

**EXHIBIT F.2**

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**MONTEREY COUNTY ZONING ORDINANCE - TITLE 21**

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**21.18 – LIGHT COMMERCIAL OR “LC DISTRICTS”****21.18.010 PURPOSE**

The purpose of this Chapter is to provide a zoning district to accommodate and maintain a broad range of light commercial uses suitable for the convenience of nearby residential areas.

**21.18.020 APPLICABILITY.**

The regulations of this Chapter shall apply in all "LC" districts subject to the provisions of Chapter 21.62 (Height and Setback Exceptions) of this Title.

**21.18.030 GENERAL DEVELOPMENT PLAN.**

A. A General Development Plan shall be required prior to the establishment of any development in the Light Commercial district if there is no prior approved General Development Plan and if:

- 1) The lot is in excess of one acre; or,
- 2) The development proposed includes more than one use; or,
- 3) The development includes any form of subdivision (Title 19, Subdivision Ordinance).

B. No new development, change or expansion of use, or physical improvements may be approved unless such development, use or expansion is found to be in conformance with an approved General Development Plan and amendments thereto where such plan is required.

C. General Development Plans and amendments thereto shall be approved by the Planning Commission.

D. The General Development Plan shall be prepared by the developer and submitted for review and approval prior to or concurrent with approval of any required permits for the development. The plans shall address the long range development and operation of the facilities including physical expansion and new development, operational changes, circulation or transportation improvements, alternative development opportunities, environmental considerations, potential mitigation of adverse environmental impacts and conformance to the policies of the local area plan.

E. The requirement of a General Development Plan or an amendment to a General Development Plan may be waived by the Director of Planning and Building Inspection when, due to the circumstances of the particular situation, there is no potential significant adverse impact from the development and requiring the General Development Plan will not further the purposes of this Chapter.

**21.18.040 USES ALLOWED.**

A. Change of commercial uses within a structure provided the new use will not change the nature or intensity of the use of the structure;

B. 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. The screening of any tanks and associated structures shall be approved by the Director of Planning and Building Inspection.

C. Cultivation, cutting or removal of Christmas trees.

D. Other uses of a similar character, density and intensity to those listed in this Section.

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

A. Appliance store;

B. Barber shop;

C. Beauty shop;

D. Book store;

E. Clothing and apparel store;

F. Drug store;

G. Banks less than 5,000 square feet;

H. Shoe shop;

I. Shoe store;

J. Art gallery;

K. Convenience market;

L. Stationery and office supply store;

M. Photography studio;

N. Florist;

- O. Gift and card store;
- P. Office;
- Q. Locksmith, key and lock shop;
- R. Bicycle shop;
- S. Hardware store, excluding lumber sales and outside storage of materials;
- T. Accessory structures and uses appurtenant to any permitted use provided there is not intensification of the permitted use;
- U. Reduction in setback requirements of ten percent or less of the required setback;
- V. Small water system facilities including wells and storage tanks for five to fourteen service connections;
- W. Picture framing business;
- X. Storage, rental and sale of irrigation equipment.
- Y. Other uses of a similar character, density and intensity to those listed in this Section;
- Z. Pet shop.
- AA. Additions to existing, approved wireless communications facilities, pursuant to Section 21.64.310.

**21.18.060 USES ALLOWED, USE PERMIT REQUIRED IN EACH CASE. (Chapter 21.74)**

- A. Hotels and motels (ZA);
- B. Animal hospitals (ZA);
- C. Parking lots (ZA);
- D. Auto sales;
- E. Banks greater than 5,000 square feet;
- F. Open air retail and wholesale sales (ZA);
- G. Mini warehouse storage warehouses;
- H. Theaters (ZA);
- I. Restaurants (ZA);

- J. Service stations (ZA);
- K. Caretaker unit for the purpose of providing on-site security (ZA);
- L. All residential uses provided that the gross square footage of the residential use does not exceed the gross square footage of the commercial use (ZA);
- M. Assemblages of people, such as carnivals, festivals, races and circuses not exceeding ten days and not involving construction of permanent facilities (ZA);
- N. Public and quasi-public uses including churches, parks, playgrounds, schools, public safety facilities, public utility facilities, but not including uses such as jails, detention facilities, rehabilitation centers, or corporation yards;
- O. Water system facilities including wells and storage tanks serving fifteen or more service connections (ZA);
- P. Other uses of a similar character, density and intensity as those listed in this Section;
- Q. Legal nonconforming use of a portion of a structure extended throughout the structure (ZA);
- R. Legal nonconforming use changed to a use of a similar or more restricted nature;
- S. Zoos or zoological gardens for the purpose of raising, maintaining, keeping or exhibiting any wild animal;
- T. Commercial kennel (ZA);
- U. Any lot or establishment where alcoholic beverages are served, commercial place of amusement or recreation, or any place where live entertainment is provided within 200 feet of the boundary of a residential district (ZA);
- V. Ridgeline development;
- W. Removal of minerals and natural materials for commercial purposes;
- X. Development in the Carmel Valley Floodplain, pursuant to Section 21.64.130 (ZA);
- Y. Wholesale and retail establishments distributing materials and products essential to agriculture and farming operations, except manure;
- Z. Day care centers (ZA);
- AA. The exploration for and the removal of oil and gas (ZA).
- BB. Auto repair facilities (ZA);
- CC. Storage garage (ZA);
- DD. Funeral homes (ZA);

- EE. Development laboratories;
- FF. Service centers.
- GG. Wireless communications facilities, pursuant to Section 21.64.310.

#### **21.18.070 SITE DEVELOPMENT STANDARDS**

##### **A. Structure Height and Setback Regulations**

1. The maximum structure height is 35 feet unless superseded by a structure height limit noted on the zoning map (e.g. "LC/(24)") would limit structure height to 24 feet).
2. Setbacks for developments in the "LC" district are established by the approval of the General Development Plan where such plan is required.
3. Setbacks for development where a General Development Plan is not required shall be established by the Appropriate Authority through the project review process based on:
  - a) surrounding land use;
  - b) provision of adequate parking and landscaping; and
  - c) other site design features.
4. All minimum setback requirements established by a combining "B" district, setbacks shown on a recorded final map or parcel map, or setback lines shown on a Sectional District map, shall apply.

B. Building Site Coverage, Maximum: 50%, excluding parking and landscaping.

C. Parking Regulations: All parking shall be established pursuant to Chapter 21.58.

D. Landscaping Requirements:

All developments allowed shall have landscaping covering a minimum of 10% of the developed site area subject to a plan approved by the Director of Planning and Building Inspection. The landscaping shall be in place prior to the commencement of use.

E. Lighting Plan Requirements

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.

F. Sign Regulations

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

**21.18.080 Special Regulations.**

A. 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.

B. 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 tourist oriented development which will employ 50 or more persons; or
- c) Any new or expanded commercial or tourist oriented development of 25,000 gross square feet or more.