - e. Accessory Uses. Other uses and buildings customarily appurtenant to a permitted use, subject to the provisions of Section 24.12.140, Accessory buildings and structures.
 - f. Accessory dwelling units subject to the provisions of Chapter 24.16, Part 2, except accessory dwelling units are not subject to approval of a design permit.
 - g. Junior accessory dwelling units on a parcel with an approved residential use that does not include a building containing two or more units other than accessory dwelling units, subject to the provisions of Chapter 24.16, Part 2, except junior accessory dwelling units are not subject to approval of a design permit.

Section 22. Section 24.10.637 USE PERMIT REQUIREMENT of Chapter 24.10 Land Use Districts, of the Santa Cruz Municipal Code is hereby amended to read as follows:

24.10.637 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 as well as other requirements of the municipal code:
 - a. Educational and cultural institutions.
 - b. Community care facilities, not including community care residential facilities.
 - c. Single-family dwellings on substandard lots.
 - d. Wireless telecommunications facilities, subject to the regulations in Chapter 24.12, Part 15.
2. The following uses are subject to approval of a special use permit and may also require a design permit as well as other requirements of the municipal code:

- a. Recreational buildings and community centers.
- b. Public and private noncommercial recreation areas, buildings and facilities such as parks, playgrounds and basketball courts.
- c. Public and private commercial parking, subject to landscaping and design standards. Nonconforming parking lots must be brought into compliance within five years of adoption of this Part 7E.

Section 23. Section 24.10.710 PRINCIPAL PERMITTED USES of Chapter 24.10 Land Use Districts, of the Santa Cruz Municipal Code is hereby amended to read as follows:

24.10.710 PRINCIPAL PERMITTED USES

The following uses are allowed outright, subject to other requirements of the municipal code including the approval of a design permit for new structures when required by Section 24.08.410 (numerical references at the end of these categories reflect the general use classifications listed in the city's land use codes. Subcategories 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.

- a. Acting/art/music/dance schools and studios (610);
- b. Apparel and accessory stores (250);
- c. Auto supply stores (260C);
- d. Communication and information (550);
- e. Eating and drinking establishments (except bars, fast-food) subject to live entertainment and alcohol regulations of Chapter 24.12 (280);
- f. Educational facilities (public/private) (510);
- g. Financial, insurance, real estate offices (420);
- h. Financial services (320);
- i. Food and beverage stores (except liquor and convenience stores) (240);
- j. General retail merchandise (drug and department stores) (230);
- k. Government and public agencies (530);
- l. Hardware stores (indoor sales only) (220A);
- m. Home furnishing stores (270);
- n. Low-Barrier Navigation Centers, subject to the requirements of 24.12.165;
- o. Medical/health offices (except veterinarians and ambulance services) (410);
- p. Museums and art galleries (600);
- q. Professional offices (400), except as associated with a visitor-serving use;
- r. Professional/personal service (except contractors' yards and mortuaries) (310);
- s. Repairs, alterations and maintenance services for household items (except boat repair) (340);
- t. Small preschool/childcare (twelve or fewer) (510A);
- u. Specialty retail supply stores (290); except thrift stores (290m);
- v. Theaters (620);
- w. Thrift stores consistent with the requirements of Section 24.12.146 (290m);
- x. Video rental (650).

Residential Uses.

- y. Accessory dwelling units on parcels with an approved residential use, subject to the provisions of Chapter 24.16, Part 2, except accessory dwelling units are not subject to approval of a design permit;
- z. Flexible density unit (FDU) housing;
- aa. Mixed residential and commercial/office developments involving allowed commercial uses, on the ground floor and multiple dwellings or condominiums either above the first floor or on the same lot;
- ab. Multiple dwellings or condominiums when ground-floor units are designed as live-work units consistent with Section 24.12.185(13) and subject to the minimum (net) land area per dwelling unit of the R-M District (830);
- ac. One or two multiple-family units when located above the first floor with no additional parking required (830);
- ad. Single-room occupancy (SRO) housing (860);
- ae. Small community care residential facilities;
- af. Small and large family daycare homes in residential units.

Commercial Uses.

- ag. Off-site public/private parking facilities, five or fewer spaces (930);
- ah. Wireless telecommunications facilities, subject to the regulations in Part 15 of Chapter 24.12 requiring no public hearing.

Section 24. Section 24.10.730 USE PERMIT REQUIREMENT of Chapter 24.10 Land Use Districts, of the Santa Cruz Municipal Code is hereby amended to read as follows:

24.10.730 USE PERMIT REQUIREMENT.

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. Community organizations, associations, clubs and meeting halls (570);
- e. Tasting rooms, subject to alcohol regulations in Part 12 of Chapter 24.12;
- f. Veterinarians (410A).

Commercial Uses.

- g. Accessory buildings containing plumbing fixtures subject to provisions of Section 24.12.140;
- h. Ambulance services (410B);
- i. Auto services and repair subject to performance standards in Section 24.12.900 (350);
- j. Boat repairs (340D);
- k. Building materials/garden supplies (220);

- l. Churches (500);
 - m. Developed parks (710);
 - n. 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);
 - o. Lodging (300);
 - p. Motor vehicle dealers and supplies (260);
 - q. Off-site public/private parking facilities, five or more spaces (930);
 - r. Recycling collection facilities;
 - s. Temporary structures and uses;
 - t. Undeveloped parks and open space (700);
 - u. Utilities and resources (540);
 - v. Wireless telecommunications facilities, subject to the regulations in Part 15 of Chapter 24.12 requiring a public hearing;
 - w. Private property outdoor seating, subject to the requirements in Section 24.12.191.
2. The following uses require a special use permit and are subject to other applicable requirements of the municipal code including the approval of a design permit for new structures when required by Section 24.08.410. All industrial classifications from 100 to 155 shall be limited to operations that occupy less than five thousand square feet of floor area and shall comply with all performance standards listed in Part 2 of the Environmental Resource Management provisions (numerical references at the end of these categories reflect the general use classifications listed in the city's land use codes. Subcategories of uses within these use 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.

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

Residential Uses.

- e. Community care facilities.

Commercial Uses.

- f. Carpenter, electrical, plumbing, heating, and furniture upholstery shops;
- g. Contractor/building (310E);
- h. Fabricated metal products (manufacturing) (150);
- i. Fabricated wire products (manufacturing) (155A);
- j. Food and beverage preparation (manufacturing) (100);
- k. Furniture and fixtures (manufacturing) (120);

- l. Hospitals (520);
- m. Laboratory research experimentation, testing, software development;
- n. Liquor stores, subject to alcohol regulations in Part 12 of Chapter 24.12;
- o. Local/interurban passenger transit (bus, cab) (560B);
- p. Millwork, textile products, knit goods, woven fabrics, clothing (manufacturing) (105);
- q. Mortuaries (310I);
- r. Motion picture production (manufacturing) (155E);
- s. Rental services (360);
- t. Solar equipment (manufacturing) (155C);
- u. Sports recreation facilities, subject to alcohol regulations in Part 12 of Chapter 24.12 (720);
- v. Stone, clay, glass products (manufacturing) (140);
- w. Storage and warehouse when connected with permitted use (330);
- x. Wholesale trade (nondurable goods) (200):
 - (a) Bakery,
 - (b) Confectionery,
 - (c) Dairy,
 - (d) Health foods;
- y. Wholesale trade (durable goods) (210):
 - (a) Paper products and related (210E),
 - (b) Special equipment (machine supply) (210F).

Section 25. Section 24.10.910 PRINCIPAL PERMITTED USES of Chapter 24.10 Land Use Districts, of the Santa Cruz Municipal Code is hereby amended to read as follows:

24.10.910 PRINCIPAL PERMITTED USES.

The following uses are allowed outright, subject to other requirements of the municipal code including the approval of a design permit for new structures when required by Section 24.08.410 (numerical references at the end of these categories reflect the general use classifications listed in the city's land use codes. Subcategories 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.

- a. Art galleries.
- b. Branch banks.
- c. Clothing and apparel shops.
- d. Eating and drinking establishments, subject to live entertainment and alcohol regulations of Chapter 24.12.
- e. Hotels, motels and bed-and-breakfast inns.
- f. Medical and dental offices.
- g. Professional, editorial, real estate, insurance and other general business offices.

Residential Uses.

- h. Accessory dwelling units on parcels with an approved residential use, subject to the provisions of Chapter 24.16, Part 2, except accessory dwelling units are not subject to approval of a design permit.
- i. Multiple dwellings and condominiums, when located either in the same lot or above first floor commercial development, subject to the minimum land area (net) per dwelling unit of the R-M District (830).
- j. Small and large family daycare homes in residential units.

Commercial Uses.

- k. Carpenter shop; electrical, plumbing or heating shops; furniture upholstery shop.
- l. Garages for the repair of automobiles, subject to performance standards as set forth in this title for principal permitted uses in the I-G District.
- m. Handicraft shops and workshops.
- n. Low-Barrier Navigation Centers, subject to the requirements of 24.12.165;
- o. Medical, optical, and dental clinics and laboratories, not including the manufacture of pharmaceuticals or other (similar) products for general sale or distribution.
- p. Mobile home, trailer, boat, motorcycle sales and service.
- q. New car sales and service.
- r. Parking facilities of five or fewer spaces.
- s. Plant nurseries and greenhouses.
- t. Theaters.
- u. Used car sales and service, auto parts and supply stores.
- v. Wireless telecommunications facilities, subject to the regulations in Part 15 of Chapter 24.12 requiring no public hearing.

Section 26. Section 24.10.1010 PRINCIPAL PERMITTED USES of Chapter 24.10 Land Use Districts, of the Santa Cruz Municipal Code is hereby amended to read as follows:

24.10.1010 PRINCIPAL PERMITTED USES

- 1. The following uses are allowed outright, subject to other applicable requirements of the municipal code including the requirement for a design permit for new structures when required by Section 24.08.410 (numerical references at the end of these categories reflect the general use classifications listed in the city's land use codes. Subcategories of uses within these use 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.

- a. Eating and drinking establishments (except bars and fast food), subject to live entertainment and alcohol regulations of Chapter 24.12 (280);
- b. Financial, insurance, real estate offices (420);
- c. Food, beverage stores (except liquor and convenience stores) (240);
- d. Hardware stores (indoor sales only) (220A);
- e. Medical/health offices (except veterinarians and twenty-four-hour clinics) (410);
- f. Low-Barrier Navigation Centers, subject to the requirements of 24.12.165;
- g. Professional/personal service (except contractors yards and mortuaries) (310);

Residential Uses.

- h. One or two multiple-family units when located above the first floor commercial use with no additional parking required (830);
- i. Small and large family daycare homes in residential units;
- j. Multiple dwellings and condominiums, when located either in the same lot or above first floor commercial development, subject to the minimum land area (net) per dwelling unit of the R-L District (840);
- k. Accessory dwelling units on parcels with an approved residential use, subject to the provisions of Chapter 24.16, Part 2, except accessory dwelling units are not subject to approval of a design permit;

Commercial Uses:

- l. Financial services (320);
- m. Off-site public/private parking facilities five or fewer spaces (930);
- n. Professional offices (400);
- o. Wireless telecommunications facilities, subject to the regulations in Part 15 of Chapter 24.12 requiring no public hearing.

Section 27. Section 24.10.1110 PRINCIPAL PERMITTED USES of Chapter 24.10 Land Use Districts, of the Santa Cruz Municipal Code is hereby amended to read as follows:

24.10.1110 PRINCIPAL PERMITTED USES

- 1. The following uses are allowed outright, subject to other applicable requirements of the municipal code (numerical references at the end of these categories reflect the general use classifications listed in the city's land use codes. Subcategories of uses within these use 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.

- a. Acting/art/music/dance schools and studios (610);
- b. Apparel and accessory stores (250);
- c. Eating and drinking establishments (except fast-food restaurants), subject to live entertainment and alcohol regulations of Chapter 24.12 (280);
- d. Food and beverage stores (except convenience/liquor stores) (240);
- e. General merchandise (drug and department stores) (230);
- f. Handicraft shops and workshops;
- g. Low-Barrier Navigation Centers, subject to the requirements of 24.12.165;
- h. Museums and art galleries (600);
- i. Personal/professional services (except contractors' yards and mortuaries) (310);
- j. Specialty retail supply stores (290);
- k. Thrift stores consistent with the requirements of Section 24.12.146 (290m);

Residential Uses.

- l. One or two multiple-family units when located above the first floor with no additional parking required (830);

- m. Small and large family daycare homes in residential units;
- n. Mixed residential and commercial development involving permitted or administrative uses on the ground floor and multiple dwellings or condominiums either on the same lot or above the first floor, subject to the minimum land area (net) per dwelling unit of the R-M District (830);
- o. Accessory dwelling units on parcels with an approved residential use, subject to the provisions of Chapter 24.16, Part 2;

Commercial Uses.

- p. Financial, insurance, real estate offices above first floor (420);
- q. Lodging (300);
- r. Marine facilities (560E);
- s. Mechanical contrivances for amusement purposes, such as Ferris wheels, and roller coasters, south and east of Beach Street only;
- t. Off-site public/private parking facilities, five or fewer spaces (930);
- u. Professional offices above first floor (400);
- v. Sports and recreation facilities, subject to alcohol regulations in Part 12 of Chapter 24.12 (720);
- w. Theaters (620);
- x. Video rental (650);
- y. Wireless telecommunications facilities, subject to the regulations in Part 15 of Chapter 24.12 requiring no public hearing.

Section 28. Section 24.10.1130 USE PERMIT REQUIREMENT of Chapter 24.10 Land Use Districts, of the Santa Cruz Municipal Code is hereby amended to read as follows:

24.10.1130 USE PERMIT REQUIREMENT.

1. The following uses require an administrative use permit and are subject to other applicable requirements of the municipal code (numerical references at the end of these categories reflect the general use classifications listed in the city's land use codes. Subcategories of uses within these use 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.

- a. Convenience store, subject to alcohol regulations in Part 12 of Chapter 24.12 (240B);
- b. Educational facilities (public/private) (510);
- c. Fish/seafood/wholesale (200F);
- d. Home furnishings (270B);
- e. Professional offices associated with a visitor-serving use;
- f. Commercial Uses.
- g. Accessory buildings containing plumbing fixtures subject to the provisions of Section 24.12.140;
- h. Community organizations, associations, clubs and meeting halls (570);
- i. Churches (500);
- j. Financial services (320);

- k. Government and public agencies (530);
- l. Liquor stores, subject to alcohol regulations in Part 12 of Chapter 24.12;
- m. Parks and open spaces (700);
- n. Repairs, alterations, maintenance services for household items (340);
- o. Temporary structures and uses;
- 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.

Section 29. Section 24.10.1210 USE PERMIT REQUIREMENT of Chapter 24.10 Land Use Districts, of the Santa Cruz Municipal Code is hereby amended to read as follows:

24.10.1210 PRINCIPAL PERMITTED USES.

1. The following uses are allowed outright if a design permit is obtained for new structures (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.

- a. Financial, insurance, real estate offices (420);
- b. Financial services (320);
- c. Low-Barrier Navigation Centers, subject to the requirements of 24.12.165;
- d. Professional offices (400);
- e. Professional/personal services (except contractors' yards and mortuaries) (310);
- f. Medical/health offices (except veterinarians, medical marijuana provider association dispensaries, as defined in Section 24.22.539, ambulance services and emergency medical clinics open earlier than 7:00 a.m. and later than 9:00 p.m.) (410);
- g. Museums and art galleries (600);

Residential Uses.

- h. Accessory dwelling units on parcels with an approved residential use, subject to the provisions of Chapter 24.16, Part 2, except accessory dwelling units are not subject to approval of a design permit;
- i. Duplexes together with an allowed commercial use (820);
- j. Multiple dwellings and condominiums, together with an allowed commercial use and subject to minimum land area requirements of R-M District (830);
- k. One to two units above ground floor office use with no additional parking required (810);
- l. Small and large family daycare homes in residential units;

Commercial Uses.

- m. Off-site parking fewer than five spaces (930);
- n. Wireless telecommunications facilities, subject to the regulations in Part 15 of Chapter 24.12 requiring no public hearing.

Section 30. Section 24.12.146 Thrift store and pawn shop requirements of Chapter 24.12 Community Design, of the Santa Cruz Municipal Code is hereby added and will read as follows:

Part 2: GENERAL SITE DESIGN STANDARDS

24.12.146 Thrift store and pawn shop requirements

1. Purpose

To provide for the regulation of collection and sale of second-hand goods consistent with California State Law.

2. Development Standards

Thrift Stores and Pawn Shops shall conform to the following standards of operation:

- a. The sale of second-hand goods is a permitted retail use, and these establishments will be subject to the same standards that apply to other establishments selling new goods of a similar nature.
- b. Thrift stores and other stores that accept donations or purchase goods from consumers for sale must limit these activities to no more than 20% of the floor area of the establishment.
- c. Donations must be accepted by an employee of the business, and may only be accepted during business hours. Illegal dumping shall be strictly prohibited and managed by the operator of the thrift store, pawn shop, or second-hand goods establishment.

Section 31. Section 24.12.165 Low-Barrier Navigation Centers of Chapter 24.12 Community Design, of the Santa Cruz Municipal Code is hereby added and will read as follows:

24.12.165 Low-Barrier Navigation Centers

1. Purpose

The purpose of this chapter is to establish development standards for low-barrier navigation centers and to ensure this use is constructed and operated in a manner that is consistent with the requirements and allowances of state law, specifically Article 12 of Chapter 3 of Division 1 of Planning and Zoning Law commencing with California Government Code Section 65660.

2. Applicability

The provisions of this section shall apply to all low-barrier navigation center uses.

3. Development and Operational Standards

A low-barrier navigation center development is a Principally Permitted Use in all mixed-use zone districts and as identified in the Commercial zones, if it meets the following requirements:

- a. **Connected Services.** The navigation center offers services to connect people to permanent housing through a services plan that identifies services staffing.

- b. Coordinated Entry System. It is linked to a coordinated entry system, so that staff in the facility or staff who co-locate in the facility may conduct assessments and provide services to connect people to permanent housing.
- c. Compliant with State Codes. It complies with Chapter 6.5 (commencing with Section 8255) of Division 8 of the Welfare and Institutions Code of the State of California.
- d. Homeless Management Information System. It has a system for entering information regarding client stays, demographics, income, and exit destination through the local Homeless Management Information System, as defined by Section 578.3 of Title 24 of the Code of Federal Regulations.

Section 32. Section 24.12.185 OBJECTIVE DESIGN STANDARDS FOR MULTIFAMILY DEVELOPMENT of Chapter 24.12 Community Design, of the Santa Cruz Municipal Code is hereby amended to read as follows:

24.12.185 OBJECTIVE DESIGN STANDARDS FOR MULTIFAMILY DEVELOPMENT.

1. General.

- a. The purpose of this section is to provide a set of clear, objective, and measurable standards for multifamily and mixed-use residential development that is consistent with the character of Santa Cruz while also ensuring that new housing development is economically feasible.
- b. The objective standards in this section relate to building design and site design for new development and redevelopment projects (including all multifamily proposals that meet the definition of demolition in the municipal code). Redevelopments that are remodeling below the 50% threshold for demolition are not required to bring any part of the building into conformance with the code.
- c. The regulations in this section shall apply to new development or redevelopment of residential and mixed-use buildings containing two or more dwellings (excluding any ADUs, Jr. ADUs, or SB9 streamlined projects), proposed in the city of Santa Cruz in any zone district other than the Central Business District (CBD) or Central Business District, Subdistrict E (CBD(E)). In some cases, standards apply to some zoning districts and not others; where no specific district is indicated, standards apply to all zoning districts other than the CBD and CBD(E).
- d. New buildings on developed sites are required to meet the standards that apply to buildings (Neighborhood Transition, Roof Forms, Modulation, Corridor Frontage (as applicable), Ground Floor Design, Architectural Detail, Building Materials, Lighting, Uses for Active Frontage as applicable), but not the standards that apply to sites (New Connections, Parking Location and Screening, Landscape and Buffering, Useable Open Space, Lighting)
 - (i) Lighting on the building shall comply with the relevant standards, but existing landscape and parking lighting would not need to be retrofitted unless it is being removed, replaced, or updated as part of the project.

2. Definitions. For the purposes of interpreting this section the following definitions shall apply: Active Uses. Uses that qualify as uses for active frontage are defined in each zone district where standards for site design require active frontage.

Buffer Landscaping. Landscaping that can be expected to be at least fifty percent opaque from ground level up to a given height within three years of planting. Such planting includes vines, bushes, shrubs, green walls, or evergreen trees with a first branch height of two feet or less.

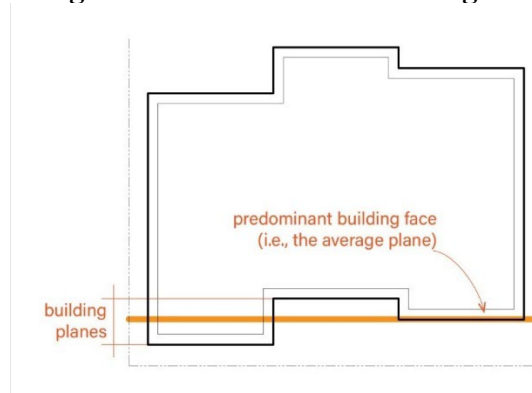
Corridors. Roadways that support a high level of connectivity and intra-city mobility. For the purposes of this section, these roadways are limited to Ocean Street, Mission Street, Water Street, and Soquel Avenue.

Live-Work. Live-work is a type of residential use that also incorporates commercial uses. The commercial uses allowed in a live-work unit are dictated by the uses allowed in the underlying zoning district.

Living Wall. A living wall is an exterior building face covered with plants growing in containers or on special material integrated into and attached to the building exterior. The plants root in a structural support which is fastened to the wall itself, rather than in the ground. The plants receive water and nutrients from within the vertical support or container.

Predominant Building Face. Measured in plan view, the predominant building face is the average plane of the face of the building at any given level. This average includes any legal, enclosed building projections (such as bay windows or dormers), and unenclosed insets (such as inset doorways, balconies, or building notches). See Figure 1.

Figure 1: Predominant Building Face



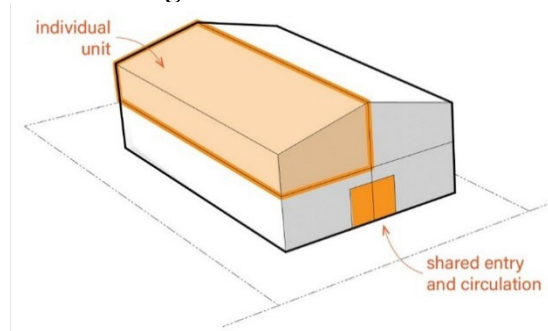
Public Frontage. A frontage that faces a street, public right-of-way, publicly accessible pedestrian path, or public open space, such as a river levee.

Public Street Frontage. A frontage that faces a private or public street, exclusive of other types of publicly accessible pedestrian paths, alleys, and public open spaces.

Shielded Luminaire. A luminaire is considered to be fully shielded if it is constructed and installed in such a manner that all light emitted by the luminaire, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal plane through the luminaire's lowest light-emitting part.

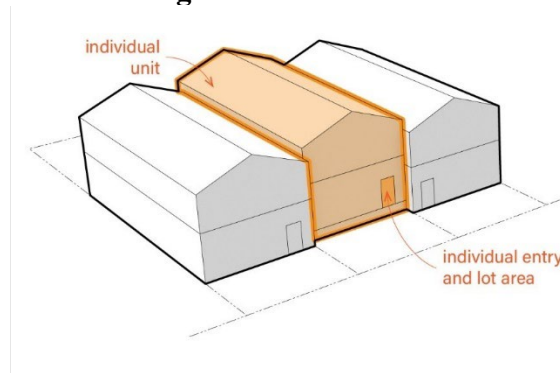
Stacked Flats. A multifamily building type that consists of units stacked vertically with shared circulation and no parking within the building envelope. See Figure 2.

Figure 2: Stacked Flats



Townhomes. A townhome is a multifamily building type that consists of side-by-side units, each standing on a discrete area of land, which may or may not be a separate legal lot, with parking on the ground floor within the building envelope. See Figure 3. This definition shall not apply beyond this section of the municipal code, and does not supersede the definition of “dwelling, townhouse” in Section 24.22.318.

Figure 3: Townhomes



3. Maximum Building Length.

Goal: To incentivize multifamily buildings that are more affordable by design, and more ‘house-sized’ in residential zone districts.

- a. In all R-Districts and in the R-T(A), R-T(B), R-T(D) and R-T(E) Districts: The maximum building length shall be as dictated by required setbacks and parcel dimensions. Where the building facade along the public frontage is no greater than seventy-five feet in length and where the proposal meets the definition of a stacked flat building type (as opposed to a townhome building type), the parking requirement shall be reduced by half.
 - (i) On lots with multiple public frontages, such as corner lots or double-frontage lots, this requirement applies only to the public frontage requiring the widest sidewalk. Where required sidewalks are of equal width, this requirement shall apply to all frontages. Required sidewalk widths are determined by considering any relevant area plan requirements and the requirements of Chapters 15.20 and

24.12. In all cases, where any inconsistency is present, the required sidewalk width shall be the widest standard applicable.

- b. In C-C, R-T(C), C-T, C-N, C-B, PA and all MU Districts: The maximum building length shall be as dictated by required setbacks and parcel dimensions.

4. Walkability.

Goal: To promote pedestrian permeability and walkability through districts as redevelopment occurs over time, particularly for larger sites.

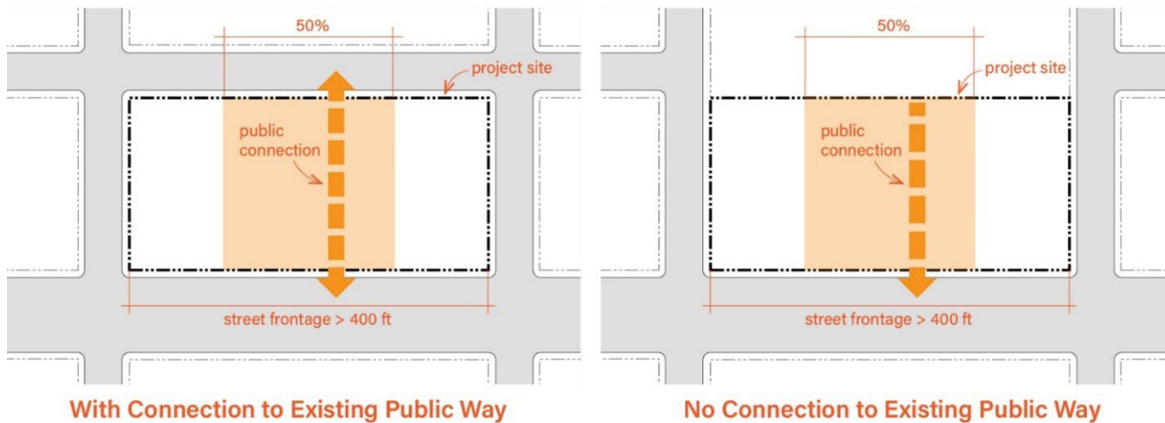
a. Existing Public Connections.

- (i) In all areas of the city, where a project site includes an existing public street, alley, path, paseo, trail, or other public pedestrian connection, this public connection will be maintained or relocated within the project site.
- (ii) Existing frontage improvements including any bike lanes or sidewalks will be maintained, repaired, or upgraded as dictated by any applicable area plan, or, in the case where no area plan applies, the requirements of subsection (13), Ground Floor Design, or the requirements for sidewalk widths as defined in Chapter 15.20. Where any inconsistency between regulatory documents is present, the widest applicable sidewalk requirement shall apply.
 - 1. Decorative sidewalks may be required based on area plan standards. Installation of all sidewalks will be based on the standard details provided by the department of public works.
- (iii) The total number of connections through the site for cyclists and pedestrians shall not be reduced.

b. New Public Connections.

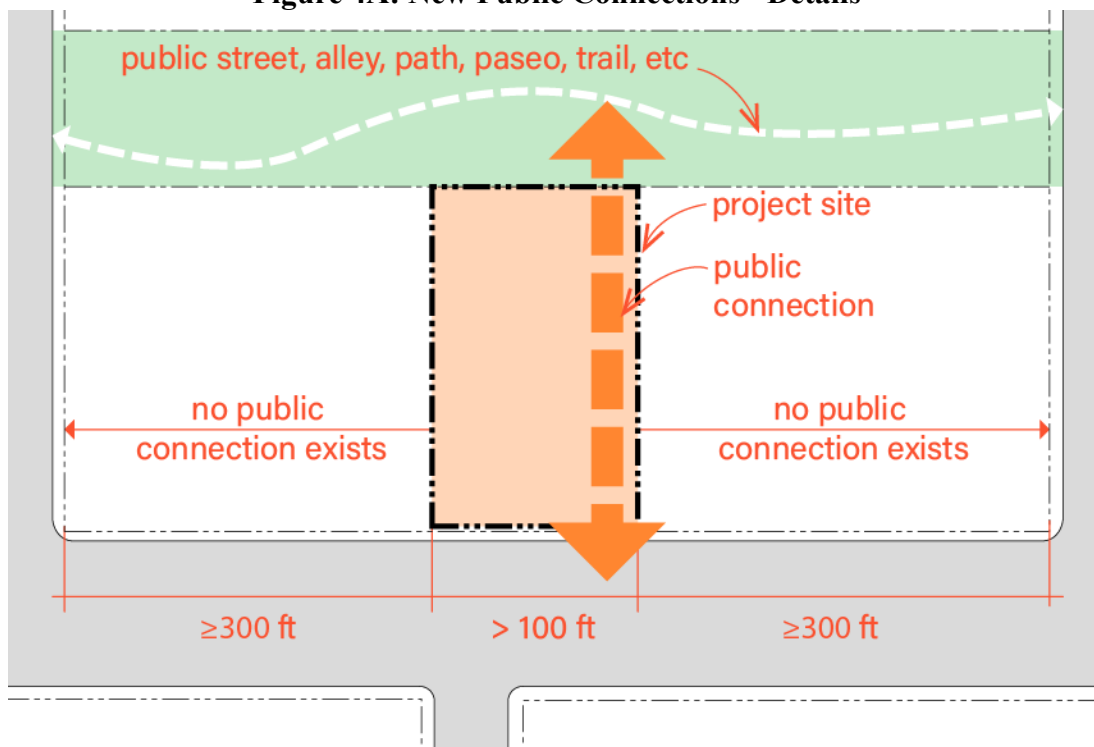
- (i) Where a new public street, alley, path, paseo, trail, or other public pedestrian connection is required by an area plan, this connection shall be incorporated into any development or redevelopment proposal for the sites identified by the area plan.
- (ii) Where the street frontage length of a site exceeds four hundred feet along a single roadway, and there is not already a public connection required by an area plan, the project proposal shall include a minimum of one publicly accessible street, alley, path, paseo, trail, or other public pedestrian connection within the middle fifty percent of the site. See Figure 4.
 - 1. Where the new street, alley, path, paseo, or trail cannot connect to an existing public way, the owner of the property may reserve the right to restrict access to the public way until such time as further development allows such a connection to be made. When a connection to another public way is made, clear public access shall be provided, signage indicating that it is a public passage shall be posted, any gates or physical access restrictions shall be removed, and access shall be guaranteed through the granting of a public easement.

Figure 4: New Public Connections



- (iii) New public connections will be required when properties abutting a public street, alley, path, paseo, trail, or other public connection on a side or rear property line also have a street frontage of 100 feet or greater and no other public connection between the project street frontage and the other public street, alley, path, paseo, trail, etc exists within 300 feet of the project. These sites shall incorporate a connection between the project street frontage and that existing public connection with any new development or redevelopment proposal. These connections shall allow clear passage during daylight or business hours as applicable, whichever is longer. This standard shall not apply to projects on corner lots or projects with less than 100 feet of street frontage. See figure 4A.

Figure 4A: New Public Connections - Details



- (iv) All new pedestrian or bicycle connections not including required street-side improvements such as sidewalks and on-street bike lanes shall be at least ten feet wide and a minimum of eighty percent open to the sky. Standards for public or private streets shall be met as required by department of public works design guidelines.
- (v) Development or redevelopment proposals on properties with street frontage shall be required to install new or improve existing sidewalks in accordance with the requirements of any area plan, the requirements of subsection (13), Ground Floor Design, and the requirements for sidewalk widths as defined in Chapter 15.20, as applicable. Where any inconsistency between standards exists, the wider sidewalk standard shall apply.

5. Public Frontages.

Goal: To ensure that new development is pedestrian-oriented and provides ground floor uses that activate the public realm.

- a. Where a common residential lobby is provided, the lobby shall be accessed from a public frontage.
- b. In all MU Zones, the ground floor along any public street frontage shall consist of one hundred percent uses for active frontage as allowed in the underlying zone district, with the exception of lobby space subject to the limitations of subsection (5)(e).
- c. In the C-C, R-T(C), C-T, C-N, C-B, and PA Zones, the ground floor along the public street frontage shall consist of no less than fifty percent uses for active frontage as allowed in the underlying zone district.
 - (i) On lots with multiple public street frontages, such as corner lots or double-frontage lots, this requirement applies only to the frontage requiring the widest sidewalk. Where required sidewalks are of equal width this requirement shall apply to all frontages. Required sidewalk widths are determined by considering any relevant area plan requirements and the requirements of Chapters 15.20 and 24.12. In all cases, where any inconsistency is present, the required sidewalk width shall be the widest standard applicable.
- d. Uses for active frontage shall be subject to the following standards:
 - (i) Uses for active frontage shall be built to a minimum depth of at least twenty-five feet as measured perpendicular to the predominant building face. The twenty-five-foot minimum depth shall be applied as an average depth of the total depth of all the active frontage spaces along the predominant building face, and shall be calculated by dividing the gross square footage of the active frontage space by the length of the predominant building face. The result of this calculation must be twenty-five or greater.
- e. Mechanical rooms shall not be placed along the public frontage and shall be located adjacent to a driveway or parking area, except where no parking is provided. Where no driveway or parking area is provided mechanical rooms may be located on a public frontage subject to the following standards.

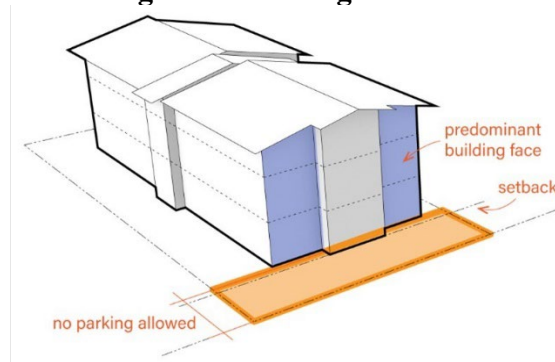
- (i) On lots with multiple public frontages, such as corner lots or double-frontage lots, mechanical rooms are prohibited along the public frontage requiring the widest sidewalk of all frontages on the property. Sidewalk widths are determined by considering any relevant area plan requirements and the requirements of Chapters 15.20 and 24.12. In all cases, where any inconsistency is present, the required sidewalk width shall be the widest standard applicable.
 - (ii) When required sidewalks on more than one frontage are of equal width, the prohibition on mechanical rooms shall apply only to the frontage oriented toward the street with the higher traffic volume.
- f. Amenities provided to building residents do not qualify as uses for active frontage unless they are also open and available to the general public.
- g. Where outdoor dining is an allowed use, the area allotted to outdoor dining does not count towards the percentage of required active use along the frontage.
- h. In the C-C, R-T(C), C-T, C-N, C-B, PA, and all MU Zones, the ground floor facing a public frontage shall be subject to the following standards:
 - (i) On corner lots, the ground floor shall have one hundred percent commercial uses at the corner, extending for at least thirty feet on either side of the corner, or the distance of the frontage of the corner parcel, whichever is less.
 - (ii) Entries to ground floor uses shall be placed at an average of every fifty linear feet or less of building frontage. The following uses are exempt from this requirement:
 - 1. Food and beverage stores, medical/health offices.
 - 2. Lodging in areas designated MXVC in the 2030 General Plan.
 - (iii) Residential or commercial lobbies are limited to a maximum of thirty feet of frontage, unless they are combined with an active use, in which case they are limited to fifty feet of frontage.
- i. In all R-Districts and in the R-T(A), R-T(B), R-T(D) and R-T(E) Districts, with the exception of flag lots, a parcel's public frontage shall be comprised of ground-floor residential uses that are oriented toward the public frontage.
- j. Ground floor residential units that face a public frontage shall provide an entry facing toward the public frontage that provides access into an entry area, living area, kitchen, or hallway (not a bathroom or bedroom, with the exception of studios).
- k. Entries facing a public frontage shall include a minimum of forty-eight square feet of flat, unenclosed, covered area, which may be a projection, or inset, or a combination of the two. (See Section 24.12.120 for allowed projections into setback areas.)

6. Parking Location and Screening.

Goal: To minimize the visual impact of parked cars from sidewalks and streets.

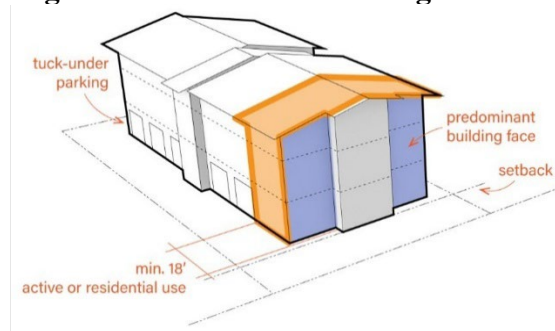
- a. Off-street parking and loading facilities, including bike parking requirements, shall be provided as required in Section 24.12.200 et seq.
- b. For projects including five or more dwelling units, parking shall not be located in the area between the front lot line and a line extended horizontally from the plane of the predominant building face to the edges of the lot. See Figure 5.

Figure 5: Parking Location



- c. Residential parking for projects including five or more dwelling units shall be screened from view in the following ways:
- (i) Podium parking facing a public frontage shall be wrapped with uses for active frontage as allowed in the applicable zone district or residential uses on all levels facing a public frontage to a depth of at least eighteen feet average, measured on each level perpendicular from the predominant building face. (Also see subsections (12), Corridor Frontage, and (13), Ground Floor Design.)
 - (ii) Tuck-under parking shall be entirely contained within the building and screened by garage doors. Where it faces a public frontage and is set back less than fifteen feet from the public right-of-way, tuck-under parking shall be wrapped with active or residential uses to a depth of at least eighteen feet average, measured perpendicular from the predominant building face. See Figure 6. (Also see subsections (13), Corridor Frontage, and (14), Ground Floor Design.)

Figure 6: Tuck-Under Parking Screening



- d. The entire perimeter of a surface parking area that fronts onto a side or rear yard, except the width of the access, shall be screened by buildings, evergreen buffer landscaping to a minimum depth of three feet, or fences that are at least seventy-five percent opaque. Fences or hedges shall not be greater than nor allowed to exceed eight feet in height on an interior side yard or rear yard, or three and one-half feet in height in a front or exterior side yard. (Also see Section 24.12.280.)
- e. In any multi-level parking structure, the exterior shall be fully screened, and automobile headlamps shall be shielded so as to not be visible from adjacent parcels, streets, public parks, publicly accessible outdoor space, or designated open space area.

- f. Driveways and approaches shall comply with the standards set forth in Chapter 15.20 and Section 24.12.280 and the driveway approach standard detail included with the public works standards in effect at the time of design review and shall be designed in accordance with AASHTO Green Book sight distance standards. Ingress/egress to driveway approaches may be limited based on the results of a transportation study.

7. Landscape and Buffering.

Goals: To enhance the urban forest, provide shade for buildings and sidewalks, incorporate landscape, and provide visual buffering into new development in a way that is visually appealing and consistent with the character of Santa Cruz.

In R-Districts and in the R-T(A), R-T(B), R-T(D) and R-T(E) Districts, the goal of landscape is also to soften the massing of buildings as they front the street. In commercial and mixed-use districts, the goal is also to create a landscaped edge to sidewalks and encourage the incorporation of terraces and balconies for usable outdoor space (livability), architectural interest (modulation), and access to outdoor space for public health and passive cooling (resilience).

- a. In all R-Districts and in the R-T(A), R-T(B), R-T(D) and R-T(E) Districts:
 - (i) All open spaces in the front setback (excluding areas for driveways and sidewalks), shall be at least seventy-five percent landscape (planted materials) that are selected to comply with WELO standards as found in Chapter 16.16 that are current at the time of design review. The selected planted materials shall be WELO compliant even when the formal requirements of the WELO do not apply to the project.
 - (ii) Selected plant species for the site shall incorporate a mix of trees, shrubs, and ground cover.
 - (iii) Turf areas shall include no more than twenty-five percent of the total irrigated area on the site.
- b. In the C-C, R-T(C), C-T, C-N, C-B, PA and all MU Zones:
 - (i) All public frontages shall incorporate 0.4 square feet of planted area for each linear foot of building frontage. In no case shall the planted area be less than twelve square feet in size.
 - (ii) The planted area may be provided in small, individual pockets of planting, or in larger consolidated planted areas, and must occur within the property line. This standard applies regardless of ground floor use.
 - (iii) A landscaped buffer of at least five feet in depth and the length of the property line shall be provided at the rear property line on sites that are one hundred feet or greater in depth and abut a residentially zoned parcel at the rear property line.
 - (iv) Plants shall be selected to comply with WELO standards found in Chapter 16.16 that are current at the time of design review.
 - (v) Street trees shall be planted in the public right-of-way, or within five feet of the public right-of-way, at a rate of one tree per each thirty feet of site frontage. Spacing of trees shall be sufficient to accommodate the mature canopy of each specimen, and installation shall be in compliance with the planting requirements of the parks and recreation and public works departments,

including the Street Tree Master Plan, and the requirements of Chapters 13.30 and 15.20 and Section 24.12.186 as applicable at the time of design review.

(vi) Any plantings or landscaping materials within surface parking areas are required to comply with the city's low-impact development (LID) standards, storm water best management practices, and Storm Water Management Program.

- c. Refuse/Recycling Storage Facility. Enclosures for refuse bins or dumpsters are required of all new multifamily and mixed-use residential projects with three or more housing units or any commercial development as set forth in the City of Santa Cruz Department of Public Works Refuse Container Storage Facility Standard Design Policy.

8. Usable Open Space.

Goal: To enhance the livability of new residential buildings with well-designed, functional open spaces with landscaping and amenities for residents to enjoy.

- a. In the C-C, R-T(C), C-T, C-N, C-B, PA and all MU Districts; and in any district without an underlying zone district open space standard:
- (i) At least forty square feet of private open space and at least twenty square feet of common open space shall be provided per dwelling unit.
 - (ii) Common open space may be substituted for private open space at a ratio of 2:1 (e.g., eighty square feet of common open space may be substituted for forty square feet of private open space).
- b. In all R-districts and in the R-T(A), R-T(B), R-T(D) and R-T(E) Districts: the amount of required open space shall be determined by the underlying zone district standard.
- c. In all districts where residential uses are an allowed use:
- (i) Private usable open space must be at least four feet in any horizontal dimension and common usable open space must be at least fifteen feet in any horizontal dimension.
 - (ii) There shall be no limit to the percent of the required open space that may be assigned to private balcony or patio areas.
 - (iii) No less than twenty-five percent of the total common open space area shall be permanently landscaped with live plant material incorporating trees, shrubs, and ground cover.
 - (iv) A minimum of three of the following features shall be incorporated into common open spaces and maintained on the site:
 - 1. Fixed or movable seating.
 - 2. Picnic-style tables.
 - 3. Shade trees (see allowances under Section 24.22.586, Open space, useable) or shaded canopy.
 - 4. Community garden.
 - 5. Flowering plants.
 - 6. Native habitat.
 - 7. Play area for pets.

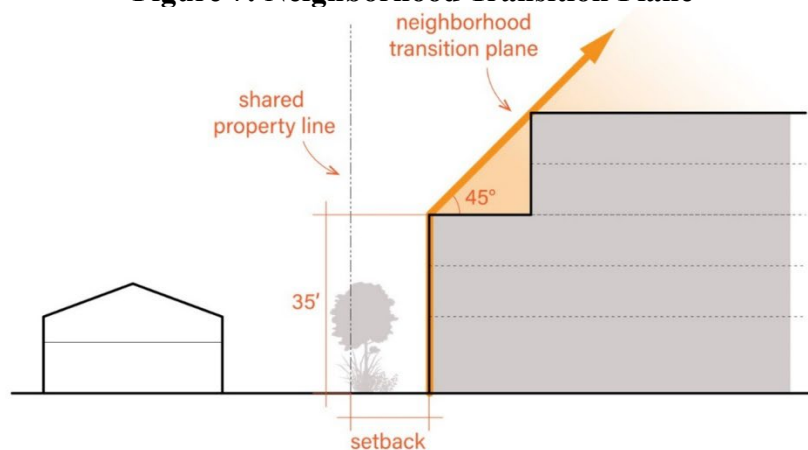
8. Educational or interpretive information about geographic, historic, or ecological features, such as plaques about relevant tribal history or indigenous plant information.
 9. Outdoor kitchen equipment or fire pit.
 10. Children's play equipment.
 11. Sports courts.
 12. Public art or interactive art, such as a life-size chess game, sculpture, or murals.
 13. Spa, pool, or hot tub.
- d. Common open space may be provided on building rooftops as roof decks. Such usable open space is not counted as an additional story if rooftop structures comply with Section 24.12.150, Height limits modifications.
 - e. Up to thirty percent of required common open space may be provided as publicly accessible open space that supports a retail or restaurant use, such as a courtyard, outdoor dining area, or other active use (i.e., not auto or bike parking), which is open to the sky, and is not less than fifteen feet in any horizontal dimension, so long as the space is freely accessible to building residents without requirements to patronize the business use. Areas that are reserved exclusively for customers will not count toward required open space.

9. Neighborhood Transition.

Goal: To create a transition between new development and existing neighborhoods, provide privacy for current and future residents, and minimize potential shading on neighboring residents.

- a. In the C-C, R-T(C), C-T, C-N, C-B, PA, and all MU Districts: along property lines that abut an R-District:
 - (i) Buildings shall not intercept a forty-five-degree neighborhood transition plane inclined inward from the underlying setback, starting at a height of thirty-five feet above grade. See Figure 7.

Figure 7: Neighborhood Transition Plane



- (ii) Private or shared balconies and decks shall not extend into an underlying setback.

- (iii) The occupiable area of roof decks, including any deck on roof area falling under the neighborhood transition plane, shall be set back at least three feet from the building edge and any railings, shade structures, or accessory structures shall not intersect the required neighborhood transition plane. Rooftop lighting shall also comply with lighting requirements of subsection (16).

10. Roof Form.

Goal: To ensure that the tops of buildings are designed with architectural interest, and to reduce the bulk of buildings as they meet the sky.

- a. Buildings shall be designed with variation in roof form. The number of required roof forms shall be calculated at a ratio of at least one roof form for every thirty feet of frontage for buildings three stories or fewer in height; and at least one roof form for every fifty feet of frontage for buildings more than three stories, and shall be located within fifteen feet of the predominant building face on all building frontages. On corner lots or double-frontage lots, standards for variation in roof form will apply to all frontages. See Figure 8.
 - (i) “Roof form” is defined as a geometric plane or set of planes which form the top enclosure of a volumetric area below it/them. Common types of roof forms are gabled, hipped, sloped, flat, and flat with a decorative parapet. Examples of roof forms are illustrated in Figure 9.
 - (ii) A change in roof form must be combined with a change in height of at least three feet, a horizontal change in plane of at least four feet, or a change in roof pitch. See Figure 10 for examples. Changes in roof form shall not exceed allowed building heights, as defined by the underlying zone district.
 - (iii) Smaller roof forms that cover enclosed space (such as dormers and bay windows) count as individual roof forms if they are at least thirty-six square feet in horizontal surface area. Bay windows located on a wall below another roof form will not count as individual roof forms regardless of size.
 - (iv) Unenclosed space (such balconies, terraces, porticos, and belfries) count as individual roof forms if they are at least forty-eight square feet in horizontal area. Balconies should also conform to the standards for useable open space in subsection (7).
- b. For the purposes of calculating the number of required roof forms on a building, for buildings of three stories or fewer, each increment of thirty feet of building frontage requires an additional roof form, counted by rounding down to the next whole number. For buildings more than three stories, each increment of fifty feet of building frontage requires an additional roof form, counted by rounding down to the next whole number. For example, on a building of three stories, a frontage of thirty-one feet would be required to provide one roof form. However, there is no maximum dimension for any one roof form, nor are roofs required to be designed in thirty- or fifty-foot increments.

Figure 8: Applying Roofline Standards

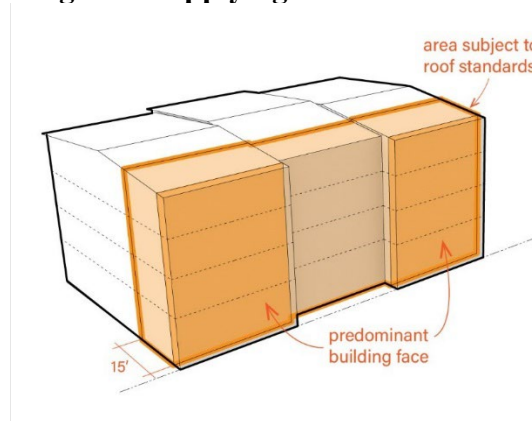
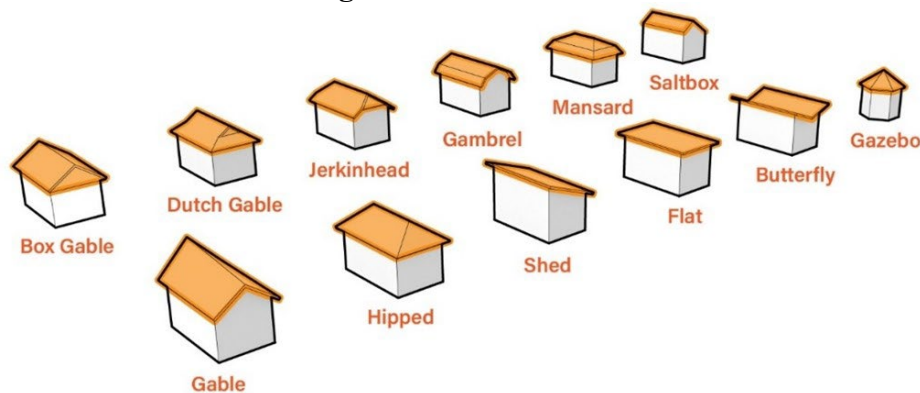


Figure 9: Roof Forms



c. Combining Roof Forms.

- (i) The required number of roof forms may intersect to create more complex roof forms or may be organized in a hierarchy. Examples of combined roof forms are illustrated in Figure 10.
- (ii) Roof forms may be repeated, as with a flat roof that steps up or down, or a sawtooth.
- (iii) Where two or more forms intersect or combine to create more complex forms, each is counted as an individual roof form. For example, two hipped forms may intersect to create a hip and valley form, which would count as two roof forms.
- (iv) Where two or more roof forms are organized in a hierarchy, each is counted as an individual roof form. For example, the dominant roof form may be a hipped roof, which has two dormers with open gable roofs, which would count as three roof forms. Another example is a flat roof on a building that has two bay windows with flat roofs, each at least thirty-six square feet in area. See Figure 10 for examples.
- (v) For flat roofs and flat roofs with decorative parapets, changes in roofline for buildings three stories or fewer must be accompanied by a minimum eighteen-inch change in height relative to the adjacent roof form. For buildings that are more than three stories, the minimum change in height shall be three feet. This change in height shall be measured to the top of the parapet, where present.

- (vi) For buildings three stories or fewer, a stepback of at least four feet in depth and thirty feet in length can fulfill one of the roof form requirements. For buildings more than three stories, a stepback of at least four feet depth and fifty feet in length can fulfill one of the roof form requirements. See figure 11.
- (vii) Changes in roof form shall not exceed allowed building heights, as defined by the underlying zone district.

Figure 10: Combining and Counting Roof Forms

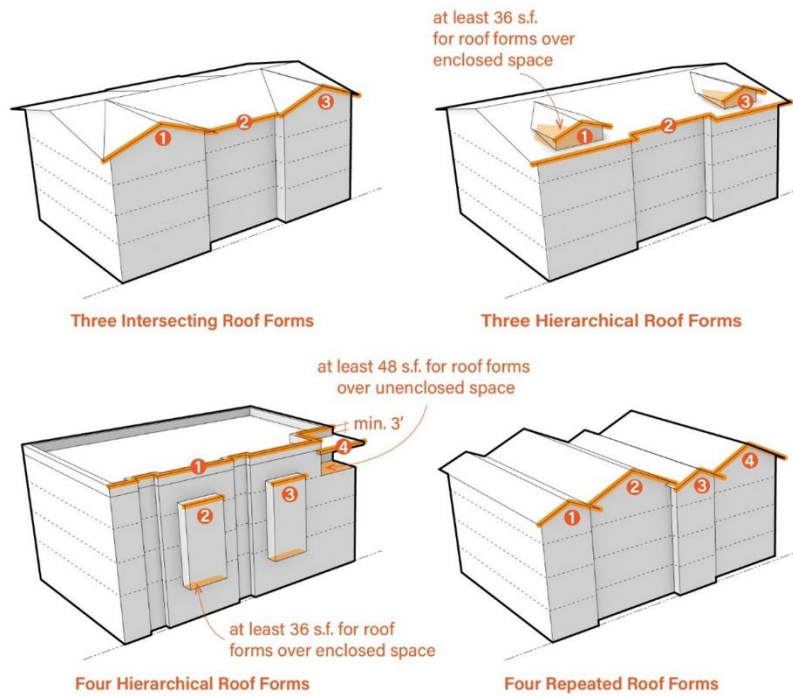
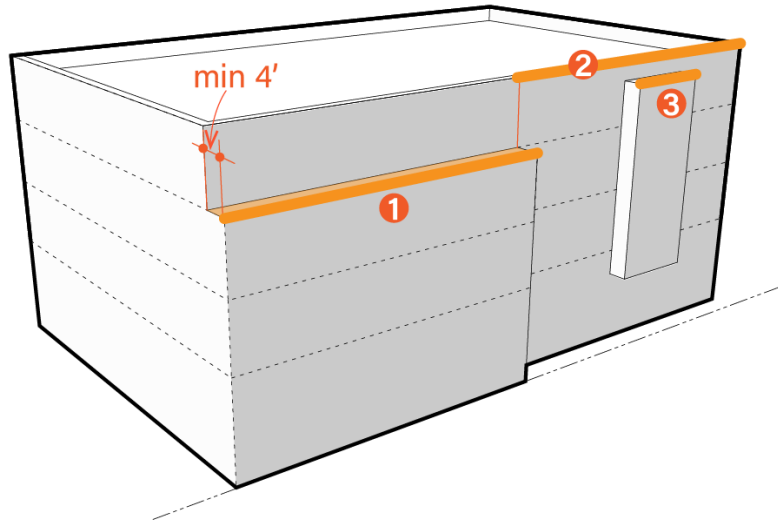


Figure 11: Stepback Roof Form Example



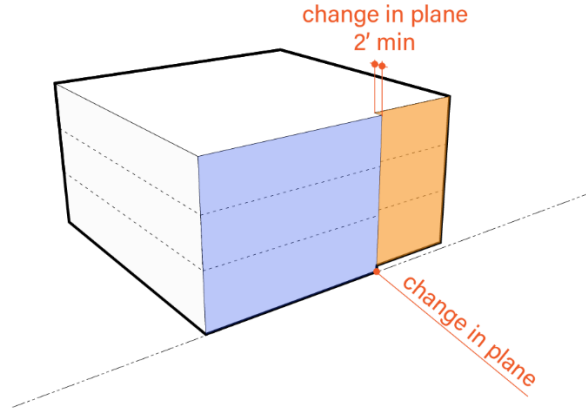
**Three hierarchical roof forms
(including one upper level step back)**

11. Building Modulation.

Goal: To break up large building faces and create visual interest for pedestrians, neighbors, and visitors.

- a. Where no other modulation controls apply (e.g., an area plan), building faces shall be articulated in the following ways.
 - (i) For buildings three stories or fewer in height, provide at least one horizontal change in plane for every thirty feet of building face, rounded down to the next whole number (e.g. 1-29ft, no change in plane required; 30-59 ft, one change in plane required, etc). This requirement only applies to the public street frontages. The changes in plane must be at least two feet deep and six feet apart and must be open to the sky with allowances for eaves. Such changes in plane may contain balconies as long as the railing is at least seventy percent see-through or transparent. See figure 12.

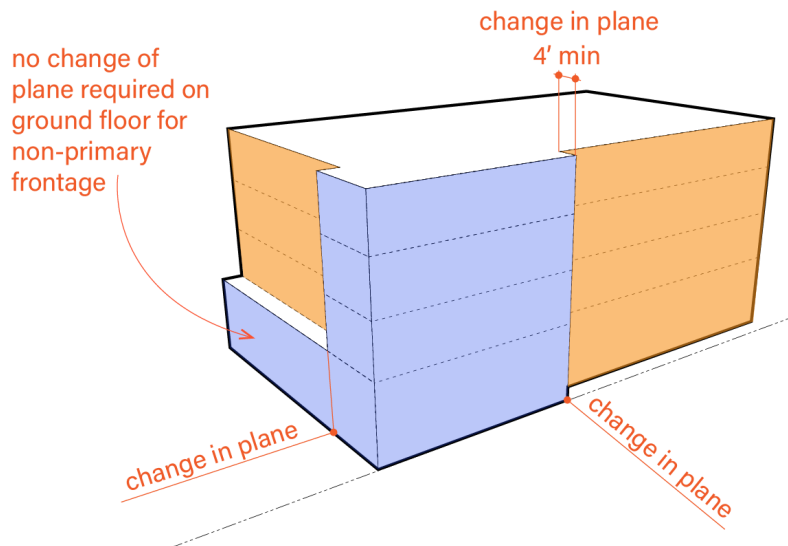
Figure 12: Modulation for Buildings Three Stories or Fewer



(ii) For buildings more than three stories, provide at least one horizontal change in plane for every fifty feet of building face, rounded down to the next whole number (e.g., 1-49 ft, no change in plane required; 50-99 ft, one change in plane required, etc).. This requirement applies to all faces of the building that meet the length requirement for modulation (i.e. all faces fifty feet or more in length). The changes in plane must be at least four feet deep and six feet apart. Such changes in plane may contain balconies, as long as the railing is at least seventy percent see-through or transparent. See figure 13.

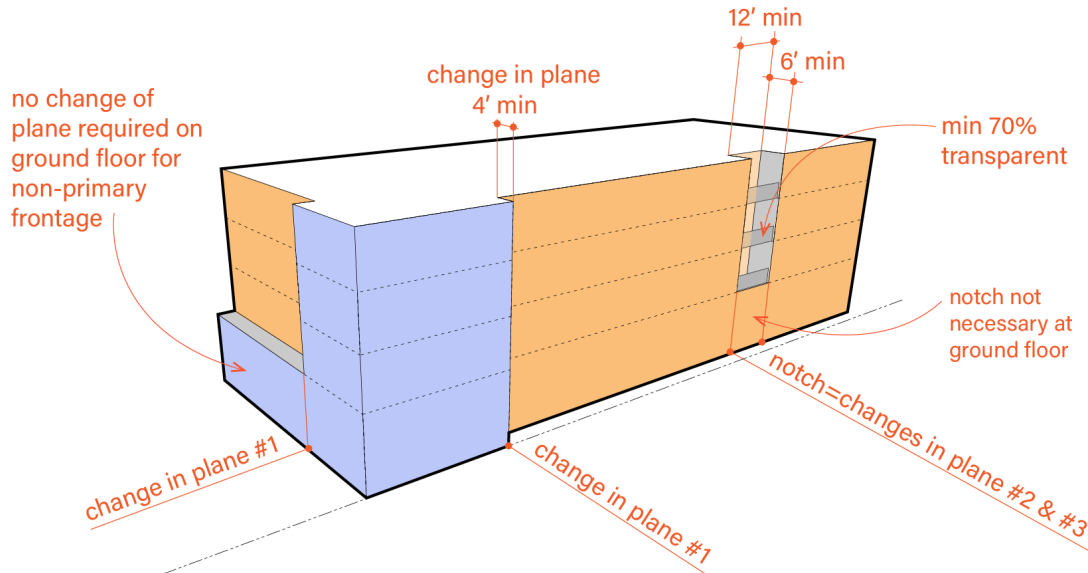
1. Changes in plane must continue through the ground floor on the public street frontages, but are not required to continue through the ground floor on the other building faces. Changes in plane on all faces must continue through all floors above the ground floor and all changes in plane shall be open to the sky with allowance for eaves.

Figure 13: Modulation for Buildings More than Three Stories



2. Public street frontages one hundred feet or more in length shall incorporate a notch. As shown in Figure 14, the notch must be at least six feet deep and twelve feet wide. The notch fulfills two of the required changes in plane. The notch may contain balconies, as long as the railing is at least seventy percent see-through or transparent. The notch must be open to the sky, with allowances for eaves. The notch is not required to continue through the ground floor.

Figure 14: Notch Example



3. A project may waive the change in plane requirement if the window inset depth (as described in section 14.d) is at least 6" for all windows above the ground floor and if the facade material is either tile, brick, concrete, stone (engineered or natural), or a living wall (as defined). The intent is to create a highly textured surface. If the project frontage is one hundred feet or more in length it must still include a notch as described in 11.a.ii.2.
- (iii) Projections from the building face including balconies, awnings, signs, and decorative elements are not considered to be changes in plane.

12. Corridor Frontage.

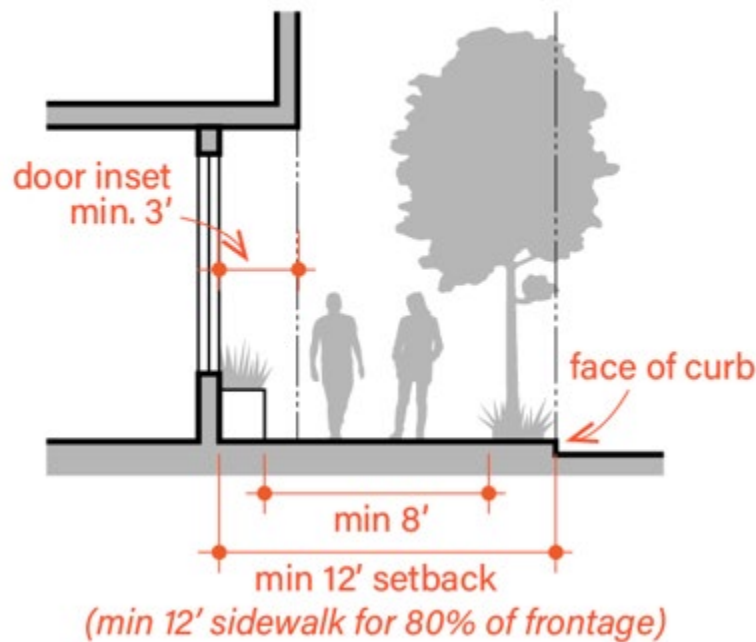
Goal: To ensure that buildings in denser, mixed-use districts are designed with functional, human-scaled ground floors that promote walkability and provide space for local businesses.

- a. Unless otherwise dictated by an area plan, the ground floor frontage facing a corridor shall be set back at least twelve feet from the face of the curb. See Figure 15.
 - (i) This may be achieved by setting back only the ground floor, but in no case shall any portion of the proposed building extend into or over the public right-of-way, except that awnings and balconies at the second story or above may extend

into the right-of-way no more than three feet. No projection shall be closer than eight feet to the centerline of an alley, driveway, or path of automobile circulation except with the approval of the city engineer based on considerations of public safety and welfare (e.g., utility considerations, emergency access, etc.).

- (ii) This setback area shall not be counted toward the requirement to incorporate uses for active frontage, and the area shall be used as a twelve-foot-wide sidewalk over at least eighty percent of the frontage.
- (iii) In no case shall the passable sidewalk width be less than eight feet without approval of an administrative use permit and revocable license as allowed under Section 24.12.192 for outdoor extension areas, in which case the passable sidewalk width shall not be less than six feet.

Figure 15: Corridor Frontage



13. Ground Floor Design.

Goal: To ensure that buildings in commercial districts are designed with ground floors that support walkability with functional commercial or live-work frontages. Also, where residential units are allowed, to ensure well-designed frontages that strike a balance between privacy for the resident and activation of the sidewalk.

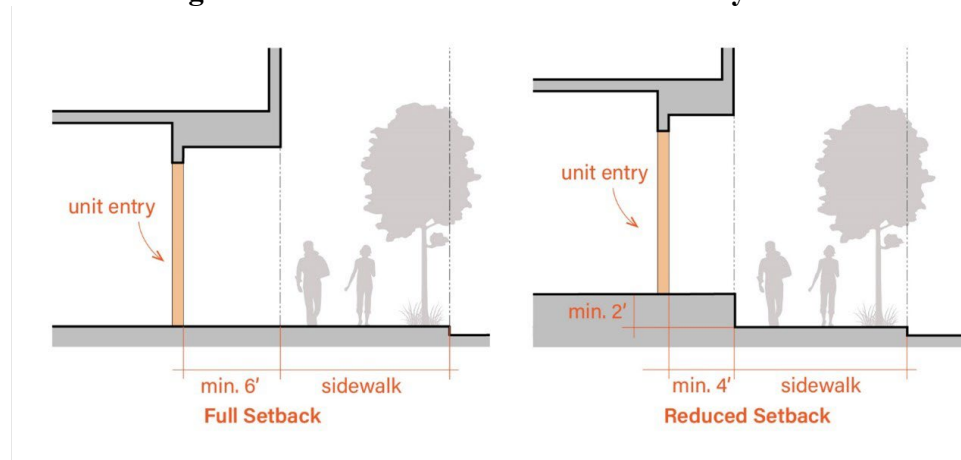
- a. In the C-C, R-T(C), C-T, C-N, C-B, PA and all MU Districts, commercial ground-floors shall be designed as follows:
 - (i) In development projects that include market-rate housing at a rate of more than 50% of total units, a minimum ground floor height of fifteen feet, measured from the top of the floor to the top of the floor of the next level, or ten feet if a mezzanine is included. Minimum ground floor frontage transparency of seventy

- percent is required between a height of two feet and twelve feet measured parallel above sidewalk grade. Views of the interior shall be maintained to a minimum depth of five feet with an allowance for window displays.
- (ii) In development projects that include below-market-rate housing at a rate of 50% or more of total units, a minimum ground floor height of no less than 12 feet, measured from the top of the floor to the top of the floor of the next level, or ten feet if a mezzanine is included. Minimum ground floor frontage transparency of seventy percent is required between a height of two feet and ten feet measured parallel above sidewalk grade. Views of the interior shall be maintained to a minimum depth of five feet with an allowance for window displays.
 - (iii) In a commercial space, any mezzanine shall be set back at least thirty feet from the building frontage and shall occupy no more than one-third of the area of the ground floor.
 - (iv) Entries shall be inset from the building face at least three feet as shown in Figure 15. Entry areas may contain landscaping within the property line as described in 24.12.185.7.
- b. In the C-C, R-T(C), C-T, C-N, C-B, PA, and C-B Zones where residential development is allowed, ground floor residential units shall not occupy more than fifty percent of a public frontage. Residential units on the ground floor may be designed as live-work units or may be exclusively residential units.
- c. Any live-work units shall be designed as follows:
- (i) Live-work units are only permitted on the ground floor.
 - (ii) Minimum ground floor height and frontage transparency as defined for Commercial ground floors in 24.12.185.13.i through ii.
 - 1. In a live-work unit any mezzanine shall be set back at least eighteen feet from the building frontage and shall occupy no more than one-half of the area of the ground floor.
 - (iii) Minimum ground floor depth of eighteen feet.
 - (iv) Minimum unit/storefront width of twelve feet.
 - (v) Minimum ground floor frontage transparency of fifty percent between a height of two feet and twelve feet measured parallel above sidewalk grade.
 - (vi) Entries as defined for Commercial ground floors in 24.12.185.13.iv.
- d. In the C-C, R-T(C), C-T, C-N, C-B and PA Zones where residential units other than live-work units are located at the ground floor, the following standards shall apply:
- (i) Where units are individually accessed, the entry must be set back at least six feet from the property line; this setback may be reduced to four feet if the unit is elevated at least two feet from the sidewalk (as with a stoop). See Figure 16.
 - 1. This may be a setback of the ground floor only, or a setback of the entire building face.
 - 2. This setback area may include an architectural feature indicating private space including but not limited to a railing, gate, entry landing, or doorstep.
 - 3. This area may include landscaping or private open space for an individual unit. In order to qualify as private open space, the area must be separated

from the sidewalk by one of the following mechanisms intended to indicate the privacy of the space:

- An increase in elevation of at least two feet;
- A railing or gate;
- Clustered landscaping, as in a hedge or other dense planting, not exceeding forty-two inches in height.

Figure 16: Ground Floor Residential Entry Setback



- e. Where a unit does not have individual access to the sidewalk, active living areas (including living rooms, dining rooms and kitchens, but excluding bedrooms, bathrooms, and hallways) are required at the building frontage, and must be set back at least four feet from the sidewalk; this setback may be reduced to two feet if the unit is elevated at least two feet above the sidewalk. See Figure 17.
- This may be a setback of the ground floor only, or of the entire building face.
 - This setback area shall incorporate landscaping or planters.

Figure 17: Ground Floor Residential – Without Individual Access

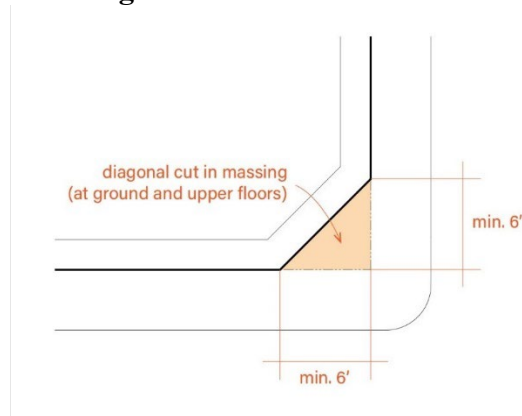


14. Architectural Detail.

Goals: To highlight the prominence of corner buildings along corridors, ensure that buildings have an appropriate level of detailing, and ensure that building facades convey the qualities of substantiality and depth.

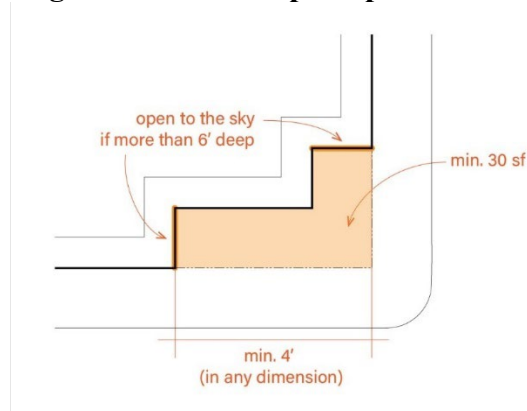
- a. Buildings that are mixed-use shall visually differentiate the ground floor from the floors above by one or more of the following:
 - (i) A change in material; and/or
 - (ii) A change in plane; and/or
 - (iii) A cornice line, belly band, or similar horizontal element.
- b. Buildings at the intersection of a corridor and another street (including another corridor) shall implement at least one of the following corner features:
 - (i) Increased height of the corner roofline of at least three feet above the adjacent roofline; and/or
 - (ii) A chamfered corner with a diagonal cut at least six feet on either side of the corner. See Figure 18. This may be at the ground floor only, or for the entire height of the building; and/or

Figure 18: Chamfered Corner



- c. A public open space of at least thirty square feet in area, and not less than four feet in any dimension, which may be designed to look like an extension of the sidewalk. Where the depth of this space is less than six feet, it may be open only at the ground floor. Where the depth of this space is greater than six feet it must be open to the sky. See Figure 19.

Figure 19: Public Open Space at Corner



- d. Buildings in the C-C, R-T(C), C-T, C-N, C-B, PA and MU Zones shall apply at least two categories of the following architectural features to each building face and to each level above ground floor. Buildings may incorporate different features on each face and level or may use the same two features on each face and level, so long as each face and level includes features from at least two categories.
 - (i) Category 1 – Terrace, balcony, or Juliette balcony with a minimum projection of ten inches and a minimum width of three feet (at least one per level; see also subsection (9), Neighborhood Transition).
 - (ii) Category 2 – Windows detailed with a lintel, sill, or arch.
 - (iii) Category 3 – Awnings, louvers, or shutters.
 - (iv) Category 4 – Decorative cornice or decorative lighting sconces (see also subsection (16), Lighting).
- e. Windows shall be inset such that there is at least two inches between the plane of the glass and the plane of the building face for all windows above the ground floor; this depth shall be increased to four inches for buildings more than three stories, for all windows above the ground floor.
- f. Walls or portions of walls that are unfenestrated (without windows, balconies, or glass doors) that extend from grade up to the roofline are limited to a maximum horizontal width of fifteen feet, with the exception of elevator towers.

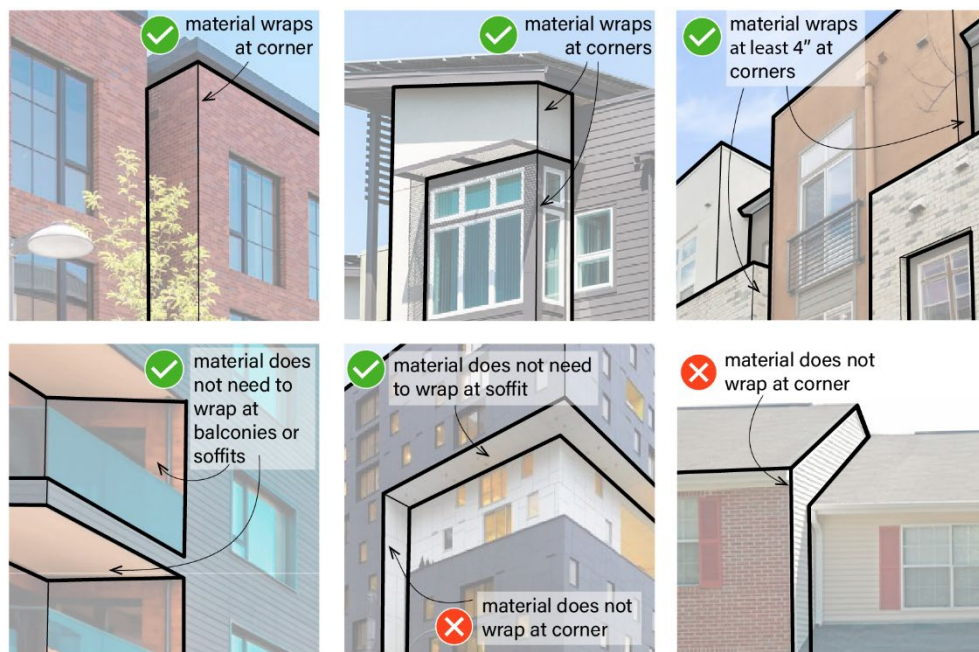
15. Building Materials.

Goal: To ensure that buildings look like a series of volumes, giving them a sense of depth and substantiality, and that materials are high-quality, durable, convey a sense of permanence, and reflect the existing character of buildings in the urban environment.

- a. Building materials shall be selected according to the following criteria:
 - (i) The following materials are acceptable for use on building faces: tile, brick, glass, metal (except as prohibited below), painted or sealed wood, concrete, stucco, plaster, adobe, and stone (engineered or natural), and living walls (as defined).
 - (ii) Unarticulated or flat panelized materials (such as metal, cement board, or GFRC panels) are prohibited on public frontages but may be incorporated on other building faces. Panels for modular and prefabricated construction are allowed (including sandwich panels).
 - (iii) Any materials that are not explicitly listed here require an administrative design review permit to ensure that approved materials conform to the goal of this section.
- b. Vinyl windows are prohibited in the following circumstances:
 - (i) Any mixed-use or residential buildings more than three stories.
 - (ii) On a building face oriented toward a public street other than an alley of a mixed-use or residential building three stories or fewer.
- c. At building corners, except for living walls, soffits, and insets for balconies, materials shall wrap around the corner to a depth of at least four inches. This includes outside corners of changes in plane that are four inches or greater in depth as well as outside corners of bay windows. See examples shown in Figure 20.
- d. Living walls shall meet the following standards:

- (i) The living wall shall be permanently integrated into the exterior design of the building face upon which they are planted.
- (ii) The living wall shall not be located on a north- or north-east-facing building face.
- (iii) The living wall shall include an integrated irrigation system.
- (iv) The living wall shall be created using materials specifically designed for the purpose of installing and maintaining plants within the intended context (considering sun, shade, fog, rain exposure, and any other relevant environmental factors) on an exterior building face.
- (v) Components of a living wall shall be considered with other landscape elements, and are subject to the requirements of the city's WELO.
- (vi) Nothing in this section shall regulate or require the installation of living walls on the interior of any building.

Figure 20: Material Application



Section 33. Section 24.12.220 EXCEPTIONS of Chapter 24.12 Community Design, of the Santa Cruz Municipal Code is hereby amended to read as follows:

24.12.220 EXCEPTIONS

1. Off-street parking and loading requirements set forth in this part shall not apply to:
 - a. Agricultural uses; or
 - b. Development within one-half mile of a major transit stop.

- (i) This exception shall not apply to any lodging use or where the city is authorized to enforce minimum auto parking requirements pursuant to California Government Code Section 65863.2(b).
- 2. The Off-Street Loading Facilities (Section 24.12.295) set forth in this part shall not apply when:
 - a. A project, pursuant to 24.12.220b, provides zero off-street parking.
 - b. The total length of existing on-street loading zones, measured around the block perimeter, satisfy the requirement of 24.12.295(3).

Section 34. Section 24.12.241 ELECTRIC VEHICLE CHARGING STATION REQUIREMENTS of Chapter 24.12 Community Design, of the Santa Cruz Municipal Code is hereby amended to read as follows:

24.12.241 ELECTRIC VEHICLE CHARGING STATION REQUIREMENTS

Electric vehicle charging must be provided in accordance with the California Building Standards Code.

Section 35. Section 24.12.250 BIKE PARKING REQUIREMENTS of Chapter 24.12 Community Design, of the Santa Cruz Municipal Code is hereby amended to read as follows:

24.12.250 BIKE PARKING REQUIREMENTS.

State law related to automobile parking reductions or elimination do not apply to bicycle parking.

- 1. Bicycle parking facilities shall be provided for any new building, addition or enlargement of an existing building, or for any change in the occupancy.
- 2. Bike Spaces and Type Required. Bicycle parking facilities' quantity and type shall be provided in accordance with the following schedule, with fractional quantity requirements for bike parking over one-half to be rounded up. Each bicycle parking space shall be no less than six feet long by two feet wide and shall have a bicycle rack system in compliance with the bike rack classifications listed in subsection (4).

Section 35. Section 24.12.280 DESIGN REQUIREMENTS of Chapter 24.12 Community Design, of the Santa Cruz Municipal Code is hereby amended to read as follows:

24.12.280 DESIGN REQUIREMENTS.

- 1. Landscaping and Screening.
- 2. Standards for Multifamily, Over Five Units, Commercial and Industrial Developments. Except for Multifamily Housing projects subject to the design standards in Section 24.12.185, every parking facility shall include a minimum of ten percent of area devoted to parking in permanent landscaping. Landscaping shall be installed in areas used to channel the flow of traffic within parking rows, at the entry to aisles, and at other locations specified by the approving body. Required landscaping shall include appropriate vegetation including trees which shall be provided in sufficient size and quality to adequately screen and soften

the effect of the parking area, within the first year. Additional standards for screening found in Section 24.12.185 shall also apply where required.

Section 36. Section 24.12.445 VARIATIONS TO REGULATIONS FOR BUILDINGS AND SITES ON CITY HISTORIC BUILDING SURVEY AND CONTRIBUTING BUILDINGS WITHIN CITY HISTORIC DISTRICTS of Chapter 24.12 Community Design, of the Santa Cruz Municipal Code is hereby amended to read as follows:

24.12.445 VARIATIONS TO REGULATIONS FOR BUILDINGS AND SITES ON CITY HISTORIC BUILDING SURVEY AND CONTRIBUTING BUILDINGS WITHIN CITY HISTORIC DISTRICTS.

Purpose: The purpose of these variations is to create incentives to help preserve, maintain and rehabilitate existing historic properties. Another purpose is to ensure that new construction and alterations are allowed in a manner which retains the integrity of the city's historic landmarks, buildings, sites, objects, and contributing buildings within districts.

1. Procedure. To obtain approval of any variation, an historic alteration permit is required and shall be approved in accordance with Sections 24.08.900 through 24.08.940, and shall also meet all of the relevant additional findings listed in Section 24.12.450. For use variations, an administrative use permit shall be approved by the zoning administrator in accordance with Sections 24.08.010 through 24.08.050 and must also meet all of the relevant additional findings listed in Section 24.12.450. For development within the Coastal Zone, a coastal permit may also be required in conformance with Section 24.08.200 et seq., and the findings and standards specified in the historic alteration permit shall also serve as coastal permit requirements, in addition to all other applicable LCP provisions. In the event of a conflict between the historic alteration permit requirements and the LCP's coastal resource protection requirements (including related coastal hazards, sensitive habitat, agriculture, public recreational access, and open space), the coastal permit/LCP's coastal resource protection requirements shall govern.
 - a. Variations to Development Standards. District regulations for height, stories, parking, setbacks, projections into required yards, open space, lot coverage, rear yard coverage, floor area limitations, fence heights, slope regulations and yards may be modified to the extent that it promotes the preservation, maintenance and rehabilitation of an historic structure or site.
 - b. Variations to Uses. The following additional uses may be allowed on lots with listed historic buildings and on lots with contributing buildings within an historic district. This provision encourages the adaptive reuse of designated historic resources by permitting an additional use within some areas otherwise zoned primarily for residential, commercial or industrial uses.
1. Multifamily uses in single-family residential zone district, subject to RL zoning density, lot size and lot width standards.

2. Business and professional office uses (not including medical offices) in residential zone districts on up to two parcels where the majority of the parcel is within one hundred feet of commercially zoned property except for CN-zoned properties.
3. Expansion of single-family homes in RM and RT zone districts.
4. Expansion of nonconforming structures and uses.
5. Residential uses may be allowed on the ground floor in commercial zones, except in the Downtown Plan area and in the Community Commercial and Mixed Use zones of the Mission Street Urban Design Plan area. In the Professional and Administrative Office zone of the Mission Street Urban Design Plan area, residential uses may be allowed on the ground floor as part of a multifamily or mixed use.

Section 37. 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 38. 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 39. This ordinance shall take effect and be in full force thirty (30) days after final adoption for areas of the City outside the Coastal Zone and shall take effect and be in full force upon certification by the California Coastal Commission for areas of the City located within the Coastal Zone.

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. 2025-15

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. 2025-15 and that it has been published or posted in accordance with the Charter of the City of Santa Cruz.

Bonnie Bush, City Clerk Administrator