



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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Incentives Available for Designated Historic Properties

Recognizing that preserving the many historic buildings in the County enriches our cultural life, contributes to the unique community character, and protects our historic heritage for future generations, the County provides a number of incentives available only to owners of historic buildings. These incentives provide more flexibility for additions, parking requirements, lot coverage and floor area ratio, in order to encourage property owners to maintain and preserve their historic buildings. All development is required to comply with Chapter 16.42 of the Santa Cruz County Code, Historic Preservation.

The following incentives are available to owners of designated historic buildings, identified by the "Historic Landmark Combining District" Zoning Overlay. Please speak with the Zoning Counter staff or contact the historic resources planner at 831-454-3111 for more information.

Incentives for designated historic resources in residential zone districts:

13.10.323(B)

Lot Coverage: For parcels with a designated historic resource, the maximum parcel coverage shall be 1.25 times that of the applicable zone district. In zone districts where the allowable lot coverage is 40%, a lot coverage of 50% is allowed.

Floor Area Ratio: For parcels with a designated historic resource, the floor area ratio (FAR) shall be 0.6:1 in any zone district where the standard FAR is 0.5:1.

Incentives for designated historic resources that are nonconforming structures:

13.10.262(A)(5)(a): Exception for Structures Designated as Historic Resources. Modifications to a nonconforming structure which has been designated as a historic resource pursuant to Chapter 16.42 SCCC are permitted upon issuance of only those building permits and/or development permits that are required by other sections of the County Code, including Chapter 16.42 SCCC, if one or more of the following criteria are met:

- (i) The proposed alteration, reconstruction or addition conforms to the Secretary of the Interior's Standards for Rehabilitation of Historic Properties, and does not increase the nonconforming dimensions of the structure; or

(ii) The proposed alteration, reconstruction or addition does not conform to the lot coverage, yard setback, floor area ratio or height regulations of the zoning district in which it occurs, but is within the structural outline of the structure and does not expand the perimeter foundation line of the structure. The structural outline of a structure shall include that space which is enclosed by the structural posts, columns, beams, trusses and girders of the structure; or

(iii) The proposed modifications are required to provide access for persons with disabilities to the structure.

Exceptions to parking requirements for designated historic resources:

13.10.551(C) The parking requirements of SCCC 13.10.550 et seq. may be modified in connection with an application involving an historic resource designated in conformance with the California Register of the State Office of Historic Preservation and as defined in SCCC 16.42.030. Modification of parking requirements shall be subject to approval at Level III. The approving body shall make the following findings:

(1) Existing traffic and parking on adjacent and nearby streets and properties will not be adversely affected; and one of the following:

(a) Provision of additional parking would adversely affect the historic or architectural significance of the historic resource; or

(b) Provision of additional parking would create exceptional hardship such that preservation of the historic resource would be infeasible.

California Historical Building Code:

The California Historical Building Code (Title 24, Part 8) provides regulations and standards for the rehabilitation, preservation, and restoration of historical buildings, and applies to designated historic resources. The standards are intended to allow the restoration or change of occupancy so as to preserve the historical building's original or restored elements and features. The Code also encourages energy conservation and a cost effective approach to preservation; provides for reasonable safety from fire, seismic forces or other hazards for occupants and users of historical buildings; and provides reasonable availability and usability by the physically disabled. In general, the California Historical Building Code provides flexibility in meeting code requirements. Many older buildings do not meet today's building code standards. Under the Code, a historically designated building would be exempt from some current building code requirements, and/or may be able to meet code requirements using alternative means and methods.