

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

Interpretation No.: SYSB-01 (Side Yard Set Back)
Effective Date: 01/01/03
Originally Issued: 03/07/88 (Dee Murray, Double Frontage Lots)

Question

How are side yard set backs measured on residential double frontage lots?

**Applicable Ordinance Section(s)
And/or General Plan/LUP Policy(ies)**
§ 13.10.323(c); § 13.10.700-L

INTERPRETATION:

In most cases, the standard side yard setbacks as given in the site charts apply to double frontage lots. However, there is a special case where the width of the lot at one frontage is equal to or greater than 60 feet and the width of the lot at the other frontage is less than 60 feet. In this case, the side yard setback on the half of the lot with a frontage width equal to or greater than 60 feet is that as stated in the site charts. The side yard setback on the half of the lot with a frontage width less than 60 feet is five feet.

Reason

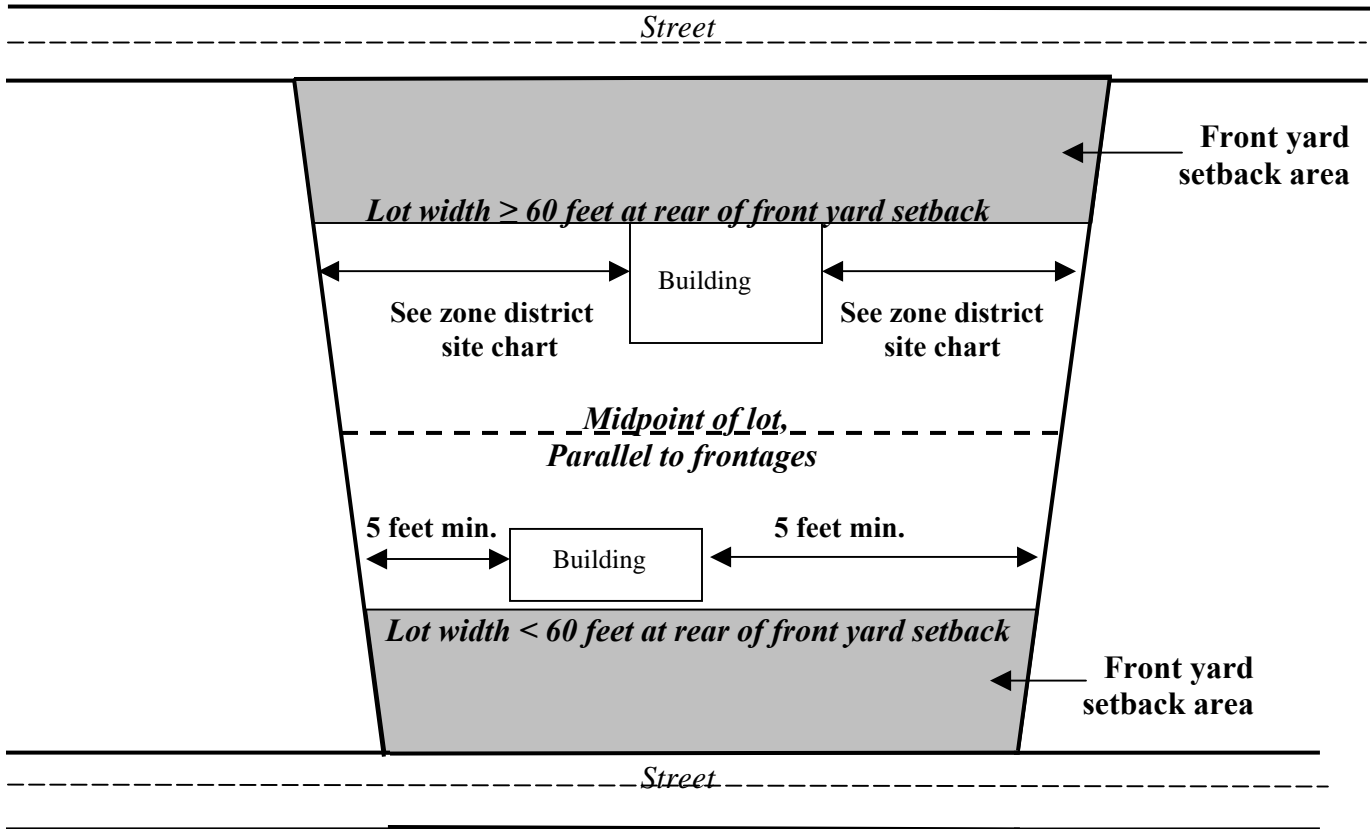
The Residential Site and Structural Dimensions Chart lists the side yard set back requirements for various residential zone districts. The chart also states that for parcels less than 60 feet wide the side yard setbacks are five feet on each side (the width is measured at the rear of the front setback). In most cases, determination of side yard setbacks is simply a matter of applying the listed dimensions. However, there are cases where a lot may have double frontage with one frontage being 60 feet or greater in width and the other frontage being less than 60 feet in width. In those cases, the side yard setback listed for the particular zone district applies to the half of the lot having a frontage width of 60 feet or more. The side yard setback for the half of the lot having a frontage width of less than 60 feet is five feet.

See the figures on the next three pages.

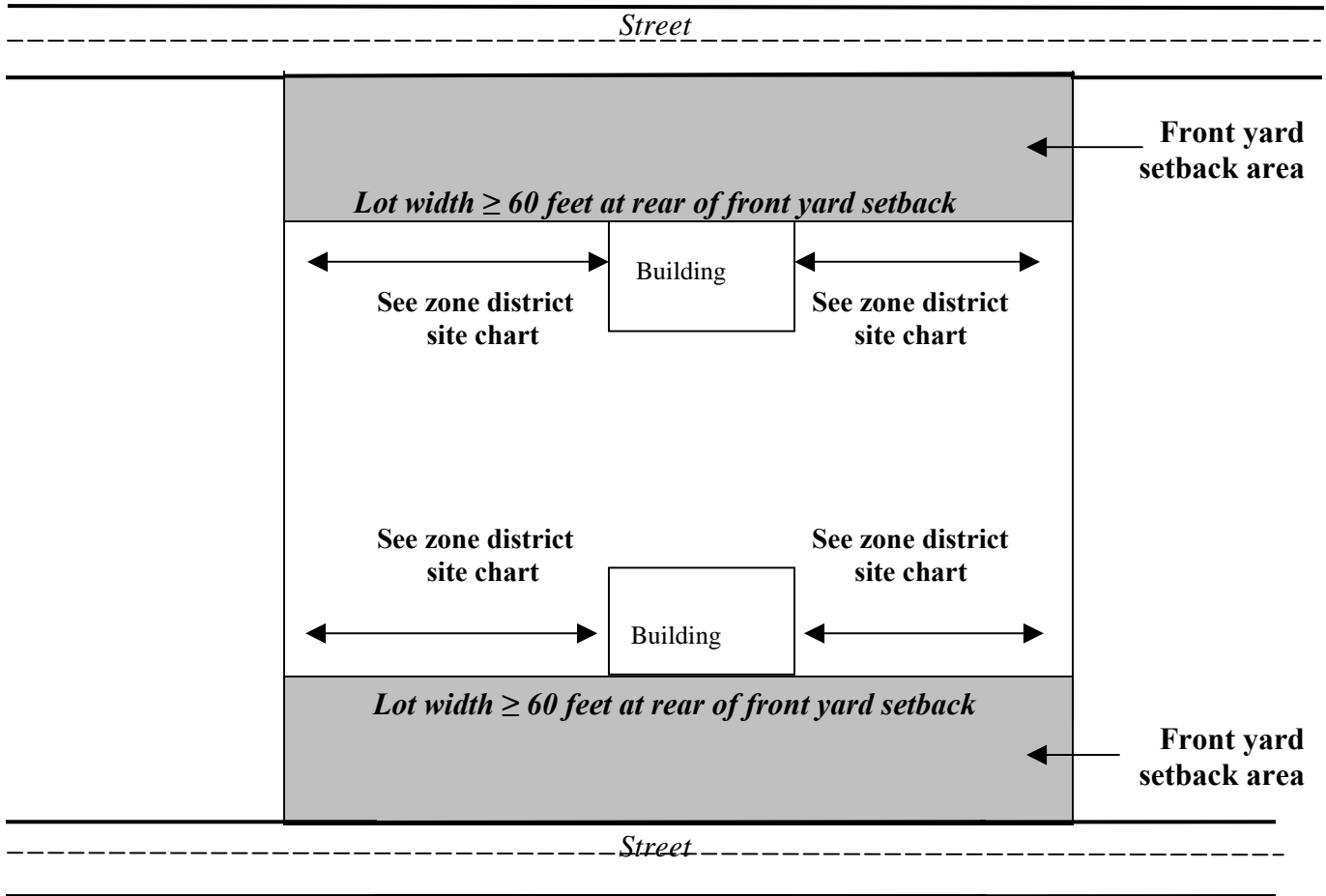
Alvin James, Planning Director

**Double-frontage lot with one frontage \geq 60 feet in width
and one frontage $<$ 60 feet in width**

Note that this determination requires first finding the mid-point between the two street frontages and then dividing the lot in half parallel to the frontages



Double frontage lot with both frontages greater than or equal 60 feet wide



Double frontage lot with both frontages less than 60 feet wide

