

R-1 SINGLE FAMILY RESIDENTIAL ZONE DISTRICTS SITE AND STRUCTURAL DIMENSIONS CHART

ZONE DISTRICT AND MINIMUM SITE AREA PER DWELLING UNIT	PARCEL SPECIFIC CONDITION	SETBACKS (FEET)			MAXIMUM PARCEL COVERAGE	MAXIMUM HEIGHT (FEET)	FLOOR AREA RATIO	MAXIMUM NUMBER STORIES	MINIMUM SITE WIDTH (FEET)	MINIMUM SITE FRONTAGE
		FRONT	SIDE	REAR						
RB 0 to <4,000 sq. ft.	General Requirements	10	0&5	10	40%	25; on beach side: 17	0.5:1	2; on beach side: 1	40	40
	Corner lots	10	0&10	10	40%	See above	0.5:1	See above	40	40
R-1-3.5 to R-1-4.9 0 to <5,000 sq. ft.	Lots on beach side of street	10	0&5	0	40%	See above	0.5:1	See above	40	40
	Semi-detached dwellings and dwellings adjacent to pedestrian rights-of-way	15	0&5	15						
	General Requirements	15	5&5	15	40%	28	0.5:1	2	35	35
	Corner lots--existing parcels --creating new parcels	15	5&10 5&15	15	40%	28	0.5:1	2	35	35
R-1-5 to R-1-5.9 5,000 to <6,000 sq. ft.	Parcels >5,000 sq. ft.	20	5&8	15	30%	28	0.5:1	2	35	35
	General Requirements	20	5&8	15	30%	28	0.5:1	2	50	50
	Corner lots--existing parcels	20	5 & 10	15	30%	28	0.5:1	2	50	50
	--creating new parcels	20	5 & 20							
R-1-6 to R-1-9.9 6,000 to <10,000 sq. ft.	Parcels 4 to <5,000 sq. ft.	20	5&8	15	40%	28	0.5:1	2	50	50
	General Requirements	20	5&8	15	30%	28	0.5:1	2	60	60
	Corner lots--existing parcels	20	5&10	15	30%	28	0.5:1	2	60	60
	--creating new parcels	20	5&20							
R-1-10 to R-1-15.9 10,000 to <16,000 sq. ft.	Parcels >4,000 to <5,000 sq. ft.	20	5&8	15	30%	28	0.5:1	2		
	General Requirements	20	10&10	15	30%	28	0.5:1	2	60	60
	Creating new corner lots	20	10&20	15	30%	28	0.5:1	2	60	60
	General Requirements	30	15&15	15	20%	28	N/A	2	90	60
R-1-16 to R-1-<1 acre 16,000 sq. ft. to <1 acre	General Requirements--1 to <5 acres	40	20&20	20	10%	28	N/A	2	100	60
	General Requirements--5 acres or more	40	20&20	20	10%	28	N/A	2	150	100
All Districts	Minimum to garage/carport entrance	20	20	20						
	Parcels <60 feet wide		5&5							
	Second Units--within USL	*	*	*	*	17	*	1-story	*	*
	Second Units--outside USL	*	*	*	*	28	*	2	*	*

NOTE: This chart contains the single-family residential zone districts standards and some of the most commonly used exceptions. For additional exceptions relating to parcels, see Section 13.10.323(d). For additional exceptions relating to structures, see Section 13.10.323(e). Variations from maximum structural height, maximum number of stories and maximum floor area as defined by F.A.R. may be approved with a residential development permit by the appropriate approving body for affordable housing units built on-site or off-site in accordance with Chapter 17.10 and Sections 13.10.681 and 13.10.685 of Santa Cruz County Code.

* All site standards for the applicable zone district must be met.

* 10/26/04