

Exhibit E  
Public/Quasi-Public Zoning  
District Allowed Uses

Monterey-Salinas Transit  
(Whispering Oaks)  
PLN110231

Board of Supervisors  
February 7, 2012

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## *MONTEREY COUNTY ZONING ORDINANCE - TITLE 21*

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### 21.40 – PUBLIC/QUASI-PUBLIC OR “PQP DISTRICTS”

#### 21.40.10 . 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.

#### 21.40.020 APPLICABILITY.

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

#### 21.40.030 USES ALLOWED

- A. Crop and tree farming, grazing of cattle, sheep and goats.
- 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 are approved by the Director of Planning and Building Inspection;
- C. Home occupations pursuant to Section 21.64.090;
- D. Other uses of a similar character, density and intensity to those listed in this Section.

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

- A. One caretaker unit for the purpose of providing on-site security;
- B. Reduction in setback requirements provided the proposed reduction is ten percent or less of the required setbacks;
- C. Structures accessory to any permitted uses;
- D. Small water system facilities including wells and storage tanks of five to fourteen service connections;
- E. Other uses of a similar nature, density and intensity as those listed in this Section.

**21.40.050 USES ALLOWED - USE PERMIT REQUIRED IN EACH CASE. (CHAPTER 21.74)**

- A. Public recreational uses;
- B. Removal of minerals or natural materials for commercial purposes;
- 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. Other uses of a similar nature, density and intensity as those listed in this Section;
- 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. Development in the Carmel Valley Floodplain, pursuant to Section 21.64.130 (ZA);
- K. Cottage industries, pursuant to Section 21.64.095 (ZA);
- L. Airports;
- M. Day care centers (ZA);
- N. Solid and liquid waste disposal sites.

**21.40.060 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),