
MONTEREY COUNTY ZONING ORDINANCE - TITLE 21

21.30 –FARMLANDS OR “F DISTRICTS”

21.30.010 PURPOSE.

The purpose of this Chapter is to provide a district to preserve and enhance the use of the prime, productive and unique farmlands in the County of Monterey while also providing opportunity to establish necessary support facilities for those agricultural uses.

21.30.020 APPLICABILITY.

The regulations of this Chapter shall apply in all "F" districts subject to [Chapter 21.62](#) (Height and Setback Exceptions) and [Section 21.66.030](#) of this Title.

21.30.030 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 [Section 21.64.020](#);
- 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. Small family day care homes;
- H. Licensed residential care homes for aged persons or hospices of not more than six persons including any permitted rooming and boarding;
- 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;

- J. Rooming and boarding of not more than two persons;
- K. Hunting and fishing;
- L. Reserved;
- M. Stands for the sale of agricultural products grown on the premises having no permanent electricity, plumbing or paving;
- N. [Home occupations](#), pursuant to [Section 21.64.090](#);
- O. The keeping of pets;
- P. Other uses of a similar character, density and intensity to those listed in this Section.

21.30.040 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. Stands for the sale of agricultural products grown on the premises having permanent electricity, plumbing or paving where adequate restroom facilities exist on premises, subject to the approval of the Director of Environmental Health;
- D. Other uses of a similar character, density and intensity to those listed in this Section;
- E. Farm employee housing facility for not more than five families or twelve single persons;
- 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 proposed setback.
- H. Additions to existing, approved wireless communications facilities, pursuant to [Section 21.64.310](#).

21.30.050 USES ALLOWED, USE PERMIT REQUIRED IN EACH CASE. [\(CHAPTER 21.74\)](#)

- A. 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);
- B. 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;

- C. Legal nonconforming use of a portion of a structure extended throughout the structure (ZA);
- D. Legal nonconforming use changed to a use of a similar or more restricted nature;
- E. Commercial and noncommercial wind energy conversion systems;
- F. Development in Carmel Valley Floodplain, pursuant to [Section 21.64.130](#) (ZA);
- G. Genetic Engineering Experiments, pursuant to [Section 21.64.140](#);
- H. Ridgeline development;
- I. Agricultural support facilities (ZA);
- J. Large family day care facilities (ZA);
- K. Water system facilities including wells and storage tanks serving fifteen or more service connections (ZA);
- L. Removal of minerals or natural materials for commercial purposes;
- M. Assemblages of people, such as carnivals, festivals, races and circuses not exceeding ten days and not involving construction of permanent facilities (ZA);
- N. Agricultural processing plants (ZA);
- O. Frog farms (ZA);
- P. Commercial hog and turkey raising on a minimum of 10 acres(ZA);
- Q. Livestock feed yards on a minimum of 20 acres (ZA);
- R. Animal sales yards on a minimum of 10 acres (ZA);
- S. Dairies on a minimum of 40 acres (ZA);
- T. Airports, heliports or landing strips for aircraft;
- U. Animal hospitals (ZA);
- V. Poultry farms on a minimum of 5 acres (ZA);
- W. Other uses of a similar character, density and intensity to those uses listed in this Section;
- X. Zoos or zoological gardens for the purpose of raising, maintaining, keeping or exhibiting any wild animal;
- Y. Commercial kennel (ZA);

- 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 greenhouses and nurseries (ZA);
- EE. The exploration for and the removal of oil and gas (ZA).
- FF. 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 lot being created by the subdivision.
- GG. Farm worker parking facilities (ZA);
- HH. Farm equipment storage facilities (ZA).
- II. Wireless communications facilities, pursuant to [Section 21.64.310](#).

21.30.060 SITE DEVELOPMENT STANDARDS.

A. Minimum Building Site

The minimum building site is forty acres unless otherwise shown on the Sectional District Map (e.g. "F/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. "F/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)

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

Maximum 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 Structure: 6 feet

Accessory/Accessory: 6 feet

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](#)

21.30.070 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 shall 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. 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.

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

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.