
MONTEREY COUNTY ZONING ORDINANCE - TITLE 21

21.34 - PERMANENT GRAZING OR "PG DISTRICTS"

21.34.010 PURPOSE.

The purpose of this Chapter is to provide a district to preserve, protect, and enhance those productive exclusive grazing lands in the County of Monterey.

21.34.020 APPLICABILITY.

The regulations set forth in this Chapter shall apply in all "PG" Districts and shall be subject to the provisions of Chapter 21.62 (Height and Setback Exceptions) and Section 21.66.030 of this Title.

21.34.030 USES ALLOWED.

- A. Except for those uses requiring an Administrative Permit or Use Permit, all soil dependent agricultural uses including crop and tree farming, dry land farming, livestock farming, greenhouses and vineyards;
- B. Single family dwellings accessory to the agricultural use of the property, not exceeding three in total, for an owner, operator or employees employed on-site;
- C. All accessory structures such as barns, stables, storage structures and farm shops;
- D. Guesthouses meeting the development standards of Chapter 21.64.020 (Special Regulations);
- E. Cultivation, cutting or removal of Christmas trees;
- F. Temporary residence, pursuant to Section 21.64.070, used as living quarters during the construction of the first dwelling on a lot;
- G. Licensed residential care homes for aged persons or hospices of not more than six persons including any permitted rooming and boarding;
- II. Small family day care homes;
- I. Water system facilities including wells and storage tanks serving four or fewer service connections, pursuant to Title 15.04, Monterey County Code and replacement of water tanks and wells where no increase in service connections is created. Service connections do not include livestock watering facilities;

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- J. Rooming and boarding of not more than two persons;
- K. Hunting and fishing;
- L. Home occupations, pursuant to Section 21.64.090;
- M. Stands for the sale of agricultural products grown on the premises having no permanent electricity, plumbing or paving where adequate restroom facilities exist on premises, subject to the approval of the Director of Environmental Health;
- N. The keeping of pets;
- O. Other uses of a similar character, density and intensity to those listed in this Section.

21.34.040 USES ALLOWED, ADMINISTRATIVE PERMIT REQUIRED IN EACH CASE. (CHAPTER 21.70)

- A. Senior citizen units meeting the development standards of Section 21.64.010;
- B. Small water system facilities including wells and storage tanks of five to fourteen service connections;
- C. Farm employee housing facility for not more than five families or twelve single persons;
- D. Stands for the sale of agricultural products grown on the premises having permanent electricity, plumbing or paving;
- E. Other uses of a similar character, density and intensity to those listed in this Section;
- F. Reduction in setback requirements for main structures, provided the proposed reduction is 10% or less of the required setback;
- G. Reduction in setback requirements for accessory structures, provided the proposed reduction is 80% or less of the required setback.

21.34.050 USES ALLOWED, USE PERMIT REQUIRED IN EACH CASE. (CHAPTER 21.74)

- A. Commercial hog and turkey raising (ZA);
- B. Dairies (ZA);
- C. Airports, heliports, or landing strips for aircraft (ZA);
- D. Public and quasi-public uses including churches, parks, playgrounds, schools, public safety facilities, schools, public utilities, but not including uses such as jails, detention facilities, rehabilitation centers or corporation yards;

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- E. Large animal hospitals (ZA);
- F. Poultry farms (ZA);
- G. Legal nonconforming use of a portion of a structure extended throughout the structure (ZA);
- H. Legal nonconforming use changed to a use of a similar or more restricted nature;
- I. Commercial and noncommercial wind energy conservation system;
- J. Development in Carmel Valley Floodplain, pursuant to Section 21.64.130 (ZA);
- K. Genetic Engineering Experiments, pursuant to Chapter 21.64.140;
- L. Ridgeline development;
- M. Conversion of uncultivated land to cultivated agricultural use on land with 15% - 25% slopes (North County Area Plan, Central Salinas Valley Plan, Cachagua Area Plan, only);
- N. Agricultural support facilities (ZA);
- O. Water system facilities including wells and storage tanks serving fifteen or more service connections;
- P. The division of property to create a one-acre minimum lot to accommodate housing for members of the immediate family of the property owner who earn their livelihood from the agricultural use of the family land immediately contiguous to the parcel being created by subdivision;
- Q. Large family day care homes (ZA);
- R. Agricultural processing plants (ZA);
- S. Hunting and fishing facilities (ZA);
- T. Public or private rifle and pistol ranges, trap or skeet fields, archery ranges or other similar uses (ZA);
- U. Public or private riding or hiking clubs with accessory structures and trails developed for such use (ZA);
- V. Zoos or zoological gardens for the purpose of raising, maintaining, keeping or exhibiting any wild animal;
- W. Commercial kennel (ZA);

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- X. Other uses of a similar character, density and intensity to those uses listed in this Section;
- Y. Removal of minerals and natural materials for commercial purposes;
- Z. Farm worker housing facility;
- AA. Farm employee housing facility for more than five families or more than twelve single persons;
- BB. Bed and breakfast facility, pursuant to Section 21.64.100;
- CC. Cottage industries, pursuant to Section 21.64.095 (ZA);
- DD. Non-soil dependent nurseries and greenhouses;
- EE. The exploration for and the removal of oil and gas (ZA).
- FF. Farm worker parking facility (ZA);
- GG. Farm equipment storage facilities (ZA).

21.34.060 SITE DEVELOPMENT STANDARDS.**A. Minimum Building Site**

The minimum building site is forty acres unless otherwise shown on the Sectional District Map (e.g. "PG/160" would mean a minimum building site of 160 acres).

- B. **Structure Height and Setback Regulations:** The following structure height and setback regulations apply unless superseded by a structure height limit noted on the zoning map (e.g. "PG/40 (24)" would mean a structure height limit of 24 feet), setback requirements when combined with a "B" district or setbacks shown on a recorded final or parcel maps, or setback lines on a Sectional District Map.

1. Main Structures**a. Minimum Setbacks**

Front: 30 feet

Side: 20 feet

Rear: 20 feet

Maximum Height: 35 feet

2. Accessory Structures (Habitable)

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- a. Minimum Setbacks
 - Front: 50 feet
 - Side: 6 feet
 - Rear: 6 feet
 - Maximum Height: 35 feet
 3. Accessory Structures (Non-habitable)
 - a. Minimum Setbacks
 - Front: 50 feet
 - Side: 6 feet
 - Rear: 6 feet
 - Maximum Height: 35 feet
 4. Wells, pumps, pump houses and associated facilities
 - a. Minimum Setbacks
 - Front: 5 feet
 - Side: 5 feet
 - Rear: 5 feet
 - Height: 35 feet
 - b. Agricultural windmills and wind machines for crop protection are exempt from the height provisions of this Chapter.
- C. Minimum Distance Between Structures
- Main Structures: 10 feet
- Accessory/Main Structures: 6 feet
- Accessory/Accessory: 6 feet

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D. Building Site Coverage, Maximum: 5%, except for commercial greenhouse operations which are permitted a coverage of 50%. Additional coverage for greenhouses may be permitted subject to a Use Permit. All other additions to coverage shall require a Variance.

E. Parking Regulations

All parking shall be established pursuant to Chapter 21.58.

F. Landscaping Requirements

None, except as required as a condition of approval of an Administrative Permit or Use Permit.

G. Lighting Plan Requirements

None, except as required as a condition of approval of an Administrative Permit or Use Permit.

H. Sign Regulations

Signing for all development shall be established pursuant to Chapter 21.60.

21.34.070 SPECIAL REGULATIONS.

A. In areas designated as "special treatment" to permit on-site soil dependent agricultural operations such as greenhouses, the minimum parcel size shall be 10 acres. Subdivision of land in this area may be approved only under the following conditions:

1. That the residential development rights on lots formed through subdivision approval be dedicated by means of an agricultural conservation easement, to the County or a qualified organization such as that specified in Section 501 (c) (3) of the Internal Revenue Code;
2. That a drainage management plan to mitigate run-off to adjoining farmlands has been prepared for the entire special treatment area;
3. That appurtenant structures such as processing, packaging supply and boiler sheds will have concrete foundations no thicker than 4 inches and will be no larger than 4,000 square feet;
4. That the allowance of one mobilehome will be only for a caretaker or security personnel and not for other residential purposes;
5. That no uses other than agriculture will be allowed on subdivided lots.

B. The division of property to create a one-acre minimum lot may be considered if the division is to accommodate housing for members of the immediate family of the property owner who

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earn a substantial portion of their livelihood from the agricultural use of the family land contiguous to the lot being created by subdivision. Such subdivision shall be conditioned to allow for the exclusive occupancy by immediate family members and their spouses, and shall require the lot to be an accessory use to the subdivided property or to adjoining property. The residence must be an accessory to the adjoining agricultural use of the properties and be occupied exclusively by immediate family owners and spouses of the owners or lessors.

- C. Manufactured dwelling units meeting the standards of Section 21.64.040 are permitted subject to the requirements of any conventional dwelling unit in this Chapter.
- D. The following types of development are subject to Section 21.64.250 (Regulations for the Reduction of Vehicle Trips) of this Title:
 - a) Any residential development of 25 or more units; or,
 - b) Any new or expanded commercial or industrial development which will employ 50 or more persons; or,
 - c) Any new or expanded commercial or industrial development of 25,000 gross square feet or more.