

# Exhibit B

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(PROPOSED)

**ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE OF THE COUNTY MONTEREY, STATE OF CALIFORNIA AMENDING SECTION 21.14.050.A, SECTION 21.14.060.A, AND SECTION 21.14.060.B OF TITLE 21 (NON-COASTAL ZONING) OF THE MONTEREY COUNTY CODE TO AMEND CERTAIN STANDARDS IN THE LOW DENSITY RESIDENTIAL ZONING DISTRICT TO CONFORM TO CARMEL VALLEY MASTER PLAN POLICY CV-1.10.

***County Counsel Summary***

*This ordinance amends specified subsections of Chapter 21.14 of Title 21 (non-coastal zoning) of the Monterey County Code to modify the list of uses allowed with a use permit and the site development standards in the Low Density Residential (LDR) District if done to achieve affordable housing pursuant to Policy CV 1.10 in the Carmel Valley Master Plan. Specifically, the ordinance amends the following subsections: section 21.14.050.A to allow an exception to the 4 units/acre maximum on a lot in the Low Density Residential District if a project both receives a density bonus allowed by Policy CV-1.10 in the Carmel Valley Master Plan and provides affordable housing that meets the criteria established in Policy LU-2.13 of the General Plan; Section 21.14.060.A to allow the minimum building site to be less than one acre if a project both receives a density bonus allowed by Policy CV-1.10 in the Carmel Valley Master Plan and provides affordable housing that meets the criteria established in Policy LU-2.13 of the General Plan; and Section 21.14.060.B to allow the maximum development density to exceed the acres/unit shown for the specific Low Density Residential District if a project both receives a density bonus allowed by Policy CV-1.10 in the Carmel Valley Master Plan and provides affordable housing that meets the criteria established in Policy LU-2.13 of the General Plan.*

The Board of Supervisors of the County of Monterey ordains as follows:

**SECTION 1.** Section 21.14.050.A of the Monterey County Code is hereby amended to read as follows:

Additional residential units to a maximum of four (4) on any lot and not exceeding the zoning density of the property, with the exception of any project that both receives a density bonus allowed by Policy CV-1.10 in the Carmel Valley Master Plan and provides affordable housing that meets the criteria established in Policy LU-2.13 of the General Plan.

**SECTION 2.** Section 21.14.060.A of the Monterey County Code is hereby amended to read as follows:

**Minimum Building Site.** The minimum site shall be one acre unless otherwise approved as part of a clustered development, with the exception of any project that both receives a density

bonus allowed by Policy CV-1.10 in the Carmel Valley Master Plan and provides affordable housing that meets the criteria established in Policy LU-2.13 of the General Plan.

**SECTION 3.** Section 21.14.060.B of the Monterey County Code is hereby amended to read as follows:

Development Density, Maximum. The maximum development density shall not exceed the acres/unit shown for the specific “LDR” District as shown on the zoning map (e.g., “LDR/2” means an “LDR” District with a maximum gross density of two acres/unit), with the exception of any project that both receives a density bonus allowed by Policy CV-1.10 in the Carmel Valley Master Plan and provides affordable housing that meets the criteria established in Policy LU-2.13 of the General Plan.

**SECTION 4. SEVERABILITY.** If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. The Board of Supervisors hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

**SECTION 3. EFFECTIVE DATE.** This Ordinance shall become effective on the thirty-first day following its adoption.

PASSED AND ADOPTED this \_\_\_ day of \_\_\_\_\_ 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Mary L. Adams, Chair  
Monterey County Board of Supervisors

A T T E S T:

Gail T. Borkowski  
Clerk of the Board of Supervisors

By: \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:

Wendy S. Strimling  
Senior Deputy County Counsel