

**SANTA CRUZ COUNTY PLANNING DEPARTMENT POLICY/ORDINANCE
INTERPRETATION**

Interpretation No.: RES-AS-02 (Residence portions attached/detached re: accessory structure regulations)
Effective Date: 04/17/06
Originally Issued: Supersedes interpretation "Administration of New Attached Definition" by Glenda Hill dated 6/27/86

Question:

When are portions of a residence considered attached or detached for purposes of the Accessory Structure regulations?

Applicable Ordinance Section(s)

And/or General Plan/LUP Policy(ies)

13.100.700-A: Definition of "Attached Structure"
13.10.700-D: Definitions of "Dwelling Unit" and "Detached Structure"

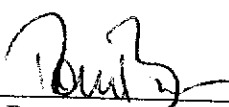
INTERPRETATION:

1. For residences (not including Second Units), interior access must be provided between all stories. Failure to provide interior access renders the story not containing the kitchen an accessory structure subject to the Accessory Structure regulations. Residences may have exterior stairs to a second or third story as long as interior access is also provided.
2. For residences (not including Second Units), interior access must be provided between all habitable areas of each story. If no interior access is proposed between habitable areas, the area not containing the kitchen will be considered an accessory structure subject to the Accessory Structure regulations. Attached habitable accessory structures must connect their smoke alarm system into the main residence smoke alarm system.

Reasons:

The definition of "Dwelling Unit" (Section 13.10.700-D) requires an interior stairway be provided between all stories. This requirement affirms the concept that a person or persons living as a family occupy a dwelling unit. Exterior stairways are allowed, if interior access is provided, as they can provide desired egress for fire purposes.

Likewise, habitable areas on the same story must have interior access to ensure the residence is being used as a family unit. If a habitable accessory structure attached to a residence is proposed, smoke alarms in both the residence and habitable accessory structure should be capable of alerting all parts of the structure of a fire danger. This is required to ensure the health and safety of all occupants.



Tom Burns
Planning Director

4/17/06

Date