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Zoning District (Inland)	Residential Uses Allowed	Recommend Allow STR
High Density Residential (HDR)	Allowed	Yes
Medium Density Residential (MDR)	Allowed	Yes
Low Density Residential (LDR)	Allowed	Yes
Rural Density Residential (LDR)	Allowed	Yes
Light Commercial (LC)	Use Permit Required for: 1) One Caretaker unit for on-site security; and 2) residential uses provided the gross square footage of the residential use does not exceed the gross square footage of the commercial use.	Yes
Heavy Commercial (HC)	Administrative Permit required for one caretaker unit for on-site security; Use Permit required for residential uses provided the gross square footage of the residential use does not exceed the gross square footage of the commercial use.	Yes
Visitor Serving/Professional Office (VO)	Administrative Permit required for one caretaker unit for on-site security; Use Permit required for residential uses provided the gross square footage of the residential use does not exceed the gross square footage of the commercial use.	Yes
Agricultural Industrial (AI)	Administrative Permit required for 1) one caretaker unit for on-site security or 2) On-site employee housing accessory to permitted use. Use Permit required for residential uses provided the gross square footage of the residential use does not exceed the gross square footage of the industrial use.	Yes
Light Industrial (LI)	Administrative Permit required for one caretaker unit for on-site security; Use Permit required for residential uses provided the gross square footage of the residential use does not exceed the gross square footage of the industrial use.	Yes
Heavy Industrial (HI)	Administrative Permit required for one caretaker unit for on-site security; Use Permit required for residential uses provided the gross square footage of the residential use does not exceed the gross square footage of the industrial use.	Yes
Farmland (F)	Up to 3 single family dwellings allowed accessory to the agricultural use of the property; small agricultural employee facilities (up to 36 bed or 12 units); Use Permit required for Ag employee housing exceeding 36 beds in a group quarters or 12 single family units.	No - Consider developing Farm Stay-type use
Rural Grazing (RG)	Up to 3 single family dwellings allowed accessory to the agricultural use of the property; small agricultural employee facilities (up to 36 bed or 12 units); Use Permit required for Ag employee housing exceeding 36 beds in a group quarters or 12 single family units.	No - Consider developing Farm Stay-type use
Permanent Grazing (PG)	Up to 3 single family dwellings allowed accessory to the agricultural use of the property; small agricultural employee facilities (up to 36 bed or 12 units); Use Permit required for Ag employee housing exceeding 36 beds in a group quarters or 12 single family units.	No - Consider developing Farm Stay-type use
Resource Conservation (RC)	Allowed	Yes
Open Space (O)	Not allowed	No
Public/Qusai-Public (PQP)	Administrative Permit for one caretaker unit for on-site security	No

Zoning District (Coastal)	Residential Uses Allowed	Recommend Allow STR
High Density Residential (HDR)	Allowed with a Coastal Administrative Permit	Yes
Medium Density Residential (MDR)	Allowed with a Coastal Administrative Permit	Yes
Low Density Residential (LDR)	Allowed with a Coastal Administrative Permit	Yes
Rural Density Residential (LDR)	Allowed with a Coastal Administrative Permit	Yes
Coastal General Commercial (CGC)	Allowed with a Coastal Administrative Permit	Yes
Coastal General Commercial (CGC)	Coastal Development Permit Required for: 1) One Caretaker unit for on-site security; and 2) residential uses provided the gross square footage of the residential use does not exceed the gross square footage of the commercial use.	Yes
Moss Landing Commercial (MLC)	Coastal Administrative Permit required for one caretaker unit for on-site security; Coastal Development Permit required for second-story dwelling at a density not to exceed 4 units per acre; located over a first floor commercial use.	Yes
Institutional Commercial (IC)	Coastal Administrative Permit required for one caretaker unit for on-site security.	No
Visitor Serving Commercial (VSC)	Coastal Administrative Permit required for 1) one caretaker unit for on-site security. Coastal Development Permit required for single family dwelling and for employee housing.	Yes
Agricultural Industrial (AI)	Coastal Administrative Permit required for one caretaker unit for on-site security; Coastal Development Permit for employee housing.	No - Consider developing Farm Stay-type use
Light Industrial (LI)	Coastal Administrative Permit required for one caretaker unit for on-site security; Coastal Development Permit required for residential uses provided the gross square footage of the residential use does not exceed the gross square footage of the industrial use.	Yes
Heavy Industrial (HI)	Coastal Administrative Permit required for one caretaker unit for on-site security; Coastal Development Permit required for residential uses provided the gross square footage of the residential use does not exceed the gross square footage of the industrial use.	Yes
Coastal Agricultural Preserve (CAP)	Coastal Administrative Permit required for up to 3 single family dwellings accessory to the agricultural use of the property (not allowed in Carmel); small agricultural employee facilities (up to 36 bed or 12 units); Coastal Development Permit required for Ag employee housing exceeding 36 beds in a group quarters or 12 single family units.	No - Consider developing Farm Stay-type use
Agricultural Conservation (AC)	Coastal Administrative Permit required for up to 3 single family dwellings accessory to the agricultural use of the property (not allowed in Carmel); small agricultural employee facilities (up to 36 bed or 12 units); Coastal Development Permit required for Ag employee housing exceeding 36 beds in a group quarters or 12 single family units.	No - Consider developing Farm Stay-type use
Resource Conservation (RC)	Not Allowed	No
Open Space Recreation (OR)	Coastal Development Permit required for employee housing	No
Public/Quasi-Public (PQP)	Coastal Administrative Permit for one caretaker unit for on-site security	No