

433 Ocean St. Santa Cruz, CA 95060
APN #005-941-12

Property Zoning: MUVS High Density

24.10.841 PRINCIPAL PERMITTED USES.

This district allows a mix of residential and commercial uses within each proposed development, or exclusively commercial development. Each new development within the zone shall incorporate active commercial uses along the site frontage in conformance with the standards set in Section [24.12.185](#) relating to corridor frontage.

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):

Uses for Active Frontage.

1. Acting/art/music/dance schools and studios (610);
2. Apparel and accessory stores (250);
3. Communication and information (550);
4. Eating and drinking establishments (except bars, fast-food) subject to live entertainment and alcohol regulations of Chapter [24.12](#) (280);
5. Educational facilities (public/private) (510);
6. Financial, insurance, real estate offices (420);
7. Financial services (320);
8. Food and beverage stores (except liquor and convenience stores) (240);
9. General retail merchandise (drug and department stores) (230);
10. Government and public agencies (530);

11. Hardware stores (indoor sales only) (220A);
12. Home furnishing stores (270);
13. Low-barrier navigation centers, subject to the requirements of Section [24.12.165](#);
14. Medical/health offices (except veterinarians and ambulance services) (410);
15. Museums and art galleries (600);
16. Professional offices (400);
17. Professional/personal service (except contractors' yards and mortuaries) (310);
18. Repairs, alterations and maintenance services for household items (except boat repair) (340);
19. Small preschool/childcare (twelve or fewer) (510A);
20. Specialty retail supply stores (290); except thrift stores (290m);
21. Theaters (620);
22. Thrift stores consistent with the requirements of Section [24.12.146](#) (290m);

Residential Uses.

23. Community care facilities including daycare (except family daycare homes), foster homes, and retirement homes (six or fewer persons);
24. Flexible density units (FDU) housing;
25. Multiple dwellings, townhouse dwelling groups, and condominium projects in one or more structures (830, 840);
26. Single-room occupancy (SRO) housing (860);
27. Small and large family daycare homes in residential units;
28. 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. Residential accessory uses and buildings customarily appurtenant to a permitted use, subject to the provisions of Section [24.12.140](#), Accessory buildings and structures;

29. Supportive and transitional housing;

30. Accessory dwelling units on parcels with an approved residential use, subject to the provisions of Chapter [24.16](#), Part 2; however, accessory dwelling units shall not be subject to approval of a design permit;

Commercial Uses.

31. Community organizations, associations, clubs and meeting halls (570);

32. Houses of worship/religious facilities (500);

33. Lodging (300);

34. Off-site public/private parking facilities, five or more spaces, when combined with another allowed use (930);

35. Wireless telecommunications facilities, subject to the regulations in Part 15 of Chapter [24.12](#) requiring no public hearing.

(Ord. 2025-14 § 13, 2025; Ord. 2022-18 § 14, 2022).