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Rough Draft for Partner Discussions

December 2023



“There is a strong connection between walking and well-being—a connection so strong that city-planners use walking and biking as one of the most important design parameters when upgrading cities for better living, home values, and stronger support for local neighborhoods and businesses.”

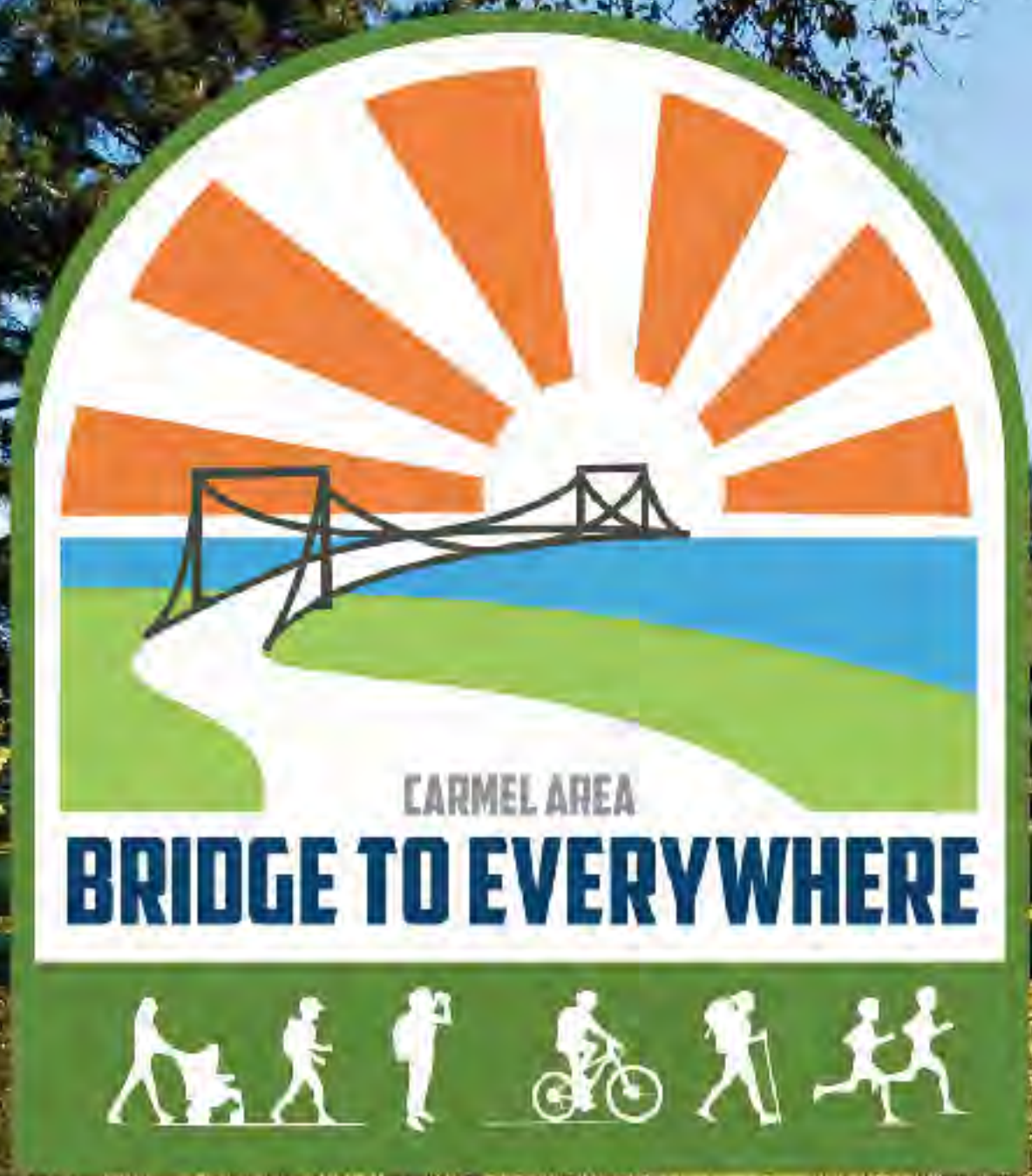
Giving people more places to take walks, ride bikes, and hike is one of the easiest and best-documented health and well-being enhancements available to communities.

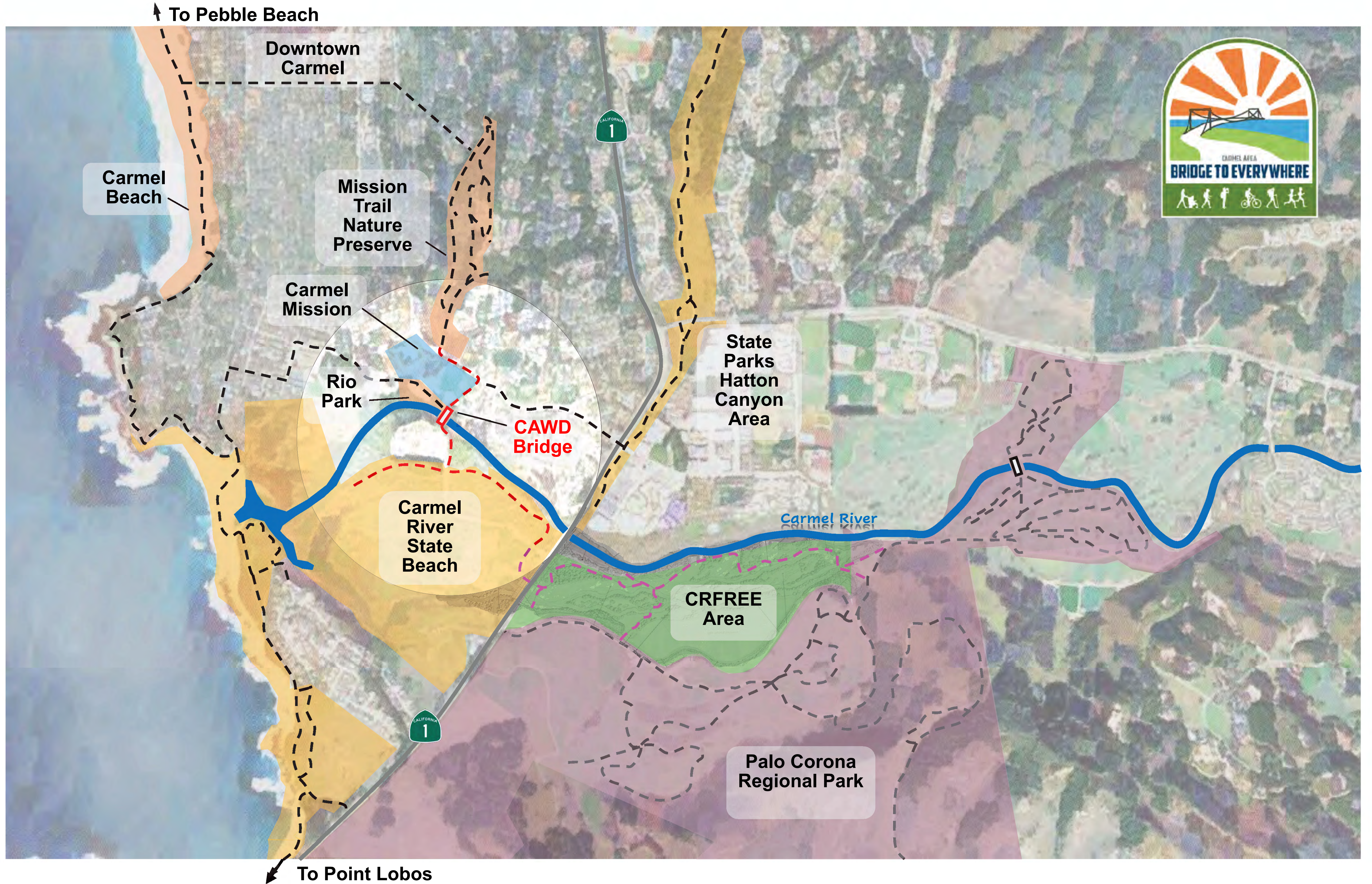
There’s an opportunity to expand access and give new life to several public spaces in Carmel and connect some of our most magnificent natural beauty assets for more people to enjoy.



We can elevate our community’s quality of life by connecting trails from Carmel-By-The-Sea to the State Park and Regional Park lands south of the Carmel River. A new community walking trail and pedestrian bridge across the Carmel River would connect several networks of currently disconnected trails and parks. This project requires NO land purchase; all the points of connectivity are in public ownership. And, each of these dispersed geographic connection points have existing parking, allowing users to select their choice of access into the new trail system.

This new trail will significantly enhance walkability and access to the tremendous natural beauty the Carmel Area has to offer. Each ‘connection’ along this new trail is unique and compelling. That’s why we call it the ‘Bridge to Everywhere’.







Connecting Carmel's most spectacular natural beauty and creating a world-class hiking experience.

More Connections. More Joy.

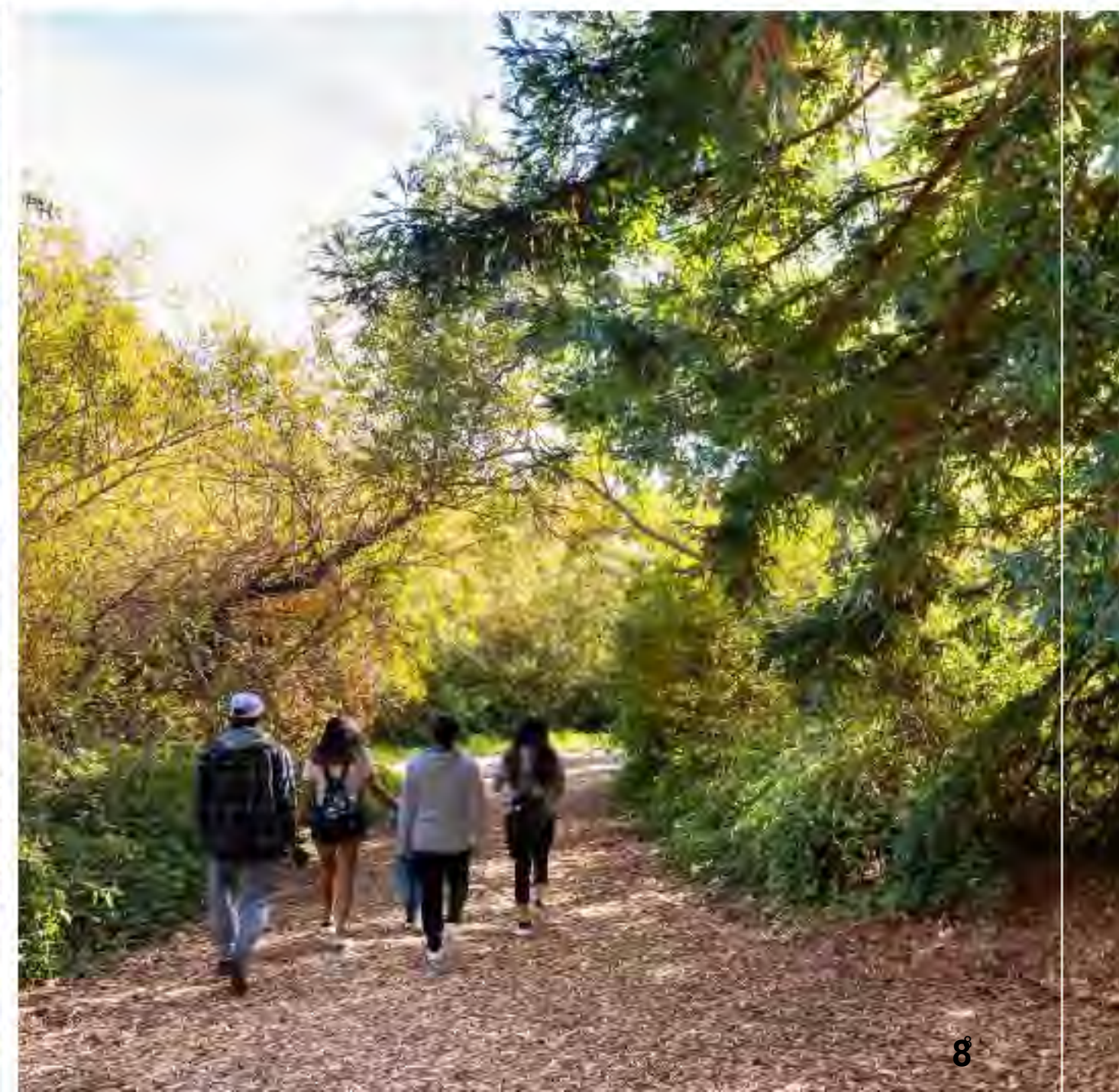


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CONNECTION #1

The new Trail would continue from Mission Trail which is a strikingly beautiful nature preserve in the heart of Carmel-by-the-Sea with peaceful, secluded walking trails inside a 34-acre woodland landscape.

Mission trail is a treasured place for local residents and visitors to experience walking trails within the city limits. Mission Trail is a 1.5-mile-long loop that ends at Rio Rd across from the Carmel Mission.





Larson Field & Access Way

CONNECTION #2

Larson Field is adjacent to the Carmel Mission and owned by the Mission Diocese of Monterey. It's a recreational park used for Carmel Youth Baseball. The new trail, when developed, would include enhancements and renovations to the existing Rio Road crosswalk, entry to the baseball field, and the Access Way leading directly to Rio Park, which runs along the eastern edge of the baseball field and adjacent to the Mission Fields homes is a CAWD easement.

These improvements will measurably improve the safety of the crosswalk and provide safer access overall for children around the Mission.

Larson Field & Access Way





LOS ANGELES

CONNECTION #3

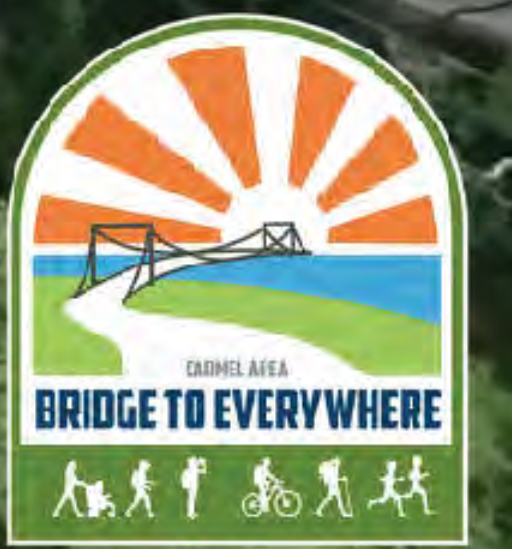
Rio Park is a 6.24-acre undeveloped park that is adjacent to the CAWD footbridge area. It is owned by the City of Carmel-by-the-Sea and is currently used as a temporary corporation yard for wood chips, large tree stumps, and other storage needs.

The original design vision was for this to be a passive park in a sunken-bowl shape with no permanent structures (other than removable playground equipment) that could act as an important flood control if needed. This open space will provide ample walking and biking terrain.



Rio Park Potential

This 3D rendering illustrates Rio Park's potential for public use and enjoyment for walking and hiking. It is important to note that no permanent structures would be built in the floodplain. The depiction is strictly illustrative.









CONNECTION #4

The CAWD bridge is a central connection hub for the proposed new trail project. It was originally built in 1938, five years after the construction of the Golden Gate Bridge and it shares a similar suspension bridge design. Standing on the bridge looking down at the water provides a uniquely beautiful vantage point to observe the vital aquatic habitat for juvenile steelhead in the river. And in the canopy above the water is a flourishing covey of migratory birds.

The CAWD Bridge is the *only* river crossing West of Hwy 1, but it is currently unusable and would need to be upgraded or replaced for general public access.







Once you cross to the South side of the Carmel River, you reach mostly undeveloped land except for the CAWD wastewater treatment plant, which has been in operation for more than a century. This plant serves as critical infrastructure for the Carmel Area and also an essential water resource providing all treated water necessary to irrigate the world-renowned golf courses to the north in Pebble Beach.

CONNECTION #5

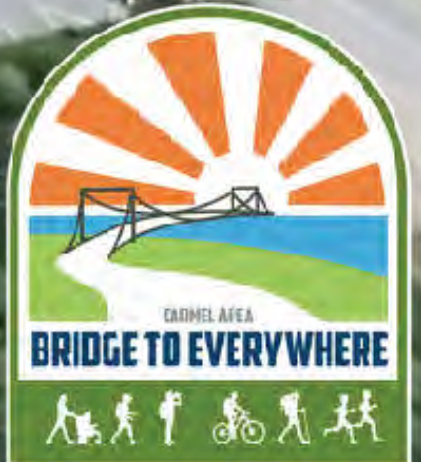
This area is a hotspot for bird watchers looking to spot a rare species. It is also home to an abundance of other wildlife including bobcats, coyote, deer, wild boar, and the occasional mountain lion. The Old Access road was abandoned in the 90's, but is still intact and could be easily converted into a walking and biking trail.

The road extends all the way to Hwy 1. Most of this old road is now on State Parks property and it's connected to the larger property owned by the State Parks that connects to the Carmel Lagoon and Carmel River Beach. The vast majority of this 155-acre park is currently unavailable for public use.



Old CAWD Access Road









Carmel Scenic Pathway, Carmel Point, River Lagoon, and Adjacent Beaches

CONNECTION #6

The stunning Scenic Road Pathway stretches from Pebble Beach on the northern end and winds its way through Carmel-by-the-Sea, around Carmel Point and south connecting Carmel River State Beach, Carmel Meadows Beach, Monastery Beach, and continuing on to Point Lobos.

Tucked in from the Carmel River State beach is a large area of wetlands and the Carmel River Lagoon—the area just before the Carmel River empties into the sea—which hosts a thriving bird sanctuary featuring a wide variety of ducks, geese, songbirds, and shorebirds. It offers walkers, birdwatchers, and hikers some extraordinary panoramic views.



A photograph of a Carmel River Lagoon. A large, brown, cylindrical pipe crosses the lagoon from left to right. The pipe is supported by concrete pillars. In the background, there is a residential area with houses and trees on a hillside. The foreground is filled with green grass and reeds. The text "Location for Potential Additional Bridge at Carmel River Lagoon" is overlaid in white in the center of the image.

Location for Potential Additional Bridge at Carmel River Lagoon





Hatton Canyon

CONNECTION #7

Hatton Canyon is a unique, urban open space that is a state park property. The canyon is home to Monterey Pines and 10 acres of wetlands. Community homeowners and environmental advocates fought for decades to prevent this area from becoming a freeway. It is currently accessible to the public at Carmel Valley Road via a partially paved and dirt trail at the mouth of Carmel Valley.



Hatton Canyon





Palo Corona Regional Park

CONNECTION #8

Palo Corona Regional Park is one of Central Coast California's most significant undeveloped open spaces. The Park stretches nearly 10 miles in length, across more than 4,500 sprawling acres of rugged, spectacular land that boasts an extraordinary mix of ecosystems, wildlife species, and hiking trails. The park protects significant habitat areas, wildlife corridors, wildlife, and endangered species. The new trail could connect Palo Corona via a causeway underneath Hwy 1.

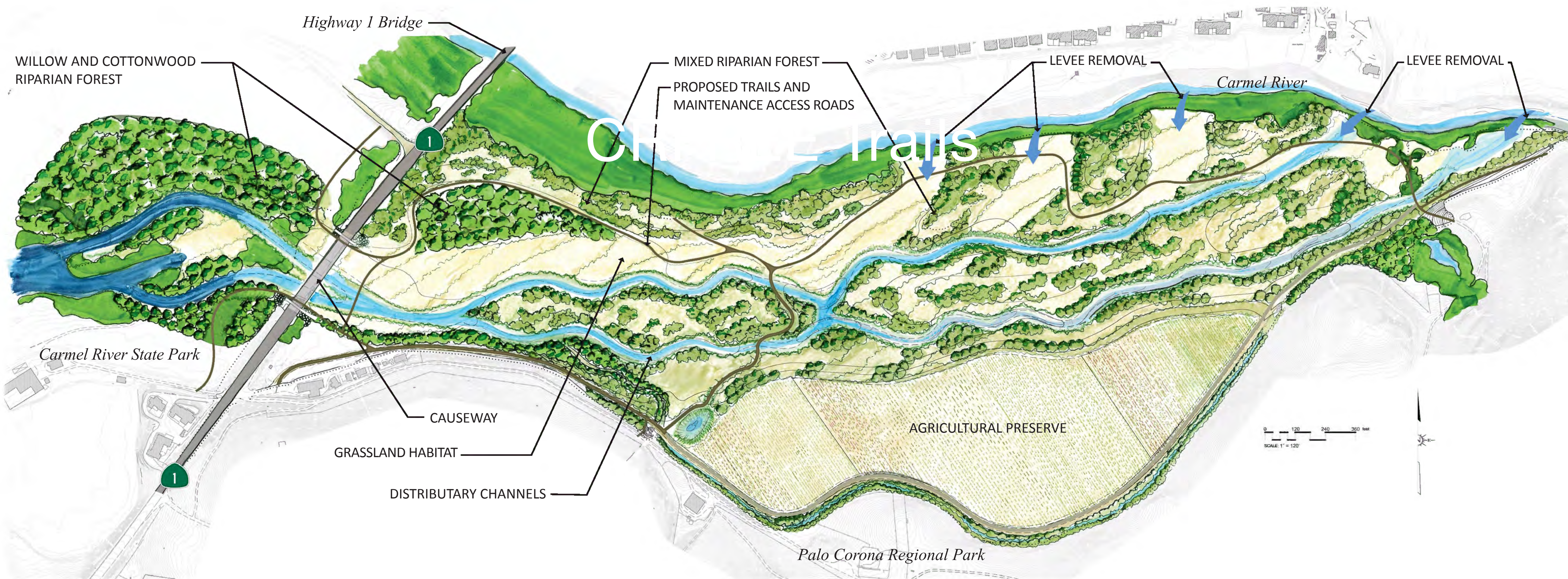




CRFREE Trails

CONNECTION #9

Carmel River Floodplain Restoration and Environmental Enhancement Project, known as CRFREE will restore habitat and help significantly reduce flood risks for homes and businesses in the lower Carmel River watershed. They plan to use a nature-based green infrastructure solution, to reclaim the southern floodplain and direct water away from developed areas north of the river. Big Sur Land Trust is the largest landowner of the Carmel River FREE site, though portions of the project are also located on Palo Corona Regional Park and Carmel River State Beach.





Monastery Beach to Point Lobos State Natural Reserve

CONNECTION #10

Monastery Beach, named for the Carmelite Monastery, is part of Carmel River State Beach. The one-third mile-long stretch of sand is very popular with divers and locals who love to walk.

Point Lobos State Natural Reserve has often been called “The crown jewel of the California State Park System.” People travel from all over the world to be inspired by this stunning, unique place.



Monastery Beach to Point Lobos State Natural Reserve





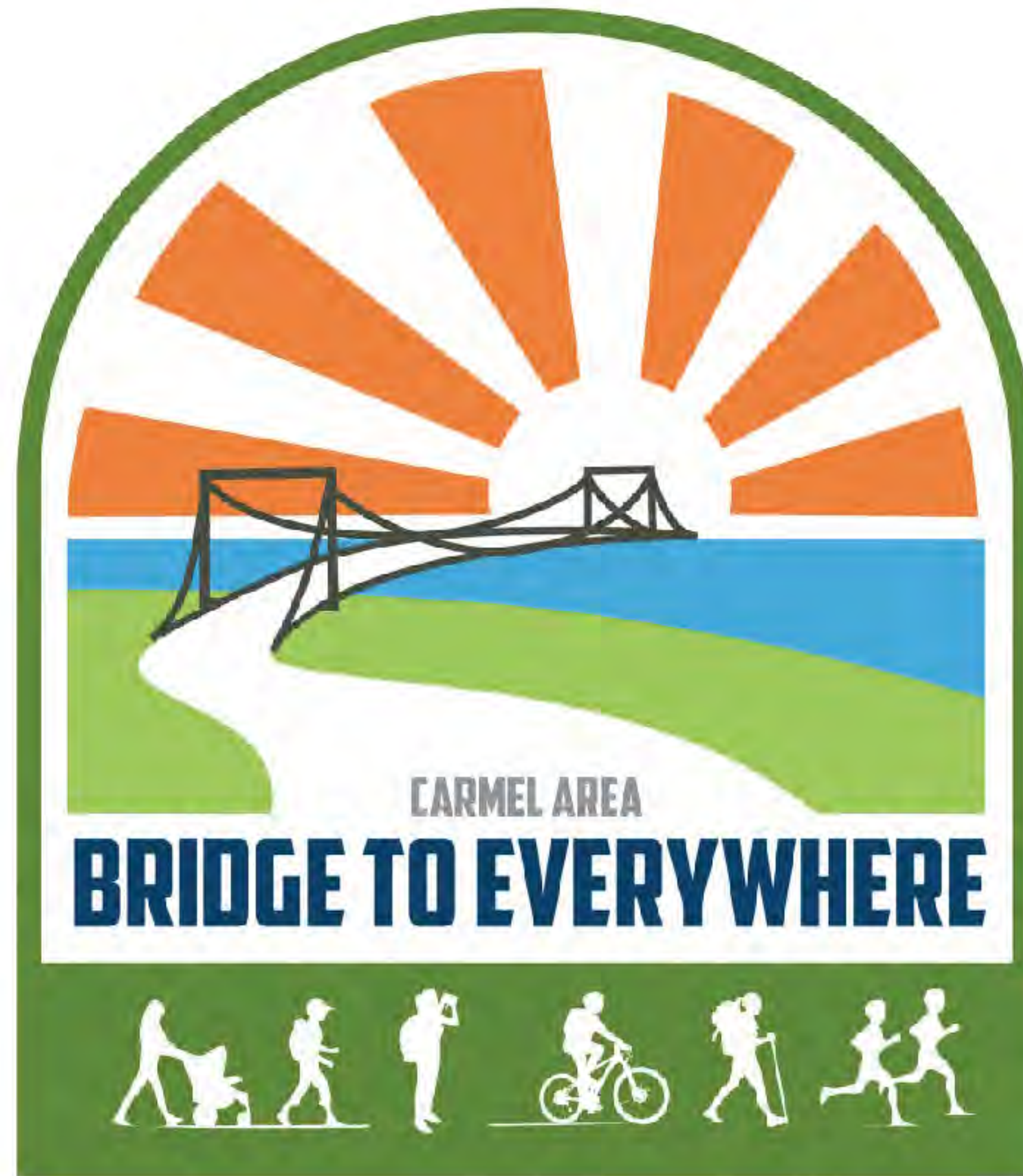
We have an extraordinary opportunity to link these ten beautiful connections—without needing to purchase new land *or* create new parking areas.

LINKING THESE
BEAUTIFUL
CONNECTIONS

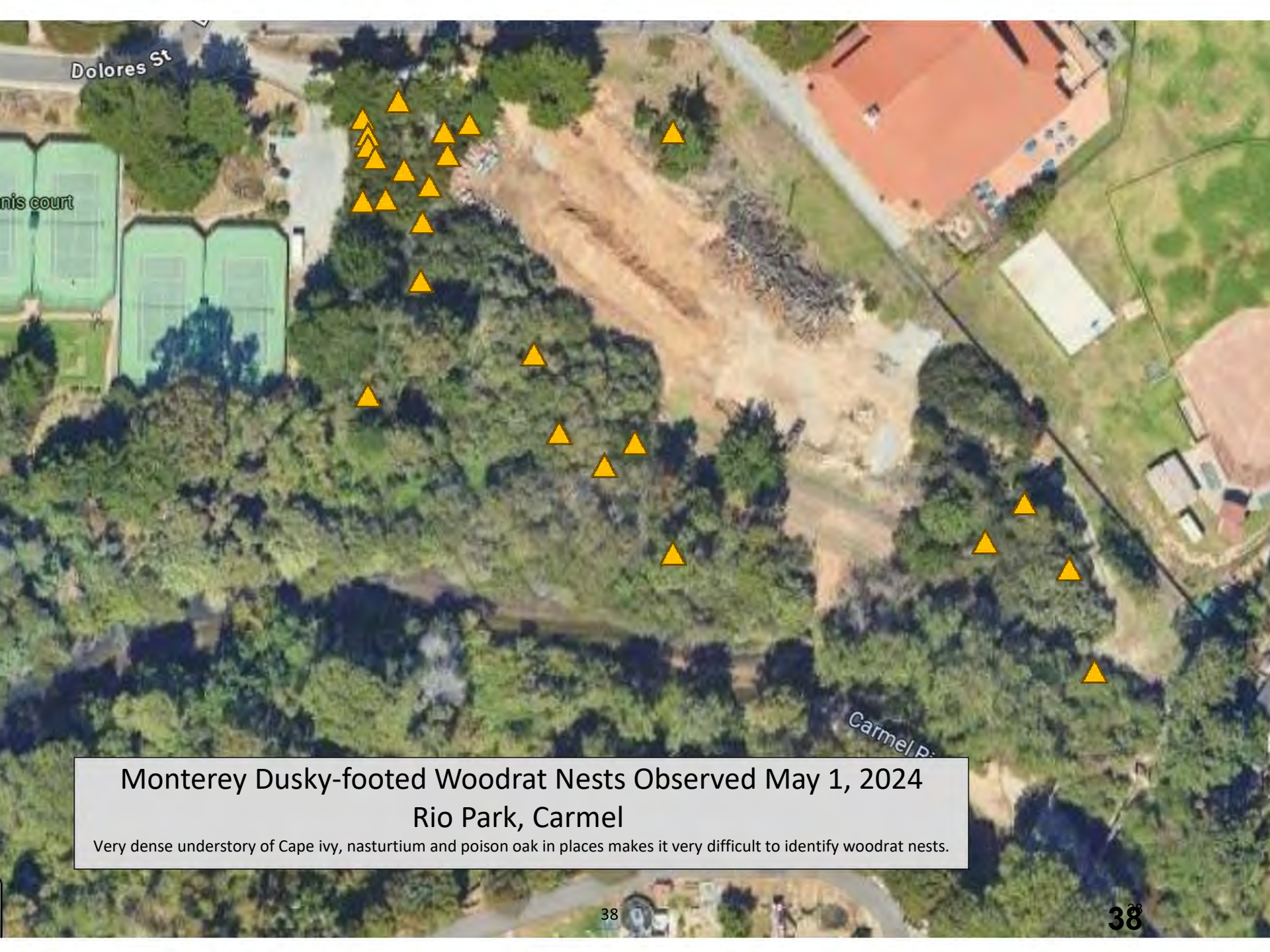
Before the arrival of the missionaries and the Spanish, our Native American ancestors lived along the Carmel coastline. Now, a thousand years later, we can walk in their ancient footprints—from San Juan Creek to Carmel Point—and connect the disparate lands in public ownership.

All these properties—Mission Trail Nature Preserve, Rio Park, CAWD lands, Palo Corona, and more—belong to us, the public. And, *all* these properties should have pedestrian connectivity. All of this—is within our grasp.

We need your support and your voice. **Let us unite behind *our*—‘Bridge to Everywhere’.**



Thank You.



Monterey Dusky-footed Woodrat Nests Observed May 1, 2024
Rio Park, Carmel
Very dense understory of Cape ivy, nasturtium and poison oak in places makes it very difficult to identify woodrat nests.

MONTEREY COUNTY ZONING

COASTAL IMPLEMENTATION PLAN - TITLE 20

20.36 – RC (CZ) DISTRICT

20.36.010 PURPOSE.

The purpose of this Chapter is to provide a district to protect, preserve, enhance, and restore sensitive resource areas in the County of Monterey. Of specific concern are the highly sensitive resources inherent in such areas such as viewshed, watershed, plant and wildlife habitat, streams, beaches, dunes, tidal areas, estuaries, sloughs, forests, public open space areas and riparian corridors. The purpose of this Chapter is to be carried out by allowing only such development that can be achieved without adverse effect and which will be subordinate to the resources of the particular site and area.

20.36.020 APPLICABILITY.

The regulations of this Chapter shall apply in all "RC" districts subject to [Chapter 20.62](#) (Height and Setback Exceptions) and [Chapter 20.70](#) (Coastal Development Permits) of this Title.

20.36.030 NONEXEMPT DEVELOPMENT.

The following list shall require a coastal development permit regardless of which category of allowed uses it falls into:

- A. Development which will cause a Significant Environmental Impact;
- B. Development within the Critical Viewshed as defined by Section 20.145.020.V (Big Sur);
- C. Development on slopes of 30% or greater (25% in North County) except as provided for in Section 20.64.230 (C) (2) and (3);
- D. [Ridgeline Development](#);
- E. Development within 100 feet of mapped or field identified environmentally sensitive habitats;
- F. Development with positive archaeological reports;
- G. Land divisions;

- H. Development of new or expanded agricultural operations if 50% or more of the parcel has a slope of 10% or greater; or where the operation is to occur on soils with a high or very high erosion hazard potential, according to the Soil Conservation Service Soil Survey Manual.

20.36.040 PRINCIPAL USES ALLOWED, COASTAL ADMINISTRATIVE PERMIT REQUIRED IN EACH CASE. (CHAPTER 20.70) UNLESS EXEMPT (Section 20.70.120)

- A. Resource dependent educational and scientific research facilities uses, and low intensity day use recreation uses such as trails, picnic areas and boardwalks;

B. Restoration and management programs for fish, wildlife, or other physical resources;

20.36.050 CONDITIONAL USES ALLOWED, COASTAL DEVELOPMENT PERMIT REQUIRED IN EACH CASE. (CHAPTER 20.70) UNLESS EXEMPT (Section 20.70.120)

A. Except in Big Sur dredging, filling, excavation, dams, flood control facilities, dikes levees, revetments, seawalls and cliff retaining walls;

B. Except in Big Sur public utility facilities such as pipe lines, underground and overhead utility extensions, and water tanks, but not including public/quasi-public uses such as schools, fire stations, or parking lots;

C. In Big Sur only hike-in and environmental campsites;

D. Legal nonconforming use of a portion of a structure extended throughout the structure (ZA);

E. Legal nonconforming use changed to a use of a similar or more restricted nature;

F. For State Parks and Fish and Game Reserves, uses subject to State-approved facilities and area management plans;

G. Lot Line Adjustments;

H. Subdivisions;

I. Conditional Certificates of Compliance;

J. Other resource conservation uses of a similar character, density and intensity to those uses listed in this Section determined by the Planning Commission to be consistent and compatible with the intent of this Chapter and the applicable land use plan.

20.36.060 SITE DEVELOPMENT STANDARDS.

A. Minimum Building Site

The minimum building site shall be one acre.

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. "RC/10(24)" would limit structure height to 24 feet), setback requirements when combined with a "B" district, setbacks shown on a recorded final or parcel map, or setback lines on a Sectional District Map.

1. Main Structures

a) Minimum Setbacks

Front: 30 feet

Side: 20 feet

Rear: 20 feet

b) Height

Maximum Height: 30 feet

2. Accessory Structures (Habitable)

a) Minimum Setbacks

Front: 50 feet

Side: 6 feet

Rear: 6 feet

b) Height

Maximum Height: 15 feet

3. Accessory Structures (Non-habitable)

a) Minimum Setbacks

Front: 50 feet

Side: 6 feet on front one-half of property; 1 foot on rear one-half of property.

Rear: 1 foot

b) Height

Maximum Height: 35 feet

4. Accessory structures used as barns, stables or farm outbuildings shall not be less than 50 feet from the front of the property or 20 feet from the side or rear property line or 20 feet from any residence on the property.

C. Minimum Distance Between Structures

Main Structures: 20 feet

Accessory/Main Structure: 10 feet

Accessory/Accessory: 6 feet

D. Building Site Coverage, Maximum: 5%

E. Parking Regulations

All parking shall be established pursuant to [Chapter 20.58](#).

F. Landscaping Requirements

None, except as may be required by condition of approval of a Coastal Administrative Permit or Coastal Development Permit. Natural vegetation shall be retained or restored.

G. Lighting Plan Requirements

None, except as may be required by condition of approval of a Coastal Administrative Permit or Coastal Development Permit.

H. Sign Regulations

Signing for all development shall be established pursuant to [Chapter 20.60](#).

I. Building Site Area

The minimum building site area shall be one acre.

20.36.070 SPECIAL REGULATIONS.

A. [Manufactured Dwelling Units](#)

Manufactured dwelling units meeting the standards of Section 20.64.040 are permitted subject to the requirements of any conventional dwelling unit in this Chapter.

MONTEREY COUNTY ZONING

COASTAL IMPLEMENTATION PLAN - TITLE 20

20.40 – PQP (CZ) DISTRICT

20.40.10 PURPOSE.

The purpose of this Chapter is to allow in designated areas public/quasi-public uses such as schools, parks, regional parks, recreation areas, and uses which serve the public at large.

20.40.020 APPLICABILITY.

The regulations set forth in this Chapter shall apply in all "PQP" Districts subject to the provisions [Chapter 20.62](#) (Height and Setback Exceptions) and [Chapter 20.70](#) (Coastal Development Permits) of this Title.

20.40.030 NONEXEMPT DEVELOPMENT.

The following list shall require a coastal development permit regardless of which category of allowed uses it falls into:

- A. Development which will cause a Significant Environmental Impact;
- B. Development within the Critical Viewshed as defined by Section 20.145.020.V (Big Sur);
- C. Development on slopes of 30% or greater (25% in North County) except as provided for in Section 20.64.230 (C) (2) and (3);
- D. Ridgeline Development;
- E. Development within 100 feet of mapped or field identified environmentally sensitive habitats;
- F. Development with positive archaeological reports;
- G. Land divisions;
- H. Development of new or expanded agricultural operations if 50% or more of the parcel has a slope of 10% or greater; or where the operation is to occur on soils with a high or very high erosion hazard potential, according to the Soil Conservation Service Soil Survey Manual.

20.40.040 PRINCIPAL USES ALLOWED, COASTAL ADMINISTRATIVE PERMIT REQUIRED IN EACH CASE. ([CHAPTER 20.76](#)) UNLESS EXEMPT (Section 20.70.120)

- A. Crop and tree farming, grazing of cattle, sheep and goats.
- B. Water system facilities including wells and storage tanks serving 14 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. The screening of any tanks and associated structures are approved by the Director of Planning and Building Inspection;

- C. Home occupations pursuant to Section 20.64.090;
- D. One [caretaker unit](#) for the purpose of providing on-site security;
- E. Reduction in setback requirements provided the proposed reduction is 10% or less of the required setbacks;
- F. Structures accessory to any principal permitted use;
- G. Additions to existing, approved wireless communications facilities, pursuant to Section 20.64.310.

20.40.050 CONDITIONAL USES ALLOWED, COASTAL DEVELOPMENT PERMIT REQUIRED IN EACH CASE. ([CHAPTER 20.70](#)) UNLESS EXEMPT (Section 20.70.120)

- A. Public recreational uses;
- B. Removal of minerals or natural materials;
- C. Golf courses and country clubs;
- D. Public utility uses and accessory structures;
- E. Public/Quasi-Public uses including hospitals, hospices, churches, cemeteries, firehouses, parks and playgrounds, schools, jails, prisons, detention facilities, convalescent homes, and rehabilitation centers;
- F. Subdivisions;
- G. Legal nonconforming use changed to a use of a similar or more restricted nature;
- H. Legal nonconforming use of a portion of a structure extended throughout the structure (ZA);
- I. [Ridgeline development](#);
- J. Conditional Certificates of Compliance;
- K. [Cottage industries](#), pursuant to Section 20.64.095 (ZA);
- L. Airports;
- M. [Day care centers](#) (ZA);
- N. Solid and liquid waste disposal sites;
- O. On National Forest Lands, all uses which are specified for the "WSC (CZ)" district in Big Sur except for private residential development, inn units, and Transferable Development Credits;
- P. On Federal Lands (other than National Forest Lands) in Big Sur, coastal-dependent development;
- Q. On Federal Lands (other than National Forest Lands) in Big Sur, moderate intensity recreational uses which are specified for the "OR (CZ)" district in Big Sur;
- R. Lot Line Adjustments.
- S. Wireless communications facilities, pursuant to Section 20.64.310.

20.40.060 SITE DEVELOPMENT STANDARDS.

A. Minimum Building Site

None

B. Development Density, Maximum

None

C. 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. "PQP(24)" would limit structure height to 24 feet), setback requirements when combined with a "B" district or setbacks shown on a recorded final or parcel map, or setback lines on a Sectional District Map.

1. Main Structures

a) Minimum Setbacks

Front: 30 feet

Side: 20 feet

Rear: 20 feet

b) Height

Maximum Height: 30 feet

2. Accessory Structures (Habitable)

a) Minimum Setbacks

Front: 50 feet

Side: feet

Rear: 6 feet

b) Height

Maximum Height: 15 feet

3. Accessory Structures (Non-habitable)

a) Minimum Setbacks

Front: 50 feet

Side: 6 feet on front one-half of property; 1 foot on rear one-half of property.

Rear: 1 foot

b) Height

Maximum Height: 15 feet

D. Minimum Distance Between Structures

Main Structures: 20 feet

Accessory/Main Structure: 10 feet

Accessory/Accessory: 6 feet

Accessory structures used as barns, stables or farm out structures shall not be less than 50 feet from the front of the property or 20 feet from the side or rear property line or 20 feet from any residence on the property. The maximum height shall be 30 feet.

E. Building Site Coverage, Maximum: 25%

F. Parking Regulations

All parking shall be established pursuant to [Chapter 20.58](#).

G. Landscaping Requirements

None, except as may be required by condition of approval of a Coastal Administrative or Combined Development Permit.

H. Lighting Plan Requirements

None, except as may be required by condition of approval of a Coastal Administrative or Coastal Development Permit.

I. Sign Regulations

Signing for all development shall be established pursuant to [Chapter 20.60](#).

J. Building Site Area

The minimum building site area shall be one acre.

20.40.070 SPECIAL REGULATIONS.

A. [Manufactured Dwelling Units](#)

Manufactured dwelling units meeting the standards of Section 20.64.040 are permitted subject to the requirements of any conventional dwelling unit in this Chapter.

B. Ventana Wilderness

1. Land uses in the Ventana Wilderness portion of Los Padres National Forest shall be limited to back-country recreational use only.

C. Vehicle Trip Reduction

The following types of development are subject to Section 20.64.250 (Regulations for the Reduction of Vehicle Trips) of this Title:

a) Any new or expanded commercial, industrial or tourist oriented development which will employ 50 or more persons; or

b) Any new or expanded commercial, industrial or tourist oriented development of 25,000 gross square feet or more. None.

MONTEREY COUNTY ZONING

COASTAL IMPLEMENTATION PLAN - TITLE 20

20.12 – MDR (CZ) DISTRICT

20.12.010 PURPOSE.

The purpose of this Chapter is to provide a district to accommodate Medium Density Residential uses in those areas of the County of Monterey where adequate public services and facilities exist or may be developed to support medium density developments. It is intended within this Chapter to require adequate on-site facilities and amenities to assure proper, usable and livable development while allowing sufficient design flexibility to provide such development.

20.12.020 APPLICABILITY.

The regulations of this Chapter shall apply in all "MDR" districts and are subject to [Chapter 20.62](#) (Height and Setback Exceptions) and [Chapter 20.70](#) (Coastal Development Permits) of this Title.

20.12.030 NONEXEMPT DEVELOPMENT.

The following list shall require a coastal development permit regardless of which category of allowed uses it falls into:

- A. Development which will cause a Significant Environmental Impact;
- B. Development within the Critical Viewshed as defined by Section 20.145.020.V (Big Sur);
- C. Development on slopes of 30% or greater (25% in North County) except as provided for in Section 20.64.230 (C) (2) and (3);
- D. [Ridgeline Development](#);
- E. Development within 100 feet of mapped or field identified environmentally sensitive habitats;
- F. Development with positive archaeological reports;
- G. Land divisions;

- H. Development of new or expanded agricultural operations if 50% or more of the parcel has a slope of 10% or greater; or where the operation is to occur on soils with a high or very high erosion hazard potential, according to the Soil Conservation Service Soil Survey Manual.

20.12.040 PRINCIPAL USES ALLOWED, COASTAL ADMINISTRATIVE PERMIT REQUIRED IN EACH CASE. ([Chapter 20.76](#)) UNLESS EXEMPT ([Section 20.70.120](#))

- A. The first single family dwelling per legal lot of record;
- B. The keeping of pets, but not more than 4 dogs per dwelling unit;

- C. [Guesthouses](#) meeting the development standards of Section 20.64.020;
- D. Temporary residences pursuant to Section 20.64.070, used as living quarters during the construction of the first dwelling on a lot;
- E. [Small family day care home](#) conducted within an existing structure;
- F. Licensed residential care homes for aged persons or hospices of not more than six persons including any permitted rooming and boarding conducted within an existing structure;
- G. Water system facilities including wells and storage tanks serving up to 14 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. The screening of any tanks and associated structures shall be approved by the Director of Planning and Building Inspection;
- H. Accessory structures and accessory uses to any principal allowed use;
- I. Cultivation, cutting and removal of Christmas trees;
- J. Home occupations, pursuant to Section 20.64.090;
- K. Rooming and boarding of not more than two persons;
- L. Intermittent livestock farming or animal husbandry uses such as "4-H" projects on a minimum of 20,000 square feet.
- M. Second single family dwelling provided the gross density does not exceed the dwelling units/acre specified on the Sectional District Map;
- N. The first duplex on a vacant lot, not exceeding 2 dwelling units/acre provided the gross density does not exceed the dwelling units/acre specified on the Sectional District Map;
- O. [Senior citizen units](#) meeting the development standards of Section 20.64.010;
- P. Tract sales or rental offices;
- Q. Reduction in setback requirements of 10 percent or less of the required setbacks;
- R. Additions to existing approved wireless communications facilities, pursuant to Section 20.64.310;

20.12.050 CONDITIONAL USES ALLOWED, COASTAL DEVELOPMENT PERMIT REQUIRED IN EACH CASE. (Chapter 20.70) UNLESS EXEMPT (Section 20.70.120)

- A. Any residential use, except the first single family dwelling on a vacant lot, exceeding 2 dwelling units/acre, gross, and not exceeding four units, total;
- B. Rooming houses and boarding houses (ZA);
- C. Resthomes (ZA);
- D. Public and quasi-public uses including churches, cemeteries, parks, playgrounds, schools, public safety facilities, public utility facilities, but not including uses of a non- residential nature such as jails, rehabilitation centers, detention facilities, or corporation yards;
- E. Parking lots used in conjunction to an adjoining commercial or retail use (ZA);

- F. Legal nonconforming use of a portion of a structure extended throughout the structure (ZA);
- G. Legal nonconforming use changed to a use of a similar or more restricted nature;
- H. [Bed and Breakfast facilities](#), pursuant to Section 20.64.100;
- I. Commercial and noncommercial wind energy conversion systems;
- J. [Ridgeline development](#);
- K. Water system facilities including wells and storage tanks serving 15 or more service connections;
- L. Reserved;
- M. Assemblages of people, such as carnivals, festivals, races and circuses not exceeding 10 days and not involving construction of permanent facilities (ZA);
- N. Accessory structures and uses prior to establishment of main use or structure (ZA);
- O. [Large family day care homes](#);
- P. [Cottage industries](#), pursuant to Section 20.64.095 (ZA);
- Q. Reserved;
- R. Detached structures accessory to any conditional use;
- S. Planned Unit Developments;
- T. Conditional Certificates of Compliance;
- U. Other residential uses of a similar nature, density and intensity as those listed in this Section determined by the Planning Commission to be consistent and compatible with the intent of this Chapter and applicable land use plan;
- V. Condominiums;
- W. Mobile Home Parks, pursuant to Section 20.64.210 (Not in Del Monte Forest);
- X. Subdivisions;
- Y. Lot Line Adjustments;
- Z. Golf Courses (in Del Monte Forest only).
- AA. Wireless communication facilities, pursuant to Section 20.64.310;

20.12.060 SITE DEVELOPMENT STANDARDS.

- A. Minimum [Building Site](#)

The minimum building site which may be created shall be 6,000 square feet unless otherwise approved as part of a condominium, planned unit development or similar clustered residential subdivision.

- B. Development Density, Maximum

The maximum development density shall not exceed the units/acre as shown for the specific "MDR" district as shown on the zoning map. (e.g. "MDR/4" means an "MDR" district with a maximum gross density of 4 units per acre.)

C. 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. "MDR/5 (24)" would limit structure height to 24 feet), setback requirements when combined with a "B" district or setbacks shown on a recorded final or parcel map, or setback lines on a Sectional District Map.

In an approved planned unit development where the dwelling unit and accessory structures are to be located on a lot in the development, no setbacks from the lot lines are required except as necessary to meet Building Code and Fire Code requirements, unless otherwise noted on the recorded final or parcel map.

1. [Main Structures](#)

a. Minimum Setbacks

Front: 20 feet

Side: 5 feet

Del Monte Forest:

First Floor: 10 feet

Second Floor: 20 feet

Rear: 10 feet

b. Height

Maximum height: 30 feet

Del Monte Forest: 27 feet

2. [Accessory Structures](#) (Habitable)

a. Minimum Setbacks

Front: 50 feet

Side: 6 feet

Rear: 6 feet

b. Height

Maximum Height: 15 feet

3. Accessory Structures (Non-habitable)

a. Minimum Setbacks

Front: 50 feet or behind the main structure, whichever is less.

Side: 6 feet on front one-half of property; 1 foot on rear one-half of property.

Rear: 1 foot

b. Height

Maximum Height: 15 feet

D. Minimum distance between Structures

Main structures: 10 feet

Accessory/Main structure: 6 feet

Accessory/Accessory: 6 feet

E. Building site coverage, maximum: 35%.

Del Monte Forest:

MDR/2 Zoning Districts: 25%

MDR/4 Zoning Districts: 35%

F. Floor Area Ratio (Del Monte Forest and Carmel Area Only)

Del Monte Forest

MDR/2 Zoning District: 25%

MDR/4 Zoning District: 35%

Carmel

MDR/2 Zoning District: 45%

G. Parking regulations

Parking for all development shall be established pursuant to Chapter 20.58.

H. Landscaping requirements

For development of more than 2 residential units on a lot, a minimum of 10% of the developed lot area shall be landscaped prior to occupancy, pursuant to a landscaping plan approved by the Director of Planning and Building Inspection.

I. Lighting plan requirements

For developments of more than two residential units on a lot, all exterior lighting shall be unobtrusive, harmonious with the local area and constructed or located so that only the area intended is illuminated and off-site glare is fully controlled. The location, type and wattage of the exterior lighting must be approved by the Director of Planning and Building Inspection prior to the issuance of building permits or the establishment of the use.

J. Sign regulations

Signing for all development shall be established pursuant to Chapter 20.60.

20.12.070 SPECIAL REGULATIONS.

A. Required Trash Enclosure Areas

Developments in excess of 5 dwelling units on a lot shall provide a trash enclosure area for the residents of the development. The location of and the design of the trash enclosure area shall be approved by the Director of Environmental Health and the Director of Planning and Building Inspection. A plan showing the trash enclosure area shall contain the following:

1. A site plan of the overall development;
2. The location of the trash enclosure area;
3. Elevations of the design of the trash enclosure area;
4. Adequate fencing to ensure safety of the residents and the public;
5. Adequate area for the separation and holding of recyclable materials.

B. Required Recreation Facilities

Developments in excess of 5 dwelling units on a lot shall provide a recreational area for the residents of the development. The location of and the design of the recreational area shall be approved by the Director of Planning and Building Inspection. A plan showing the recreational area shall include the following:

1. A site plan of the overall development;
2. The location of the recreational area;
3. A list and location of all recreational area facilities to be provided;
4. The recreational area shall consist of at least 3% of the lot.

C. [Manufactured Dwelling Units](#)

Manufactured dwelling units meeting the standards of Section 20.64.040 are permitted subject to the requirements of any conventional dwelling unit in this Chapter.

D. Vehicle Trip Reduction

The following types of development are subject to Section 20.64.250 (Regulations for the Reduction of Vehicle Trips) of this Title:

- a) Any residential development of 25 or more units.

E. Visitor-Serving Uses

1. On that portion of the Odello property known as "Odello East", visitor-serving uses and employee housing in addition to the permitted residential uses are permitted pursuant to Section 20.146.120.C.2.
2. Up to 16 visitor-serving units and one manager apartment-are permitted to remain on the property commonly known as "Grosvenor Inn".
3. Up to 4 visitor-serving units are permitted to remain on the property commonly known as "Lincoln Green Cottages".

Lookup Zoning

Results

Zoning

ZONING MDR/2-D(CZ)

DENSITY 2U/A

NOTES

Zoning

ZONING PQP-D(CZ)

DENSITY 0

NOTES

Zoning

ZONING RC-D(CZ)

DENSITY 0

NOTES

Parcel

APN 009521002000

For more information, visit Monterey County Planning Department's website or call (831) 755-5025.

[Planning Website](#)

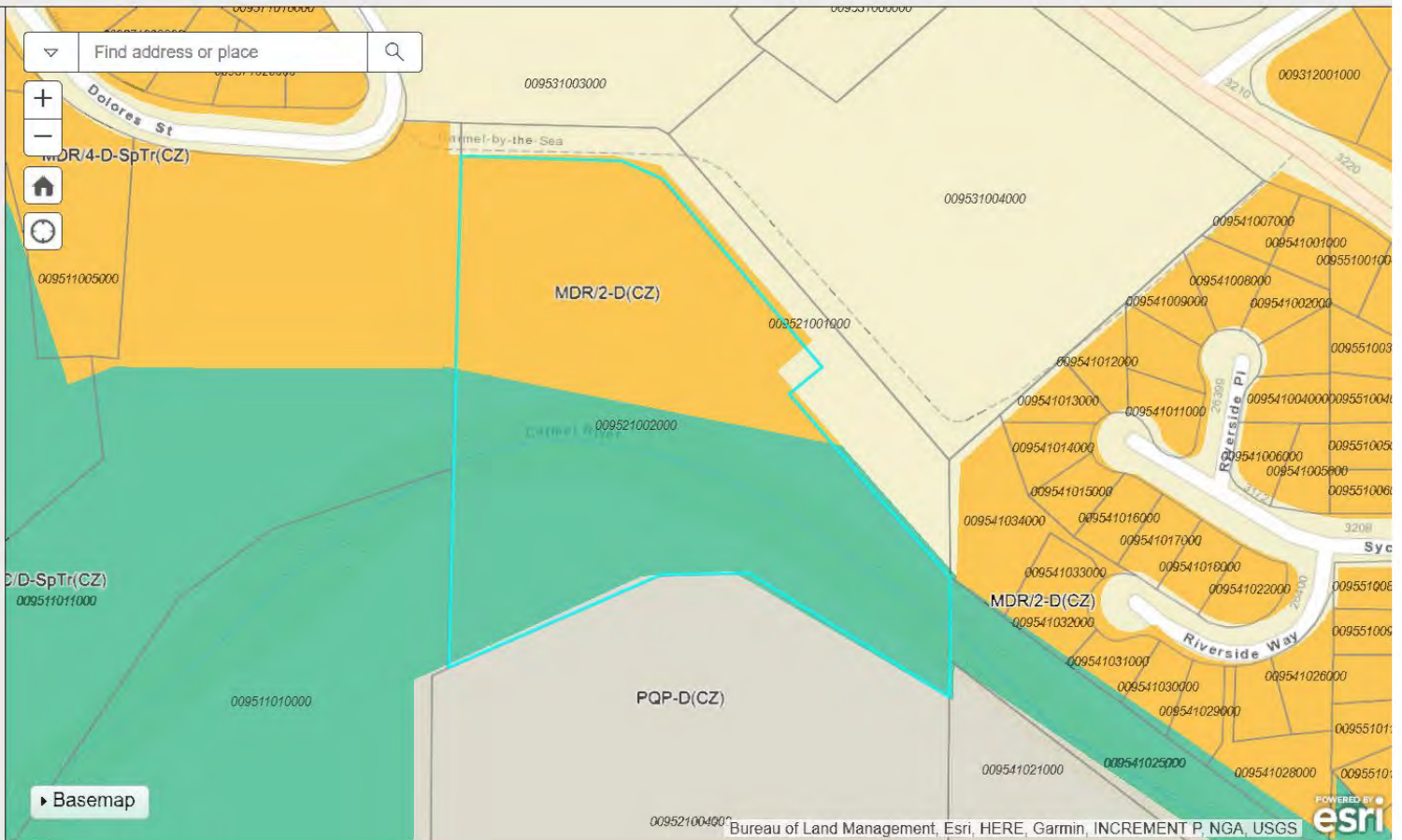
[Title 21 Zoning Ordinance \(Inland\)](#)

[Title 20 Zoning Ordinance \(Coastal\)](#)

Find address or place



Basemap



Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

