

# Exhibit C

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

**AN ORDINANCE OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA,  
AMENDING CHAPTERS 21.06 AND 21.08, AND ADDING CHAPTERS 21.51 AND 21.71  
TO THE MONTEREY COUNTY CODE RELATING TO REGULATIONS FOR THE  
AGRICULTURAL AND WINERY CORRIDOR PLAN DISTRICT**

**County Counsel Summary**

*This Ordinance adds Chapter 21.51 to the Monterey County Code to establish an Agricultural and Winery Corridor Plan Combining District (“District”) and implementing regulations for development in the District to implement the policies of the 2010 County of Monterey General Plan. The ordinance also adds Chapter 21.71 to the Monterey County Code to establish a Zoning Clearance process for certain types of development in the District. Lastly, the ordinance amends numerous definitions of Chapter 21.06 relative to the District, and amends Chapter 21.08 to amend the sectional district maps to add the District.*

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

**SECTION 1. Findings and Declarations.**

A. Pursuant to Article XI, section 7 of the California Constitution, the County of Monterey (“County”) may adopt and enforce ordinances and regulations not in conflict with general laws to protect and promote the public health, safety, and welfare of its citizens.

B. On October 26, 2010, pursuant to California Government Code Section 65350 *et seq.*, the Board of Supervisors of the County of Monterey (“Board”) adopted a comprehensive update to the County General Plan, referred to as the 2010 Monterey County General Plan, for the unincorporated non-coastal area of the County (“General Plan”) (Board of Supervisors Resolution No. 10-291).

C. Policy AWCP-4.4 of the General Plan establishes an Agricultural and Winery Corridor Plan (“AWCP”) zoning overlay district for properties located within the AWCP Plan boundary. Title 21 of the Monterey County Code (“MCC”) needs to be amended to add the AWCP zoning overlay district to ensure consistence with the General Plan.

D. This ordinance adds the AWCP Combining District to the MCC to implement the General Plan and provide consistency between County's inland zoning ordinance and the General Plan.

E. This ordinance also encourages agriculture and winery-related economic growth in the Salinas Valley and provides for a planned approach for the development of agricultural and winery-related uses within specific areas of Monterey County.

F. On October 26, 2010, the Board certified an Environmental Impact Report (“EIR”) prepared for the General Plan (Resolution No. 10-290). The EIR evaluated environmental impacts associated with implementation of the General Plan, including changes in land use designations. This ordinance implements the General Plan by establishing regulations for development in the AWCP Combining District. Pursuant to Section 15162 of the California Environmental Quality Act Guidelines, no subsequent environmental review is required for this ordinance because the effects of establishing the AWCP Combining District were analyzed in the General Plan EIR and no substantial changes in project description, substantial changes in circumstances, or new information of substantial importance leading to new significant effects or a substantial increase in the severity of previously identified effects has been identified.

G. Since the adoption of the 2010 General Plan, the winery industry has changed. In recent years there has been a significant shift in the winery industry as there is an oversupply of wine grapes due to alcohol consumption being down. The shift has been experienced at a national level but more specifically it has been felt in Monterey County.

H. In 2025, the Monterey County Vintners & Growers Association dissolved due to the industry wide shift, winery mergers, acquisitions, and various economic challenges.

I. This ordinance encourages the development of grape production and appropriately manages the growth of the winery-related industry in Monterey County. Although the Vintners & Growers Association has since dissolved, local growers and vintners continue to work together towards rebuilding a thriving winery industry in Monterey County.

**SECTION 2.** Section 21.06.102 is hereby added to the Monterey County Code to read as follows:

“Arterial Road” means as defined in Section 14.04.010.A.

**SECTION 3.** Section 21.06.235 is hereby added to the Monterey County Code to read as follows:

“County Highway” means as defined in Section 14.04.010.A.

**SECTION 4.** Section 21.06.285 is hereby added to the Monterey County Code to read as follows:

“Delicatessen” means an establishment primarily engaged in the retail sale of food and drinks for on-premises or immediate consumption.

**SECTION 5.** Section 21.06.565 is hereby added to the Monterey County Code to read as follows:

“Food facility” means an operation that stores, prepares, packages serves, vends, or otherwise provides food for human consumption at the retail level as defined by Section 113789

of the California Health Safety Code commonly known as the “California Uniform Retail Food Facilities Law”.

**SECTION 6.** Section 21.06.697 is hereby added to the Monterey County Code to read as follows:

“Inn” means a “Hotel” as defined in Section 21.06.660 or “Motel” as defined in Section 21.06.810, and subject to the criteria outlined in Section 21.51.060.

**SECTION 7.** Section 21.06.945 is hereby added to the Monterey County Code to read as follows:

“Restaurant” means an establishment primarily engaged in the retail sale of food and drinks for on-premises or immediate consumption, or as otherwise defined in 14 California Code of Regulations Section 18982(a)(64).

**SECTION 8.** Section 21.06.1400 of the Monterey County Code is hereby amended to read as follows:

“Winery” means an agricultural processing plant used for the commercial purpose of processing grapes, other fruit products, or vegetables to produce wine or similar spirits. Processing includes wholesale sales, crushing, fermenting, blending, aging, storage, bottling, ~~administrative office functions for the winery and warehousing. Retail sales and tasting facilities of wine and related promotional items may be permitted as part of the winery operations.~~ warehousing, wine tasting facility, administrative office functions including wholesale and retail sales of associated wine and wine related items, and events.

**SECTION 9.** Section 21.06.1425 is hereby added to the Monterey County Code to read as follows:

“Winery Tasting Facilities” means a bonded Winery Tasting Facility, also known as an "on or off winery premise,” as provided by federal law under the jurisdiction of the Tax and Trade Bureau. A Winery Tasting Facility shall accommodate wine tasting, an administrative office, retail sales of associated wine and wine related items, events, warehousing, and storage.

**SECTION 10.** Section 21.08.020 of the Monterey County Code is hereby amended to read as follows:

| Designation | District Name                                    |
|-------------|--------------------------------------------------|
| <u>AWCP</u> | <u>Agricultural and Winery Corridor District</u> |
| B           | Building Site District                           |
| D           | Design Control District                          |
| S           | Site Plan Review District                        |
| VS          | Visual Sensitivity District                      |
| A           | Limited Agricultural District                    |

|     |                                                                                            |
|-----|--------------------------------------------------------------------------------------------|
| HMP | Industrial Hemp District                                                                   |
| UR  | Urban Reserve District                                                                     |
| RAZ | Residential Allocation District                                                            |
| HR  | Historical Resources District                                                              |
| Z   | Street Improvements District                                                               |
| RES | Regulations for Parking and Use of Major<br>Recreational Equipment Storage Seaward<br>Zone |

**SECTION 11.** Chapter 21.51 is hereby added to the Monterey County Code to read as follows:

**CHAPTER 21.51  
REGULATIONS FOR AGRICULTURAL AND WINERY CORRIDOR DISTRICT OR  
“AWCP” DISTRICT**

- 21.51.010 Purpose.**
- 21.51.020 Definitions.**
- 21.51.030 Applicability.**
- 21.51.040 Number of facilities allowed.**
- 21.51.050 Uses allowed.**
- 21.51.060 Uses allowed – Zoning clearance required in each case.**
- 21.51.070 Uses allowed – Administrative permit required in each case.**
- 21.51.080 Site development standards.**
- 21.51.090 Special winery-related events, 151 persons to 500 persons.**
- 21.51.100 Special winery-related events, more than 500 persons.**

**21.51.010 Purpose.**

The purpose of this Chapter is to identify agricultural and winery-related uses as established in the 2010 Monterey County General Plan and adopted Agricultural and Winery Corridor Plan. The Agricultural and Winery Corridor provides a long-range plan for development that supports the wine industry and winery-related uses. The intent of this Chapter is to provide standards for development in the Agricultural and Winery Corridor and clearly state the uses allowed in the Agricultural and Winery Corridor Combining District.

**21.51.020 Definitions.**

For the purpose of this Chapter, certain terms used in this Chapter shall be as defined below. The definitions in Chapter 21.06 shall otherwise apply.

A. “Agricultural and Winery Corridor” means three planning areas (River Road segment, Metz Road segment, and Jolon Road segment) located in unincorporated Monterey

County where agriculture and winery-related growth and development is prioritized as outlined in Chapter 9.J Agricultural and Winery Corridor Plan in the 2010 General Plan.

B. “Agricultural/Winery related visitor-serving uses” means visitor serving activities that are principally established to serve the on-site winery activities, and which rely on the on-site winery as its major means of support. Agricultural/Winery related visitor-serving uses include but are not limited to produce stands, gift shops, boutique cheese factories and processing facilities, boutique olive oil processing facilities, and boutique grocery stores.

C. “Industry-Wide (Winery) Events” are special events, festivals and programs sponsored by vintner(s) or the Monterey County Vintners and Growers Association or its successor to feature Monterey County wineries and wine, educate the public on viticulture or generally promote the Agricultural and Winery Corridor.

D. “Visitor Center” means a location that provides visitor information about the Agricultural and Winery Corridor to the visiting public. There can be up to two Visitor Centers established within the vicinity of Highway 101 and Arroyo Seco Road and/or near Highway 68 and Reservation and River Road.

E. “Winery Adjunct Uses” means uses not considered an inherent part of a winery, but frequently associated with wineries and the agricultural tourism industry. Winery Adjunct Uses include, but are not limited to, restaurants, delicatessens, events, and concerts.

F. “Winery, Artisan” means a winery that produces between 2,000 and 50,000 cases per year, with a Winery Tasting Facility up to 2,500 square feet in size.

G. “Winery, Full-scale” means a winery that produces more than 50,000 cases per year.

H. “Winery-Related Events” means events held at wineries and tasting facilities for the purpose of promoting and marketing agricultural products grown or processed in the County. Winery-related events such as weddings, advertised fund raising events, company holiday parties, and employee related private events are secondary and incidental to agricultural production activities occurring onsite and/or in the area.

#### **21.51.030      Applicability.**

A. The provisions of this Chapter shall only apply in districts that are combined with the “AWCP” District when an applicant proposes development related to the wine industry.

B. Where provisions of this Title or other Area Plans and the provisions of the Agricultural Winery Corridor Plan differ, the provisions of the Agricultural Winery Corridor Plan shall prevail.

**21.51.040      Number of facilities allowed.**

The number of facilities allowed within the Agricultural Winery Corridor is prescribed in the Agricultural Winery Corridor Plan at Section 3.1 General Regulations in Chapter 9.J of the 2010 General Plan.

**21.51.050      Uses allowed.**

The following uses shall be allowed at facilities approved under the AWCP located within the designated corridor.

- A.      Winery Adjunct Uses.
- B.      Industry-wide events up to 150 people at any one venue at any one time.
- C.      Winery-related events up to 150 people at any one venue at any one time.  
Including, but not limited to:
  - 1.      Advertised fund raising events;
  - 2.      Winemaker dinners open to the general public; and
  - 3.      Weddings.
- D.      Private winery events up to 150 people at any one venue at any one time,  
including, but not limited to:
  - 1.      Company holiday party; and
  - 2.      Employee-related private parties.

**21.51.060      Uses allowed – Zoning clearance required in each case (Chapter 21.71).**

- A.      Uses allowed where a zoning clearance per Chapter 21.71 of this Code is required  
in each case:
  - 1.      Winery, Artisan.
  - 2.      Winery Tasting Facilities, including a catering kitchen or cooking facilities  
that comply with state law and this Code.
  - 3.      Agricultural/Winery related visitor-serving uses.
  - 4.      Food Facility may be established in conjunction with a winery-related facility  
where they meet the following criteria:

- a. The use is clearly incidental, related, and subordinate in size to the primary operation of the winery as a production facility or to the existing visitor-serving use where the use is not a winery;
  - b. The use is located within the same structure as the wine tasting facility, or the winery facility where no tasting is proposed, or within the same structure as the visitor-serving use where the use is not a winery; and
  - c. The site shall contain no more than 1,500 square feet of kitchen and dining area, including any outdoor dining area.
- 5. Winery-Related Events between 151 and 500 people on any one venue at any one time. Including but not limited to:
  - a. Advertised fund raising events;
  - b. Winemaker dinners open to the general public; and
  - c. Festivals, tours, or celebrations.
- 6. One guesthouse for each new winery, as defined in Section 21.06.620 and subject to the criteria outlined in Section 21.64.020.
- 7. Single family dwellings accessory to the agricultural use of the property, not exceeding one in total, for an owner, operator, or employees employed on-site, excluding Farmland, Rural Grazing, and Permanent Grazing zoning districts where the number of single family dwellings shall not exceed three in total or where the underlying zoning district may allow a greater density of single family dwellings.
- 8. Employee housing, as defined in Section 21.06.429 of this Code, that provides accommodations for up to three employee housing units.

B. A biological study shall be required for any of the permanent facilities in this Section with the potential to affect resources as defined in 2010 General Plan Policy OS-5.16. If the biological study indicates a potential for significant impact to said resources, then an administrative permit shall be required.

**21.51.070 Uses Allowed – Administrative permit required in each case (Chapter 21.70).**

The following uses are allowed with an administrative permit, subject to the regulations found in Section 21.51.080.

- A. Restaurant or Delicatessen; subject to the following criteria:

1. Located within five miles from an urban limit line, community area, or rural center or within one mile of an Arterial Road or County Highway; and
2. Parking shall be provided as required for a Restaurant in Chapter 21.58 of this Code.

B. Inn, onsite with a winery facility; subject to all the following criteria:

1. The Inn is clearly accessory use, related, and subordinate to the primary operation of the winery as a production facility.
2. Separate structure(s) shall be built expressly for an Inn.
3. Includes no more than ten guest rooms, and a family does not need to be in permanent residence within the Inn.
4. Design shall use a consistent style for all buildings on the same lot.
5. Parking shall be provided at one space/unit.

C. Inn, stand alone; subject to all the following criteria:

1. The facility is located:
  - a. More than 500 feet from a parcel on which any other Inn facility is located; and
  - b. No closer than 400 feet to any existing residence outside the ownership of the applicant.
2. Includes no more than ten guest rooms, and a family does not need to be in permanent residence within the Inn.
3. Design shall use a consistent style for all buildings on the same lot.
4. Parking shall be provided at one space/unit.

D. Winery, Full-scale, including tasting facilities and a catering kitchen as a part of the winery. Events included as a part of the permit for full-scale winery shall not be subject to other permit requirements as required by Section 21.51.060.A.

E. Visitor Centers, including a kiosk that provides maps of the Agricultural and Winery Corridor along with contact information for the various facilities located within the Agricultural and Winery Corridor.

G. Agricultural/Winery related visitor-serving uses allowed in Section 21.51.060 without a winery onsite and other agricultural visitor serving uses that are in keeping with the character and nature of the AWCP.

**21.51.080 Site development standards.**

A. Site development standards shall be applied at facilities within the Agricultural Winery Corridor as prescribed in the Agricultural Winery Corridor Plan at Section 3.5 Development Standards and Section 3.7 Design Criteria in Chapter 9.J of the 2010 General Plan.

B. The following standards apply for all allowable uses in the Agricultural Winery Corridor Plan, in addition to the standards listed in subsection A, C, and D.

1. Exterior materials and colors. The design, scale, and character of the winery shall be compatible with existing development in the vicinity. Structures associated with the winery including production facilities shall have an exterior design style that is agricultural or residential in nature using natural and rustic materials (such as wood, stone, adobe), earth tones (such as browns, siennas, beiges, greens) and non-reflective paints, siding, non-reflective windows, and roofing materials.

2. Screening. The visibility of accessory winery structures from public roads shall be minimized through the use of landscaping and other screening devices (such as fencing, earthen berms, or a combination fencing, landscaping or earthen berms) to ensure that the character of the area is retained.

3. Height. The height of a structure associated with a winery facility shall be limited to 35 feet. The structural height limit may be increased to 45 feet without a variance to accommodate processing facilities.

4. Accessory structures. The exterior design of the accessory structures shall be of the same architectural style as the primary structure.

5. Outdoor storage. In visually sensitive corridors identified in the 2010 General Plan, outdoor storage of equipment and storage tanks shall be screened from public view through the use of fencing and/or landscaping.

6. Fences. The design of fences shall be constructed of natural materials or wrought iron. Chain link fencing with appropriate batten wood inserts is allowed outside of the required front yard setback area.

C. Landscaping Requirements. For developments that have landscaping they shall comply with Chapter 16.63 of this Code.

D. Lighting Requirements.

1. For any new development that includes exterior lighting, all exterior lighting shall be consistent with the Design Guidelines for Exterior Lighting adopted by the Board of Supervisors pursuant to Section 21.63.020, unless exempt under Section 21.63.020.D.

2. Review by the Chief of Planning of all exterior lighting associated with any construction permit for consistency with the Design Guidelines for Exterior Lighting and approval by the Chief of Planning are required prior to issuance of the construction permit.

3. Applications for construction permits which are subject to these lighting regulations must include all the following information:

a. Plans indicating the location of each light fixture.

b. Manufacturer's catalog specification sheet for each type of fixture.

4. The Chief of Planning may waive these submittal requirements or request additional information, as deemed necessary on a project-by-project basis.

5. Exterior lighting fixtures shall be of a low intensity, low glare design and directed downward to ensure that neither the lamp nor the related reflector interior surface is visible from a location off the winery premises in order to prevent light pollution. Pole lighting fixtures shall be used only for special events and seasonal agricultural activities. Exterior lighting shall not be installed or operated in a manner that would throw light, either reflected or directly, in an upward direction.

**21.51.090 Special winery-related events, 151 persons to 500 persons.**

Special winery-related event permits between 151 and 500 persons on any one venue at one time shall be allowed with a Zoning Clearance. The Zoning Clearance application shall include submittal of a special events questionnaire form as prescribed by the Department of Housing and Community Development in addition to procession of a Zoning Clearance application. Processing of such requests shall be consistent with the requirements in Chapter 21.71.

**21.51.100 Special winery-related events, more than 500 persons.**

Special winery-related event permits shall be allowed at facilities within the Agricultural Winery Corridor as prescribed in the Agricultural Winery Corridor Plan at in Section 3.6 Special Winery Related Event Permit in Chapter 9.J of the 2010 General Plan.

**SECTION 12.** Chapter 21.71 is hereby added to the Monterey County Code to read as follows:

## **CHAPTER 21.71 REGULATIONS FOR ZONING CLEARANCE**

- 21.71.010 Purpose.**
- 21.71.020 Applicability.**
- 21.71.030 Appropriate authority.**
- 21.71.040 Application.**
- 21.71.050 Action by appropriate authority.**
- 21.71.060 Revocation.**
- 21.71.070 Expiration.**
- 21.71.080 Effect.**
- 21.71.090 Filing fee.**
- 21.71.100 Extension to zoning clearance.**
- 21.71.110 Amendments to zoning clearance.**

### **21.71.010 Purpose.**

The purpose of this Chapter is to provide a process whereby certain use can be considered through a ministerial process. The ministerial process will verify that the proposed use complies with the list of uses allowed in the applicable zoning district, the development standards within Monterey County Code, and is consistent with other applicable County of Monterey regulations.

### **21.71.020 Applicability.**

Any use identified within the zoning district regulations as being a permitted use requiring a Zoning Clearance is subject to the provisions of this Chapter.

### **21.71.030 Appropriate authority.**

The Chief of Planning or designee is the Appropriate Authority to consider Zoning Clearances.

### **21.71.040 Application.**

Application for a Zoning Clearance shall be made to the Appropriate Authority in writing on a form prescribed by the Director of Housing and Community Development and shall be accompanied by statements, plans, and elevations necessary to show the detail of the proposed use.

### **21.71.050 Action by appropriate authority.**

A. The Appropriate Authority shall deem the permit application complete if it contains all required information, documents, and all required application fees have been paid.

B. In acting on Zoning Clearances, the Appropriate Authority shall find that the proposed use is in conformance with all applicable provisions of this Title or other adopted policies of the County.

**21.71.060 Grounds for revocation.**

A. When a Zoning Clearance was granted on the basis of false material information, written or oral, given willfully or negligently by the applicant, the Appropriate Authority may revoke or modify the Zoning Clearance following public hearing pursuant to Chapter 21.78 of this Title.

B. An appeal may be taken from such revocation or modification in the same manner as described in Chapter 21.80.

**21.71.070 Expiration.**

A. Any Zoning Clearance issued under the terms of this Chapter shall be valid until the date of expiration stated on the permit. If no date of expiration is stated on the permit, any permit which allows a use, excluding a use which contemplates the construction of buildings or other structure, shall expire two years from the date of granting the permit unless use of the property has begun within this period.

B. If no date of expiration is stated on the Zoning Clearance, any clearance granted under this Chapter which allows for the construction of buildings or other structures shall remain valid as long as actual construction has begun within two years from the date of the granting of the Zoning Clearance.

**21.71.080 Effect.**

A Zoning Clearance shall be obtained before the County issues new or modified Building Permits, Grading Permits, and any other permits that may be required for operation of the use. Permits shall not be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the Zoning Clearance granted by the Appropriate Authority.

**21.71.090 Filing fee.**

The application fee for Zoning Clearance shall be established from time to time by the Board of Supervisors, and no part of such fee shall be refundable unless said refund is requested in writing concurrent with the withdrawal of the Zoning Clearance and provided that the applicant has not yet been sent written notice of the applications completeness or incompleteness. In such cases, 50% of the filing fee shall be refunded.

**21.71.100 Extension to zoning clearance.**

The Appropriate Authority may extend a Zoning Clearance upon receipt of an extension application from the applicant, provided such extension application is made at least 30 days prior

to the expiration of the Zoning Clearance. The written request shall be filed with the Appropriate Authority and set forth reasons supporting the request.

**21.71.110 Amendments to Zoning clearance.**

A. Proposed amendments to any Zoning Clearance issued under the provisions of this Chapter shall be submitted to the Appropriate Authority through an amendment application and in sufficient detail to adequately assess the nature of the amendment and any potential impacts of the amendment.

B. Proposed amendments shall be handled in the following manner:

1. The Appropriate Authority shall determine if the amendment is of a minor nature by reviewing the following standards:

- a. The amendment would not result in any environmental impacts;
- b. The amendment is consistent with the prior action of the Appropriate Authority;
- c. The amendment would result in minimal impacts to the land in relation to the approved Zoning Clearance; and
- d. The amendment would meet all relevant site development standards.

2. If the standards in Subsection B.1 are met, then the amendment shall be approved by the Appropriate Authority. All other amendments are considered major in nature and would require a discretionary permit.

**SECTION 13. ZONING DISTRICT MAP.** The following Sectional District Maps of Section 21.08.060 of the Monterey County Code are hereby amended to add the Agricultural and Winery Corridor District (“AWCP” District) designation to certain properties shown in the revised Sectional District Maps for each of the amended sections listed below with said maps being attached to and incorporated herein by reference.

1. Section 12
2. Section 13
3. Section 18
4. Section 19
5. Section 20
6. Section 25
7. Section 26
8. Section 27
9. Section 33
10. Section 34

11. Section 35
12. Section 40
13. Section 41
14. Section 42
15. Section 50
16. Section 51
17. Section 52
18. Section 60
19. Section 61
20. Section 68
21. Section 69
22. Section 77
23. Section 77
24. Section 78
25. Section 79
26. Section 80
27. Section 87
28. Section 88
29. Section 89
30. Section 90
31. Section 105
32. Section 106
33. Section 108

**SECTION 14. 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 15. EFFECTIVE DATE.** This ordinance shall become effective on the thirty-first day following its adoption.

PASSED AND ADOPTED on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

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Wendy Root-Askew, Chair  
Monterey County Board of Supervisors

ATTEST

VALERIE RALPH  
Clerk of the Board of Supervisors

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

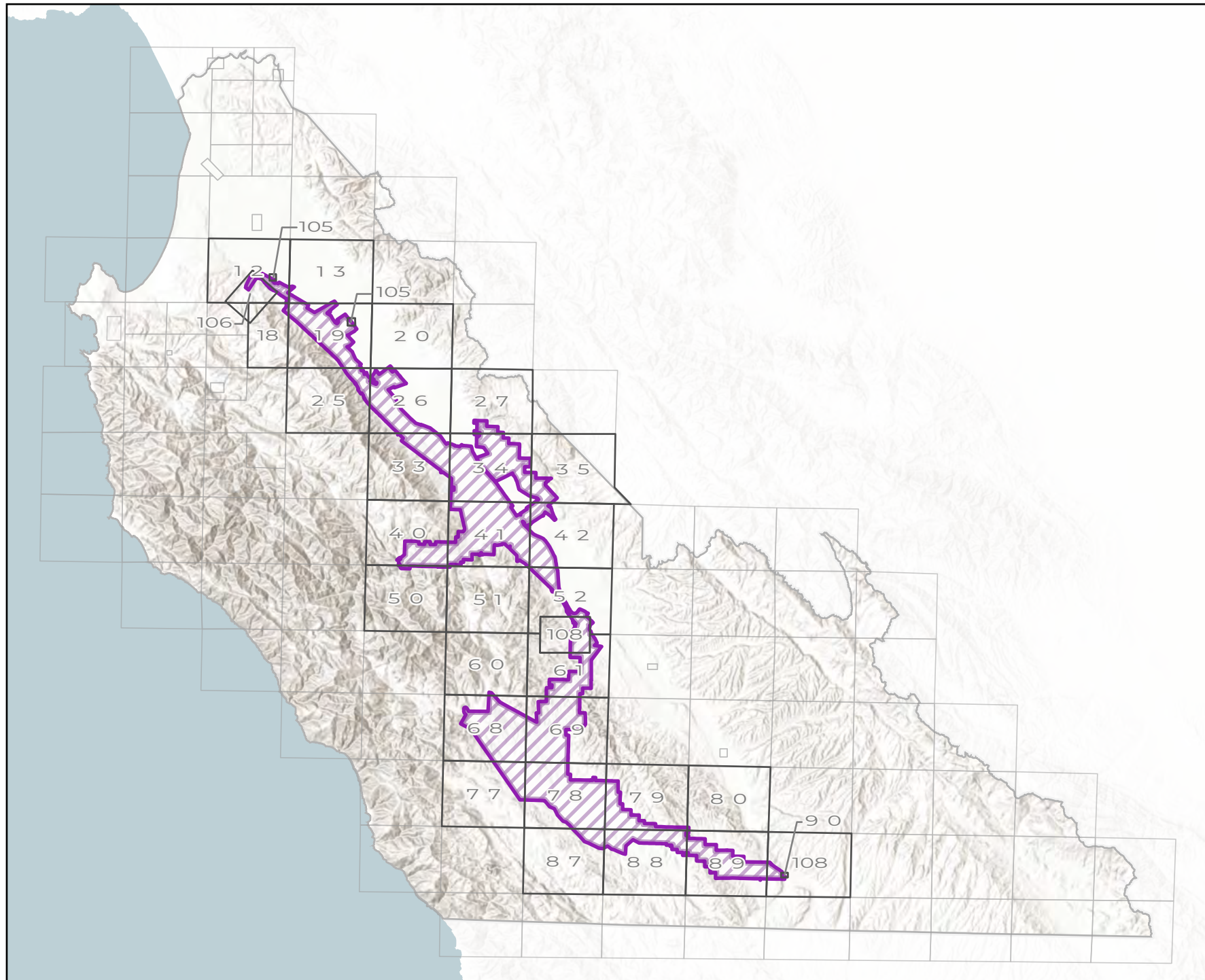
APPROVED AS TO FORM:

KELLY L. DONLON  
Chief Assistant County Counsel

# COUNTY OF MONTEREY AGRICULTURAL & WINE CORRIDOR PLAN (AWCP)

## ZONING SECTIONS WITHIN THE AWCP

|     |    |
|-----|----|
| 105 | 42 |
| 106 | 50 |
| 108 | 51 |
| 12  | 52 |
| 13  | 60 |
| 18  | 61 |
| 19  | 68 |
| 20  | 69 |
| 25  | 77 |
| 26  | 78 |
| 27  | 79 |
| 33  | 80 |
| 34  | 87 |
| 35  | 88 |
| 40  | 89 |
| 41  | 90 |



- Agricultural & Wine Corridor (AWCP)
- Zoning Section Boundary (within AWCP)
- Zoning Section Boundary

MAP PREPARED:  
4/17/2026



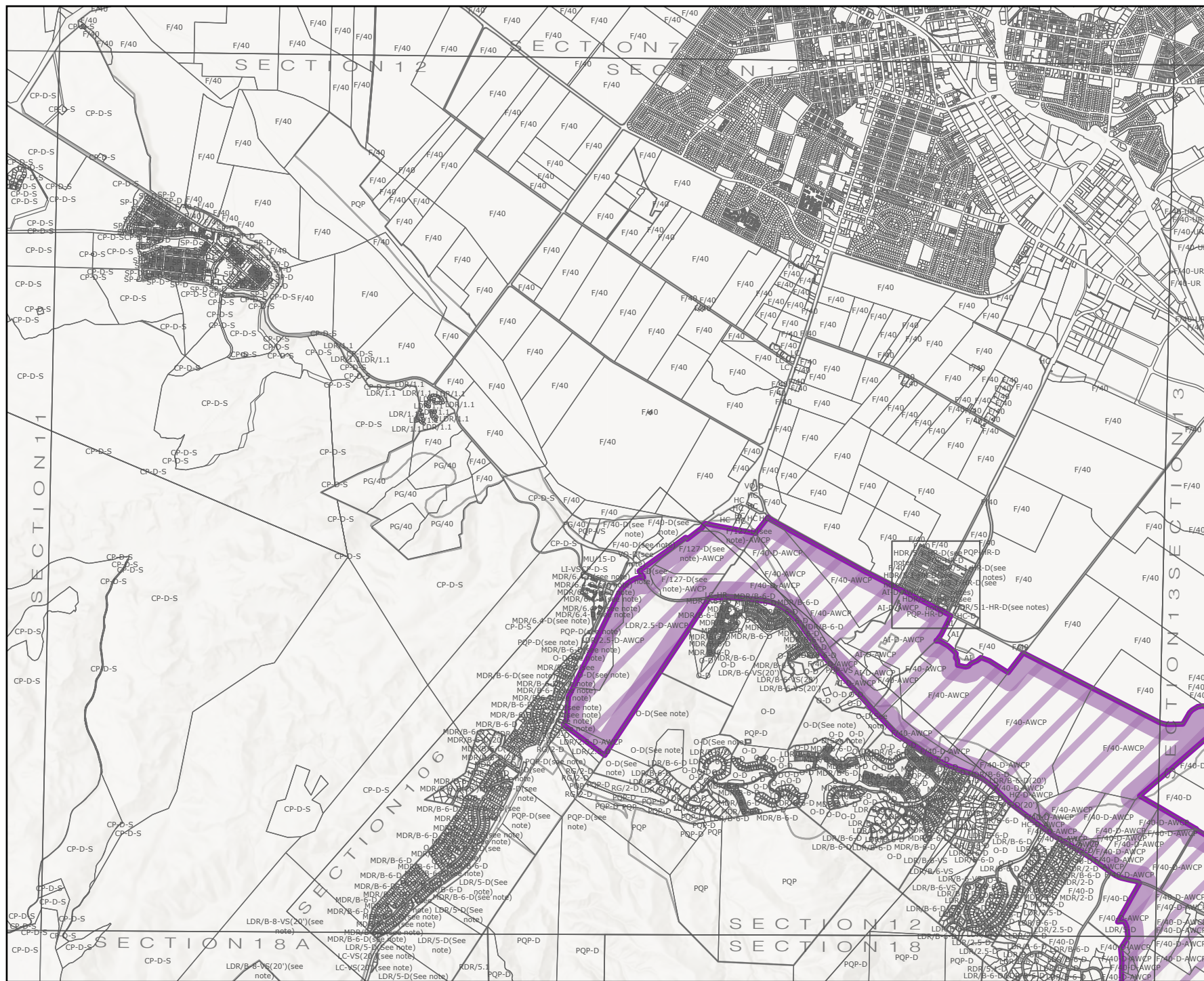
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MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT



# SECTION 12 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

| ADOPTED |         | AMENDED  |         |
|---------|---------|----------|---------|
| Date    | Ord No. | Date     | Ord No. |
| 9/8/92  | 3627    | 12/8/92  | 3648    |
|         |         | 12/24/92 | 3695    |
|         |         | 7/20/93  | 3951    |
|         |         | 2/10/98  | 5002    |
|         |         | 9/27/05  | 5000    |



MAP PREPARED:  
4/17/2026



0 5,000 10,000 FEET

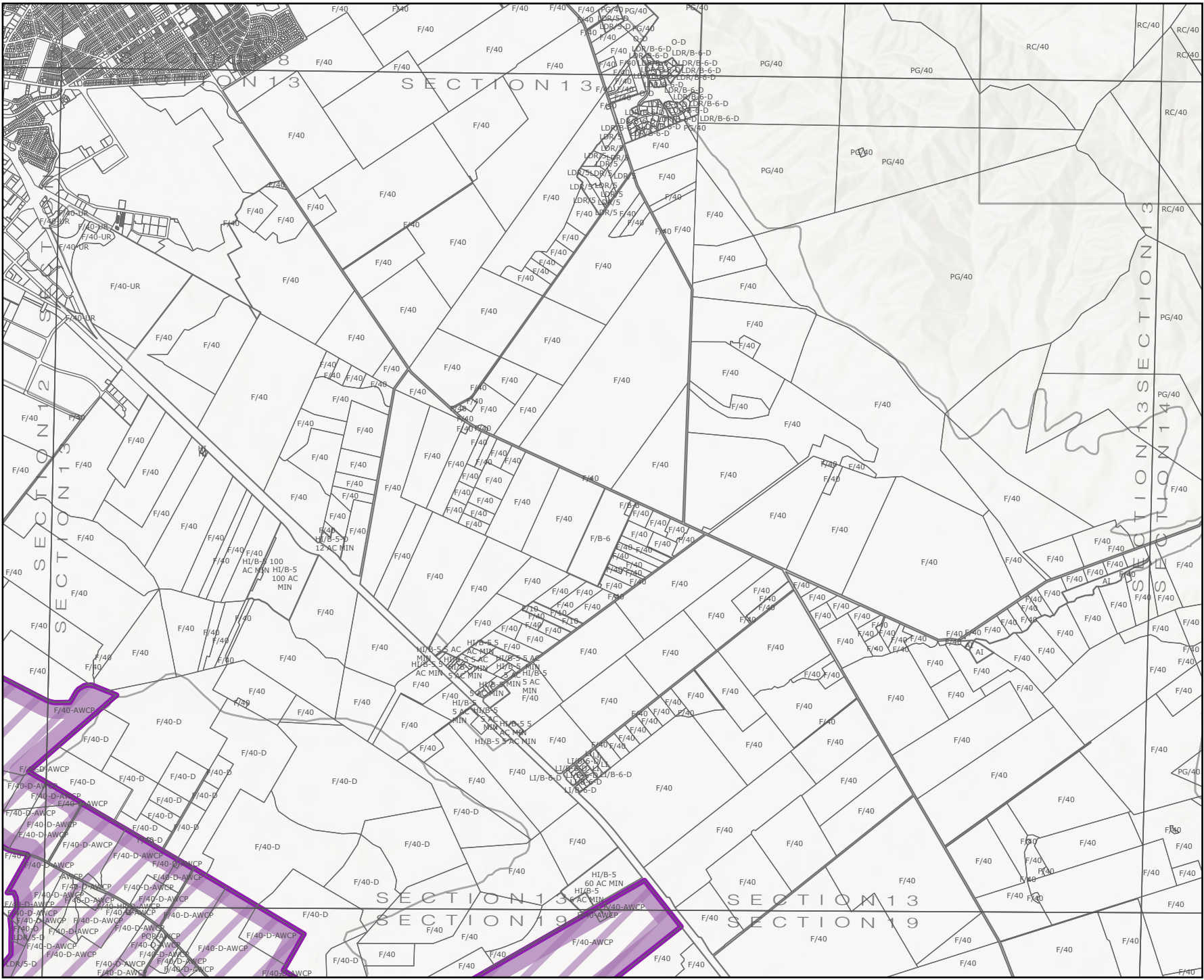
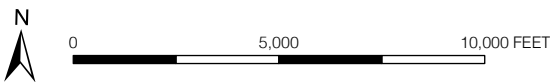
SECTION 12

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT



## SECTION 13 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

| ADOPTED |         | AMENDED  |         |
|---------|---------|----------|---------|
| Date    | Ord No. | Date     | Ord No. |
| 9/8/92  | 3627    | 12/8/92  | 3648    |
|         |         | 3/30/93  | 3670    |
|         |         | 6/8/93   | 3681    |
|         |         | 8/24/93  | 6806    |
|         |         | 9/21/93  | 3710    |
|         |         | 10/26/93 | 3723    |
|         |         | 4/12/94  | 3758    |
|         |         | 10/11/94 | 3758    |

 Wine Corridor (AWCP)

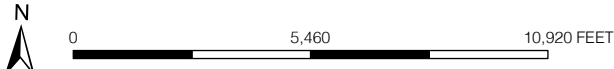
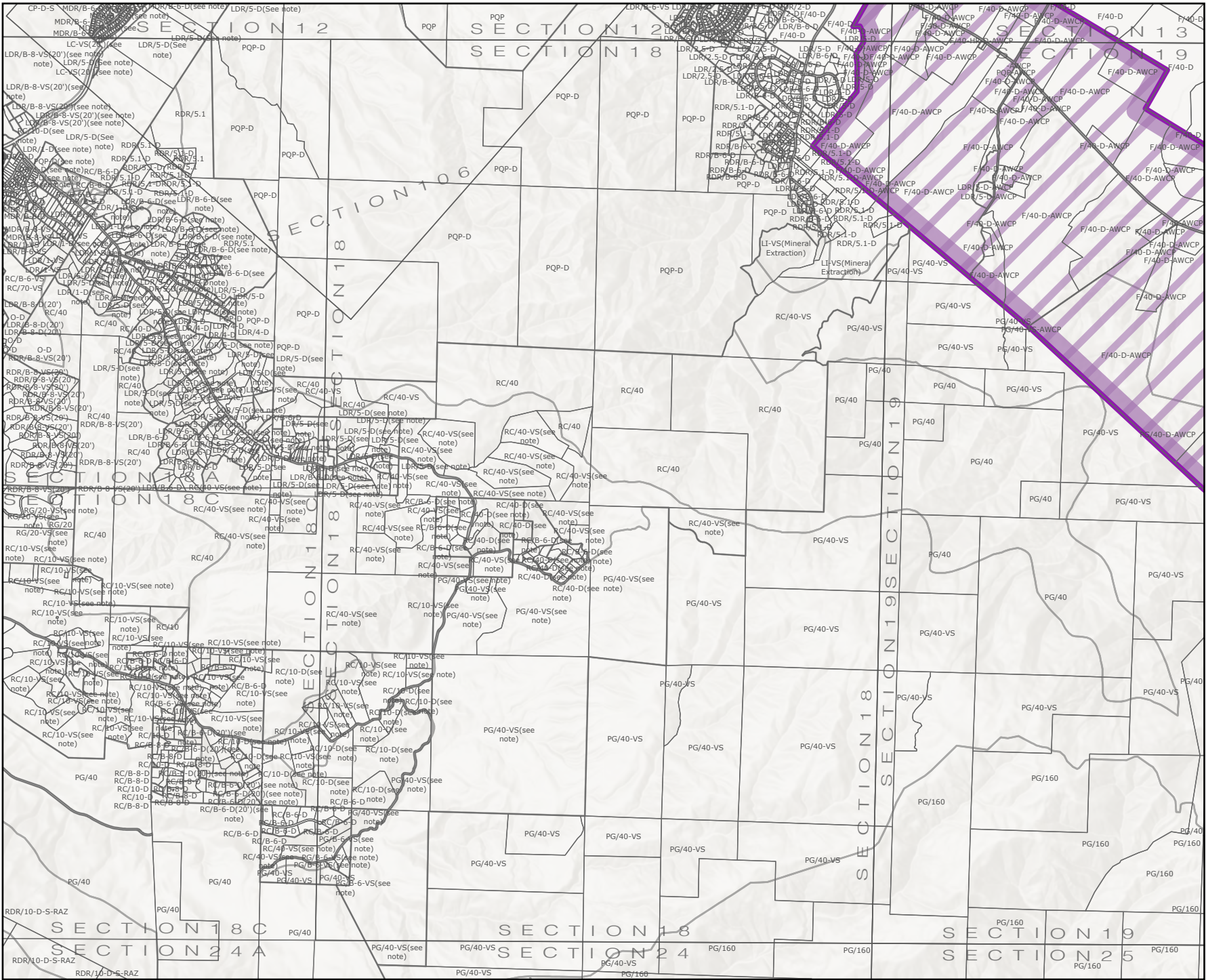
MAP PREPARED:  
4/17/2026

SECTION 13  
MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT



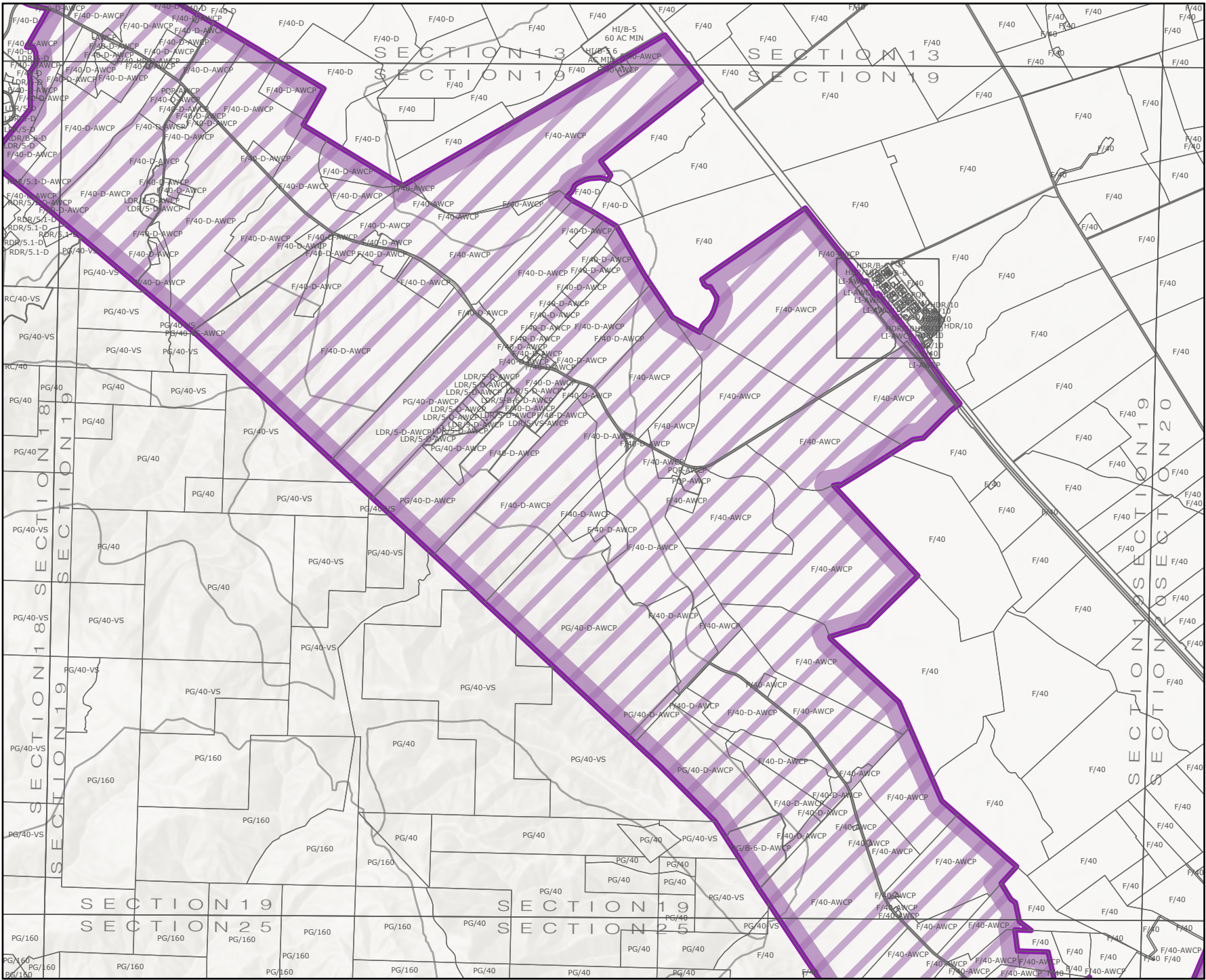
SECTION 18 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

| ADOPTED |         | AMENDED  |         |
|---------|---------|----------|---------|
| Date    | Ord No. | Date     | Ord No. |
| 12/8/92 | 3648    | 12/24/92 | 3647    |
|         |         | 2/2/93   | 3662    |
|         |         | 7/20/93  | 3695    |
|         |         | 11/9/93  | 3725    |
|         |         | 6/7/94   | 3767    |
|         |         | 2/10/98  | 3951    |



SECTION 19 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

| ADOPTED |         | AMENDED |         |
|---------|---------|---------|---------|
| Date    | Ord No. | Date    | Ord No. |
| 9/8/92  | 3627    | 12/8/92 | 3648    |
|         |         | 9/21/93 | 3710    |
|         |         | 6/7/94  | 3767    |
|         |         | 2/15/05 | 4261    |
|         |         | 6/2/09  | 5130    |
|         |         | 12/9/08 | 5118    |



# SECTION 20 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED AMENDED

|         |         |
|---------|---------|
| Date    | Ord No. |
| 9/21/93 | 3710    |



MAP PREPARED:  
4/17/2026



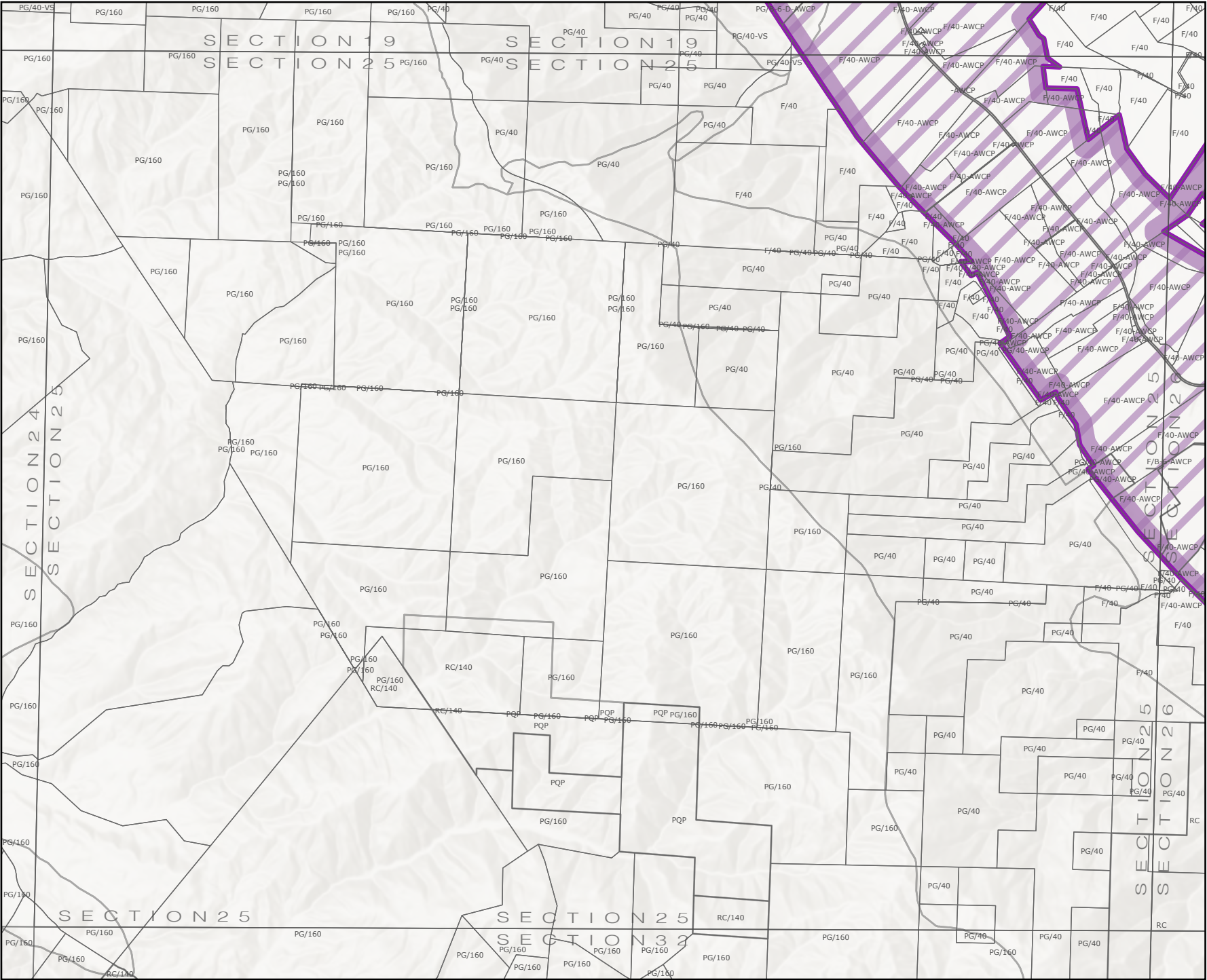
0 5,000 10,000 FEET

SECTION 20  
MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT



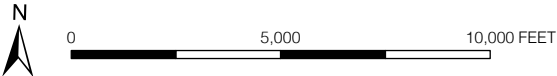
SECTION 25 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

| ADOPTED |         | AMENDED |         |
|---------|---------|---------|---------|
| Date    | Ord No. | Date    | Ord No. |
| 12/8/92 | 3648    | 9/21/93 | 3710    |
|         |         | 6/7/94  | 3767    |



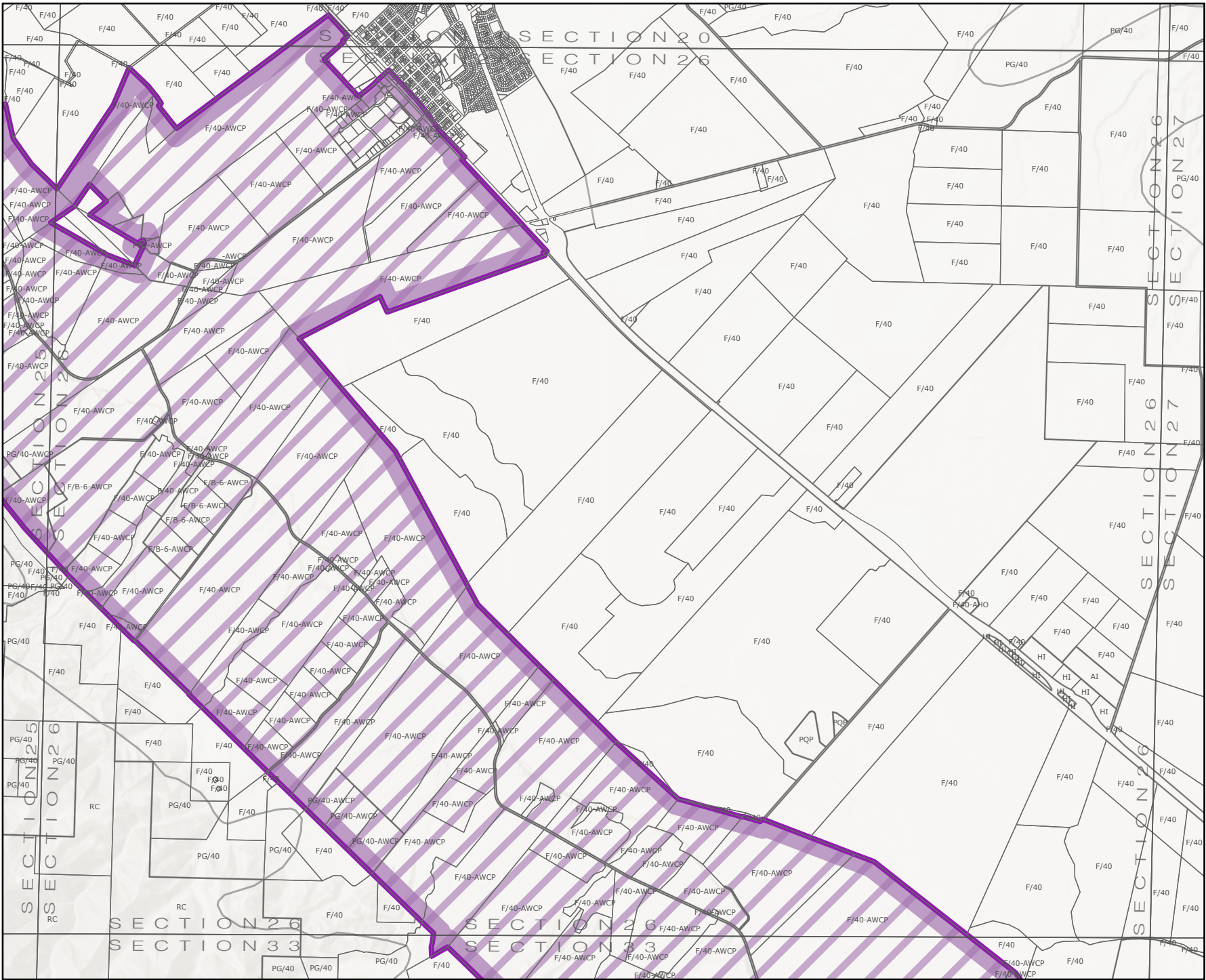
 Wine Corridor (AWCP)

MAP PREPARED:  
4/17/2026



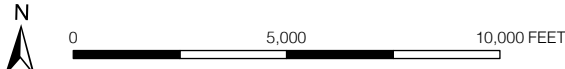
SECTION 26 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

| ADOPTED      | AMENDED      |
|--------------|--------------|
| Date         | Date         |
| Ord No.      | Ord No.      |
| 9/21/93 3710 | 7/31/12 5205 |



 Wine Corridor (AWCP)

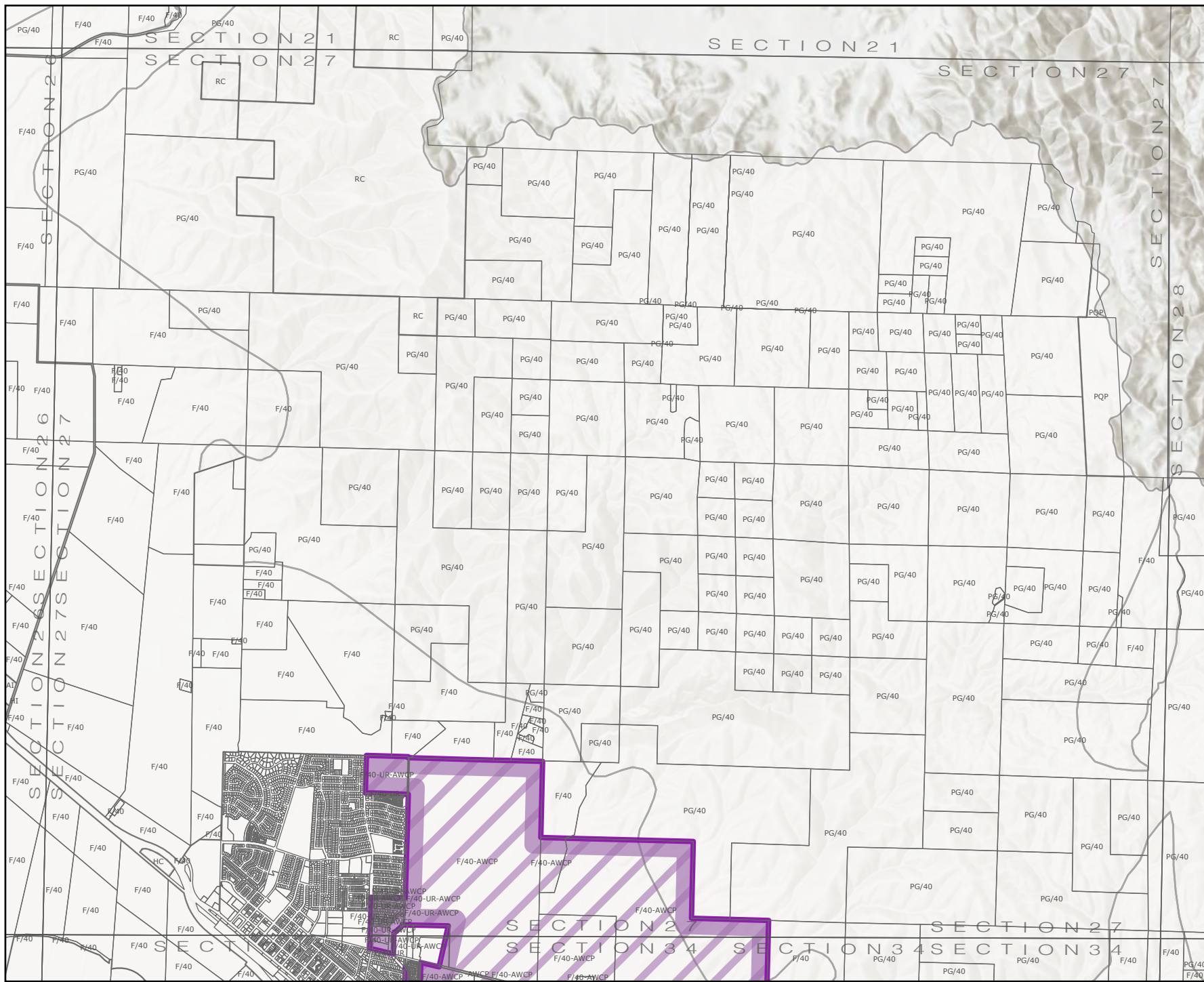
MAP PREPARED:  
4/17/2026



# SECTION 27 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED AMENDED

|         |         |
|---------|---------|
| Date    | Ord No. |
| 9/21/93 | 3710    |



MAP PREPARED:  
4/17/2026



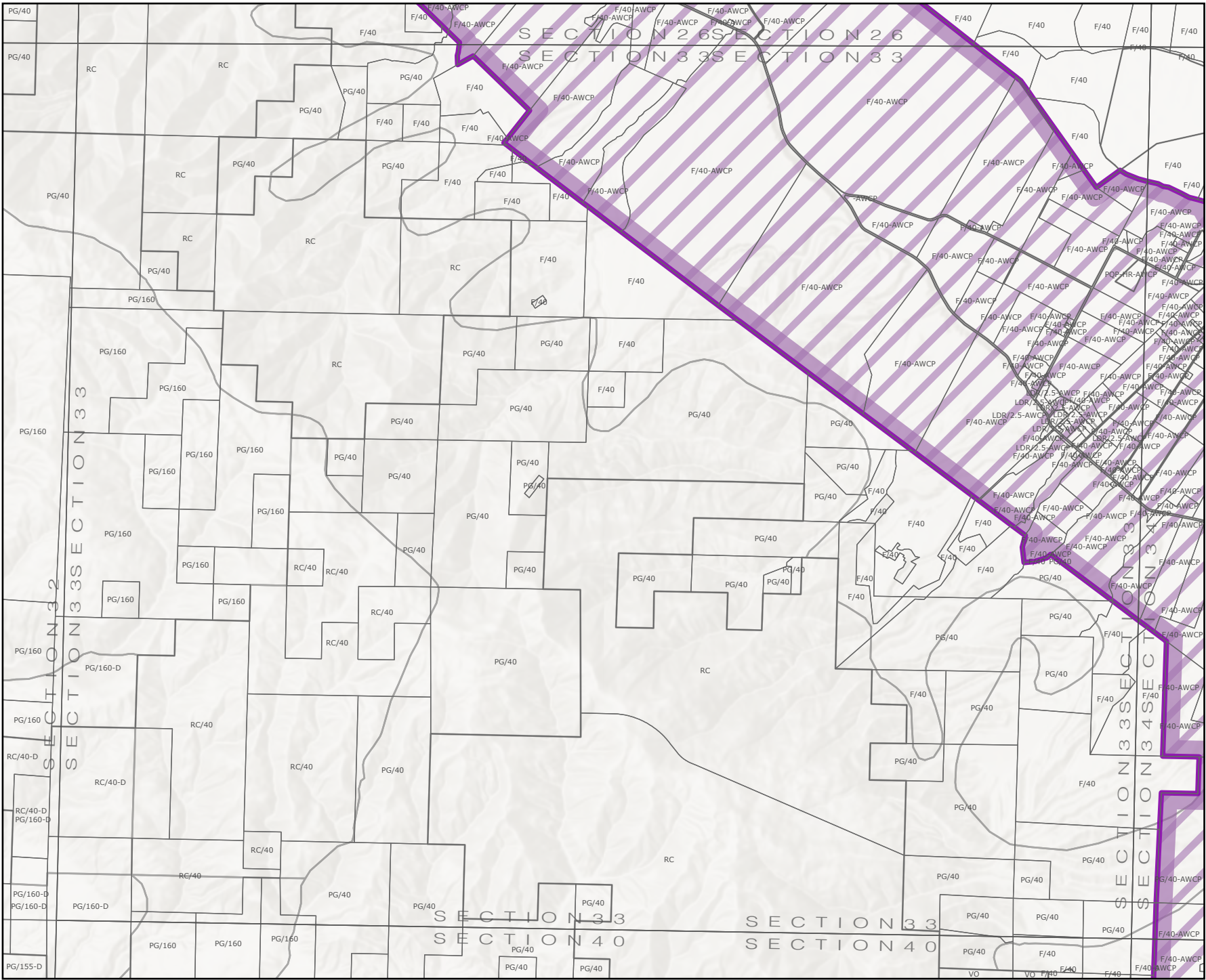
0 5,000 10,000 FEET

SECTION 27  
MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT



SECTION 33 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

| ADOPTED |         | AMENDED |         |
|---------|---------|---------|---------|
| Date    | Ord No. | Date    | Ord No. |
| 9/21/93 | 3710    | 6/7/94  | 3767    |



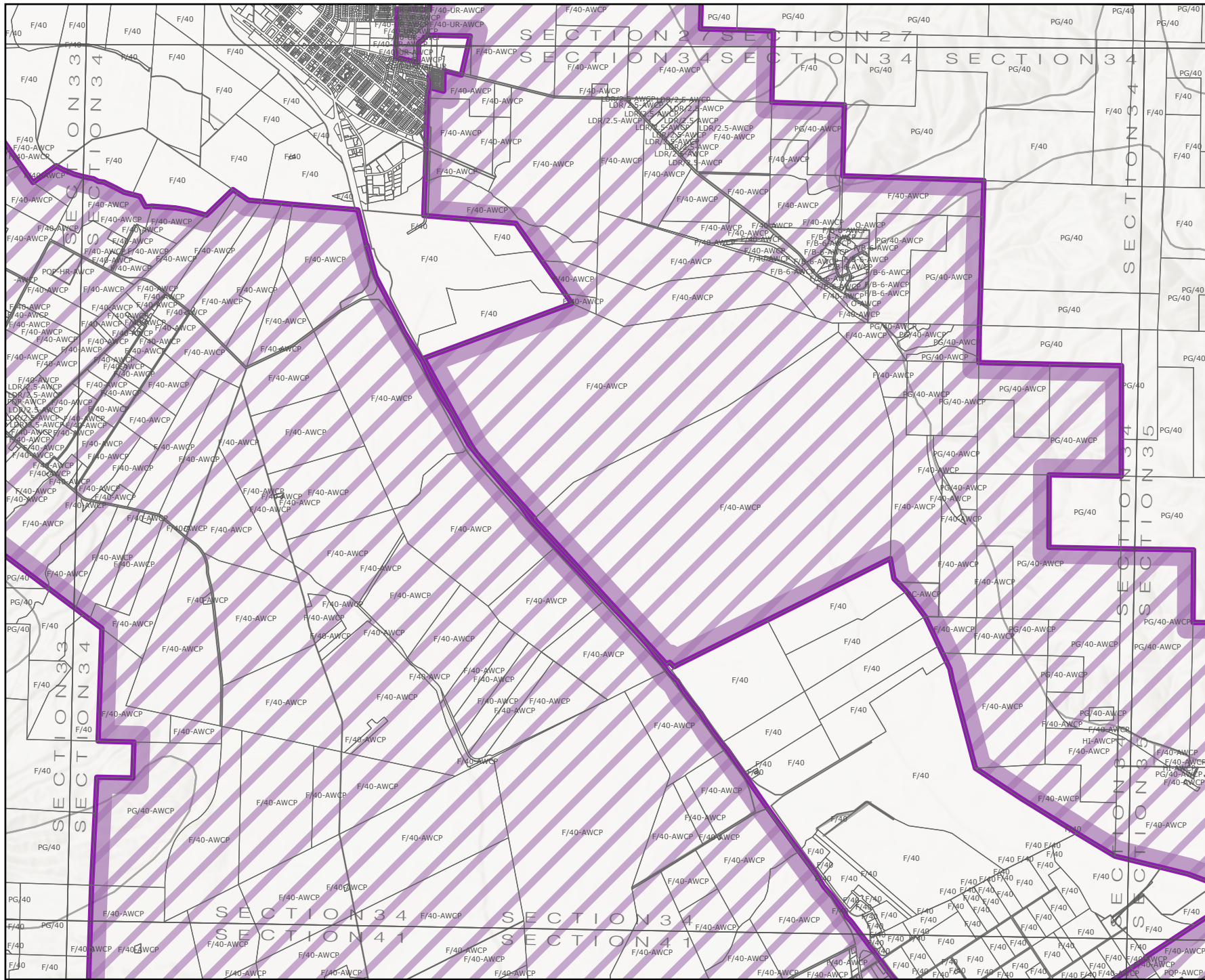
MAP PREPARED:  
4/17/2026



## SECTION 34 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED AMENDED

|         |         |         |         |
|---------|---------|---------|---------|
| Date    | Ord No. | Date    | Ord No. |
| 9/21/93 | 3710    | 4/11/97 | 3943    |

 Wine Corridor (AWCP)

MAP PREPARED:  
4/17/2026



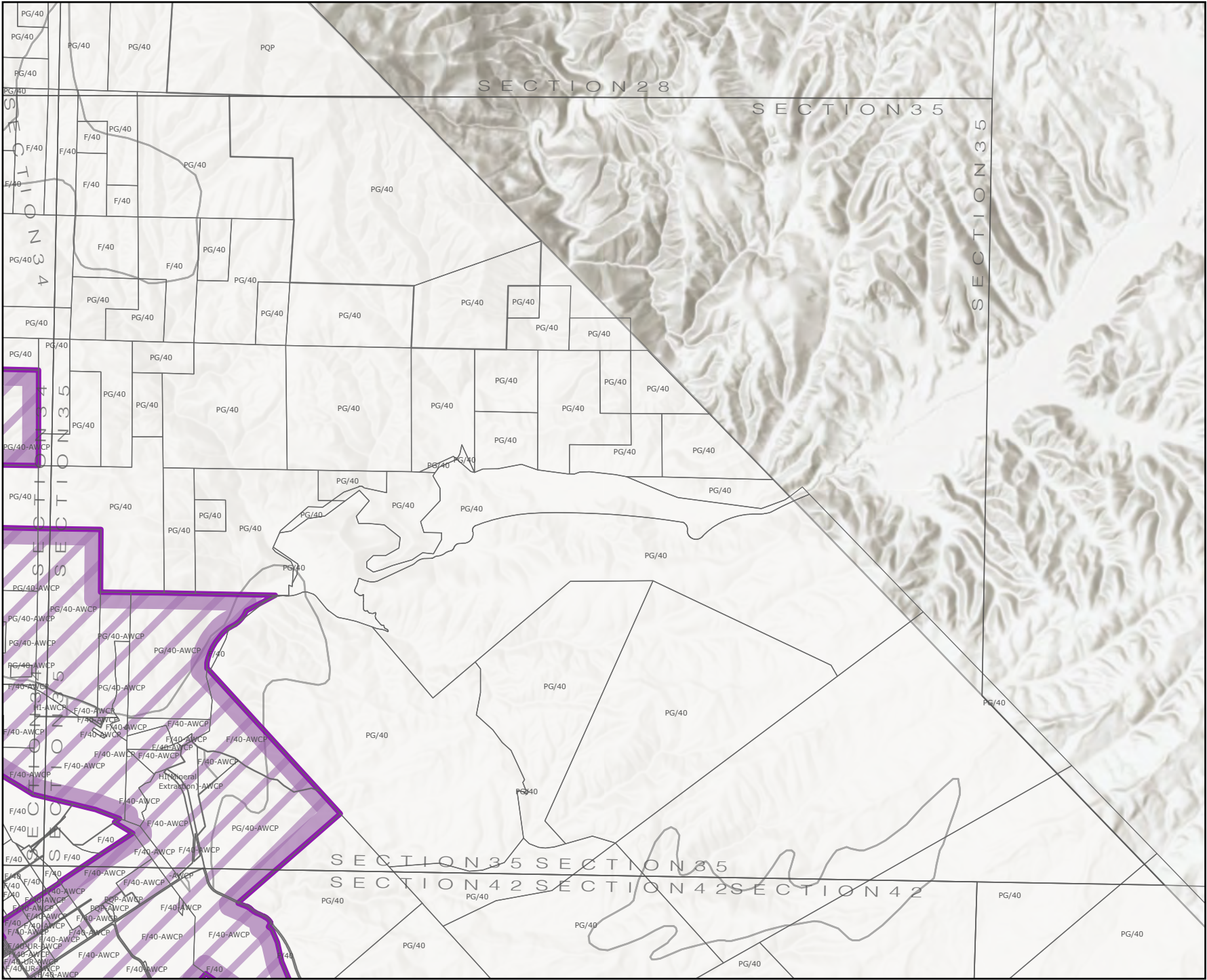
0 5,000 10,000 FEET

SECTION 34  
MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT



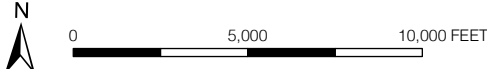
SECTION 35 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

| ADOPTED |         | AMENDED |         |
|---------|---------|---------|---------|
| Date    | Ord No. | Date    | Ord No. |
| 9/21/93 | 3710    | 1/13/04 | 4211    |



Wine Corridor (AWCP)

MAP PREPARED:  
4/17/2026

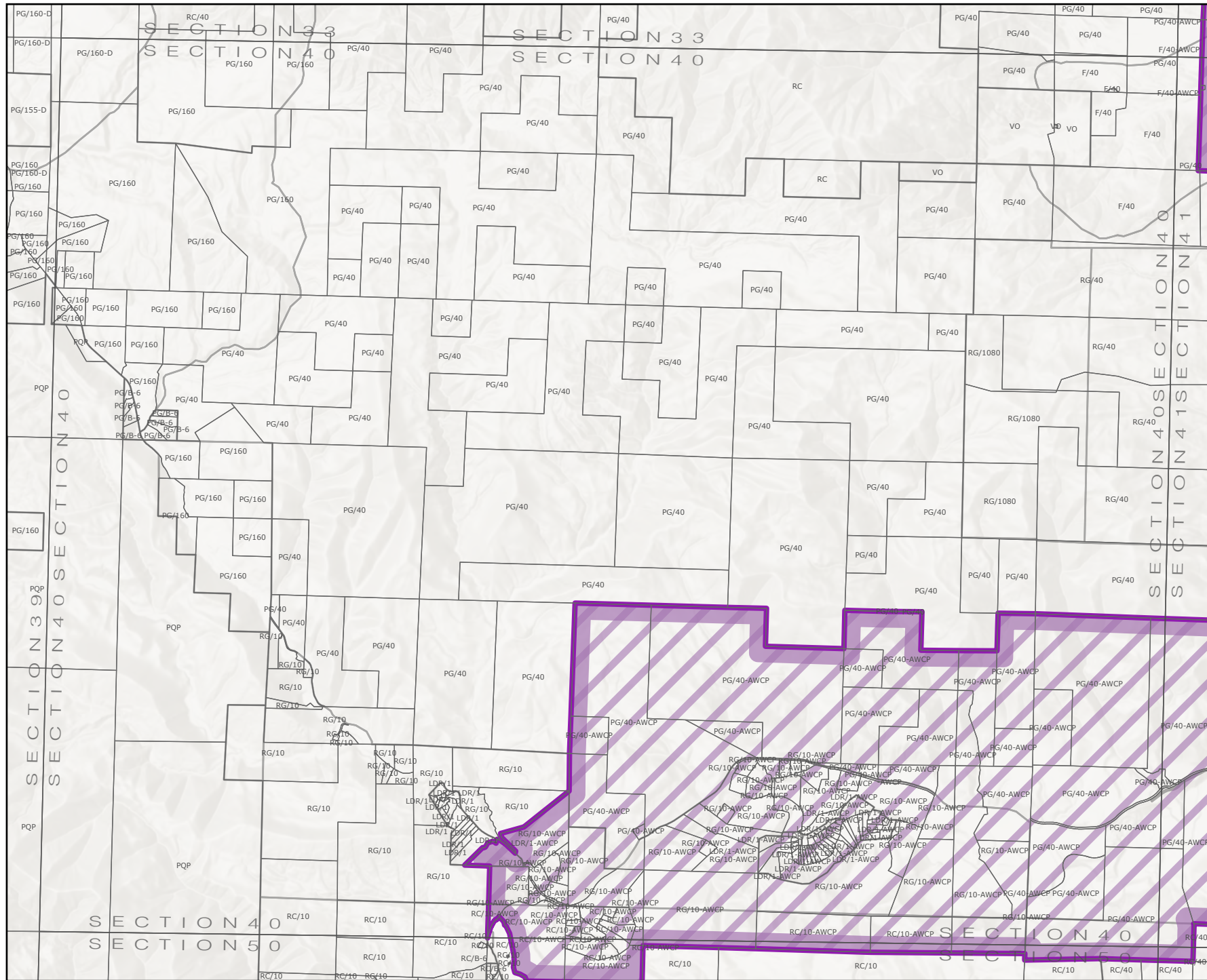


SECTION 35  
MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

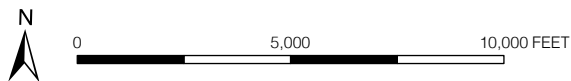


# SECTION 40 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

| ADOPTED |         | AMENDED |         |
|---------|---------|---------|---------|
| Date    | Ord No. | Date    | Ord No. |
| 9/21/93 | 3710    | 6/7/94  | 3767    |
|         |         | 8/22/95 | 3834    |



MAP PREPARED:  
4/17/2026

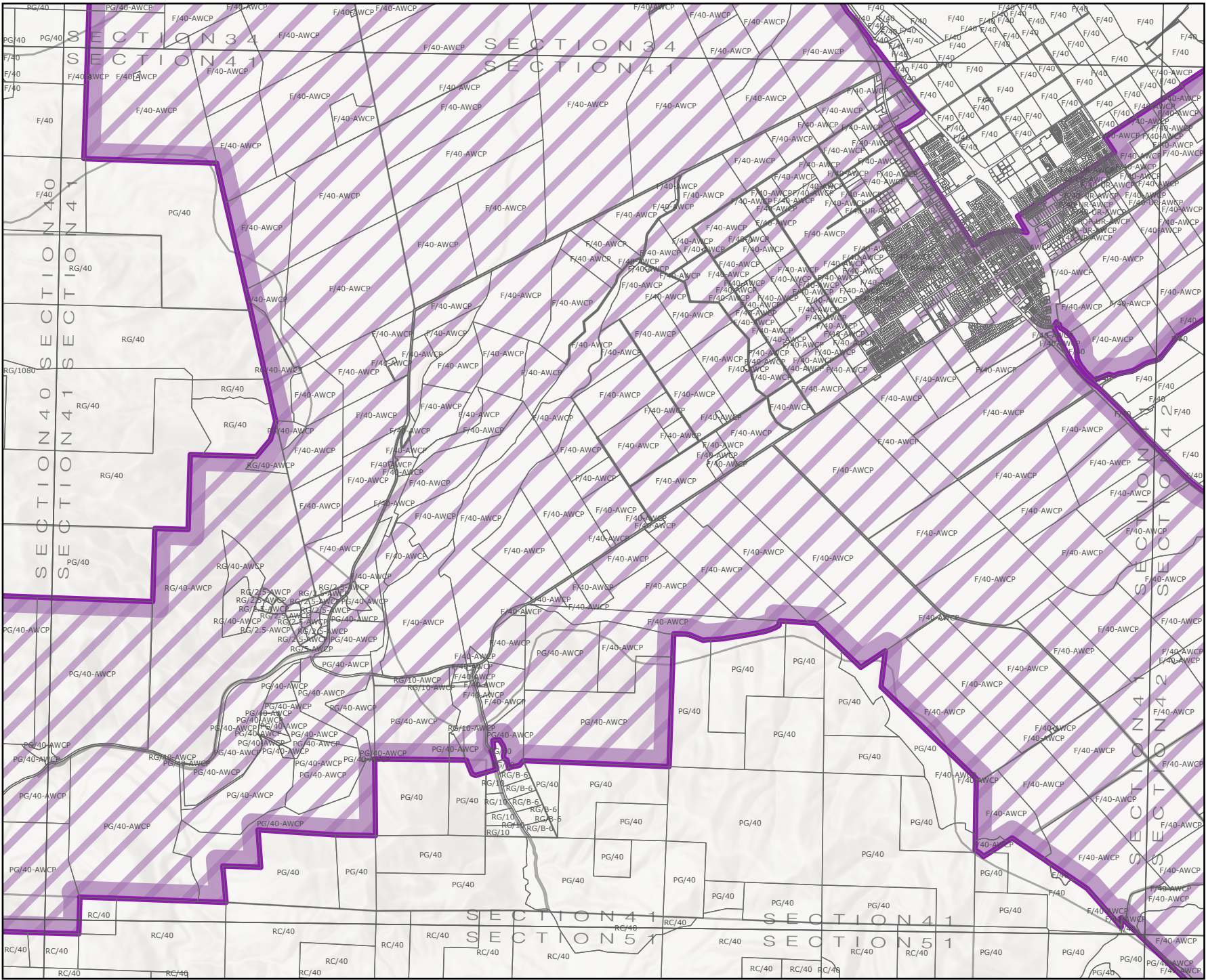


SECTION 40  
MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

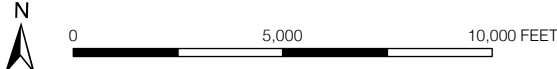


SECTION 41 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

| ADOPTED |         | AMENDED |         |
|---------|---------|---------|---------|
| Date    | Ord No. | Date    | Ord No. |
| 9/21/93 | 3710    | 8/22/95 | 3834    |



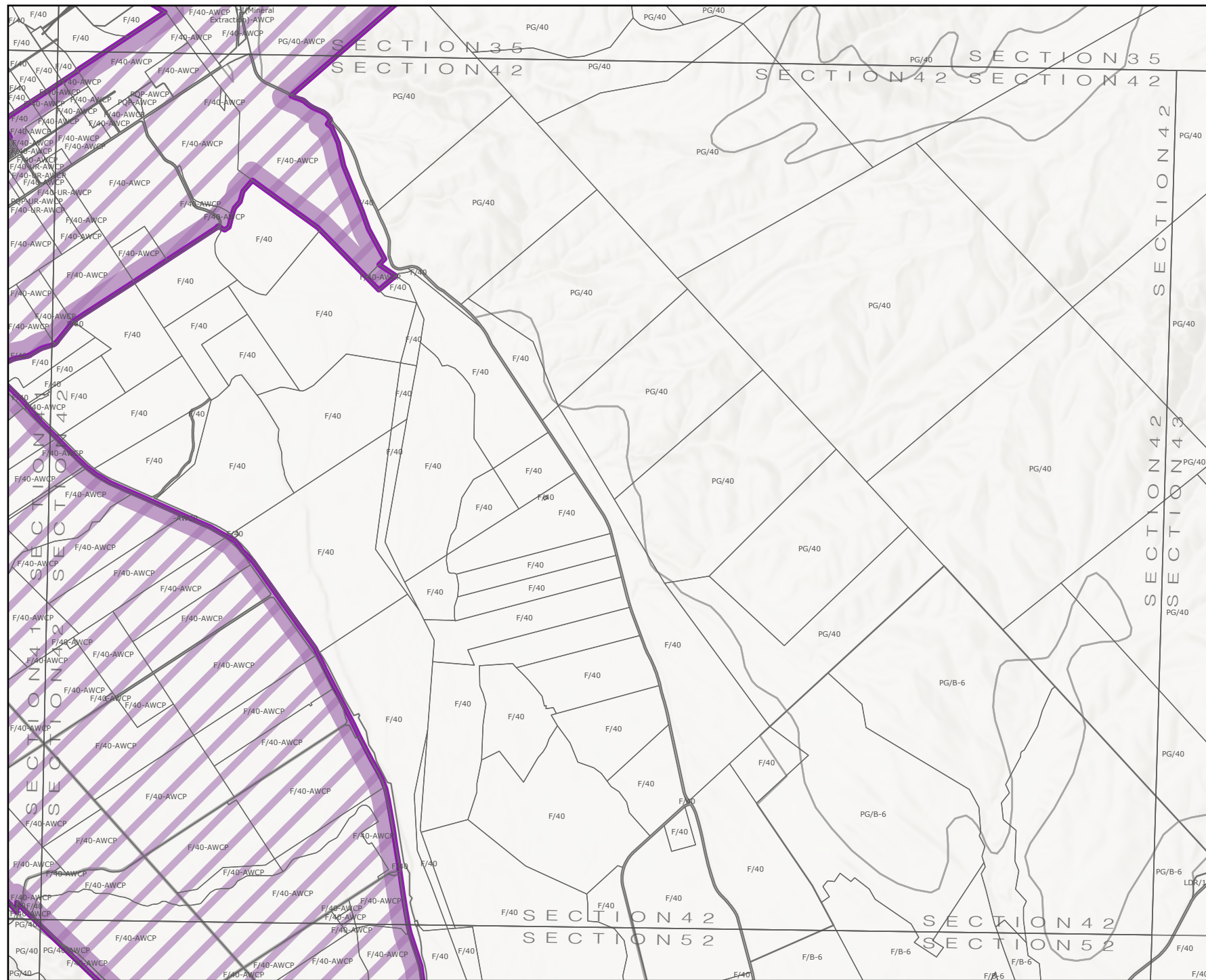
MAP PREPARED:  
4/17/2026



## SECTION 42 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED AMENDED

Date      Ord No.  
9/21/93   3710



MAP PREPARED:  
4/17/2026



0 5,000 10,000 FEET

SECTION 42

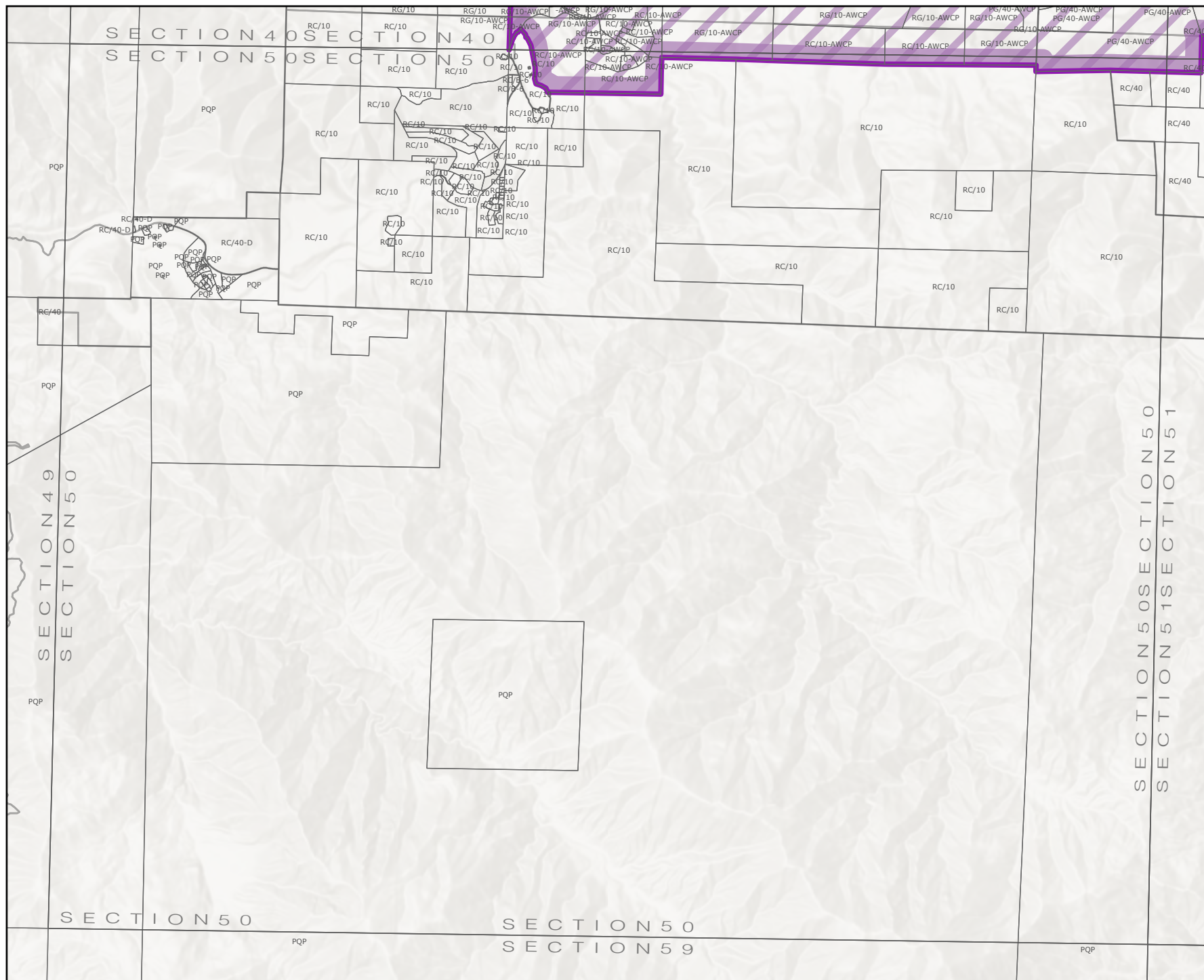
MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT



## SECTION 50 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED AMENDED

|         |         |        |         |
|---------|---------|--------|---------|
| Date    | Ord No. | Date   | Ord No. |
| 9/21/93 | 3710    | 6/7/94 | 3767    |

 Wine Corridor (AWCP)

MAP PREPARED:  
4/17/2026



0 5,000 10,000 FEET

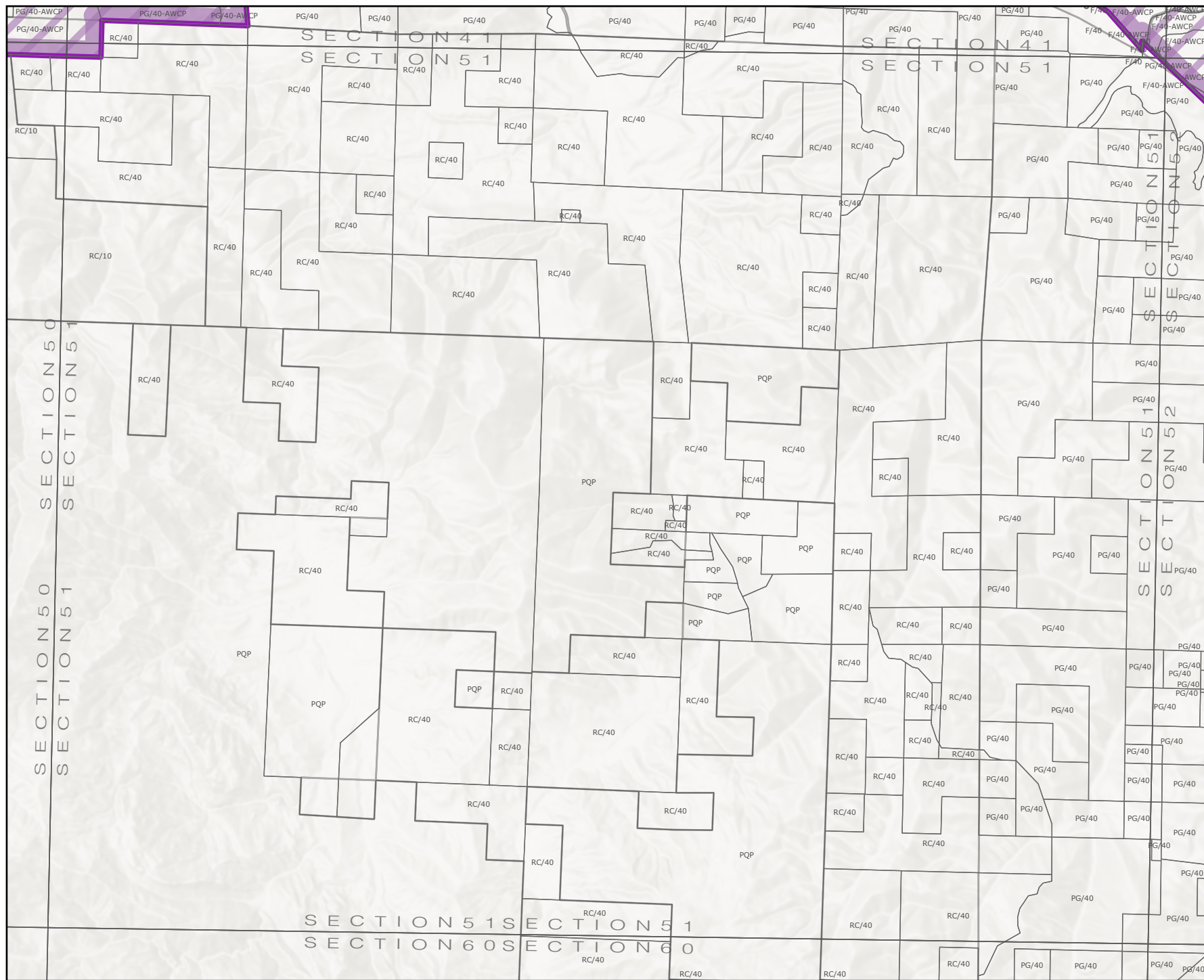
SECTION 50  
MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT



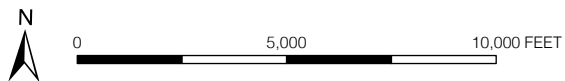
## SECTION 51 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED AMENDED

Date      Ord No.  
9/21/93   3710

 Wine Corridor (AWCP)

MAP PREPARED:  
4/17/2026



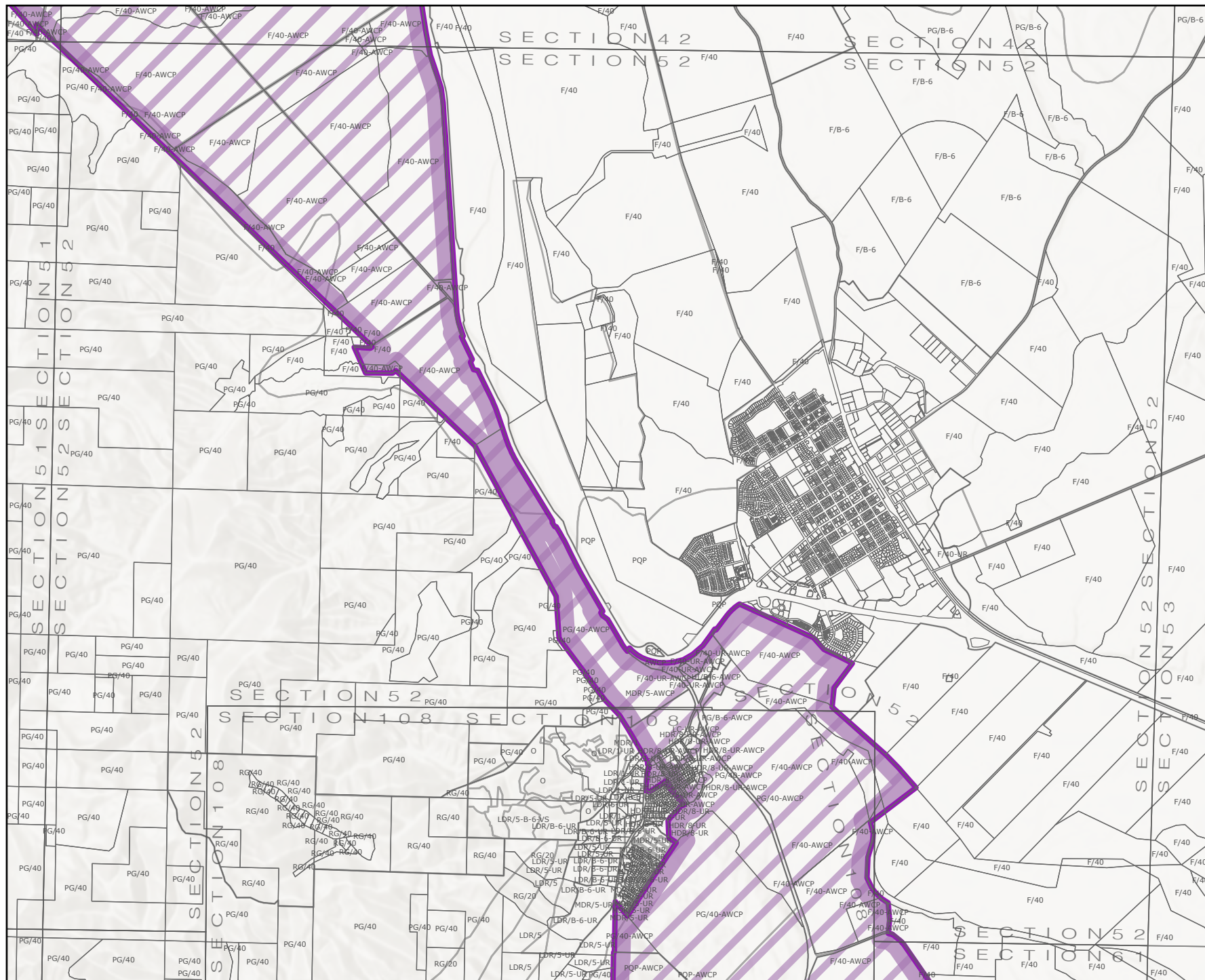
SECTION 51  
MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT



# SECTION 52 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED    AMENDED

|         |         |         |         |
|---------|---------|---------|---------|
| Date    | Ord No. | Date    | Ord No. |
| 9/21/93 | 3710    | 2/14/06 | 5017    |

 Wine Corridor (AWCP)

MAP PREPARED:  
4/17/2026



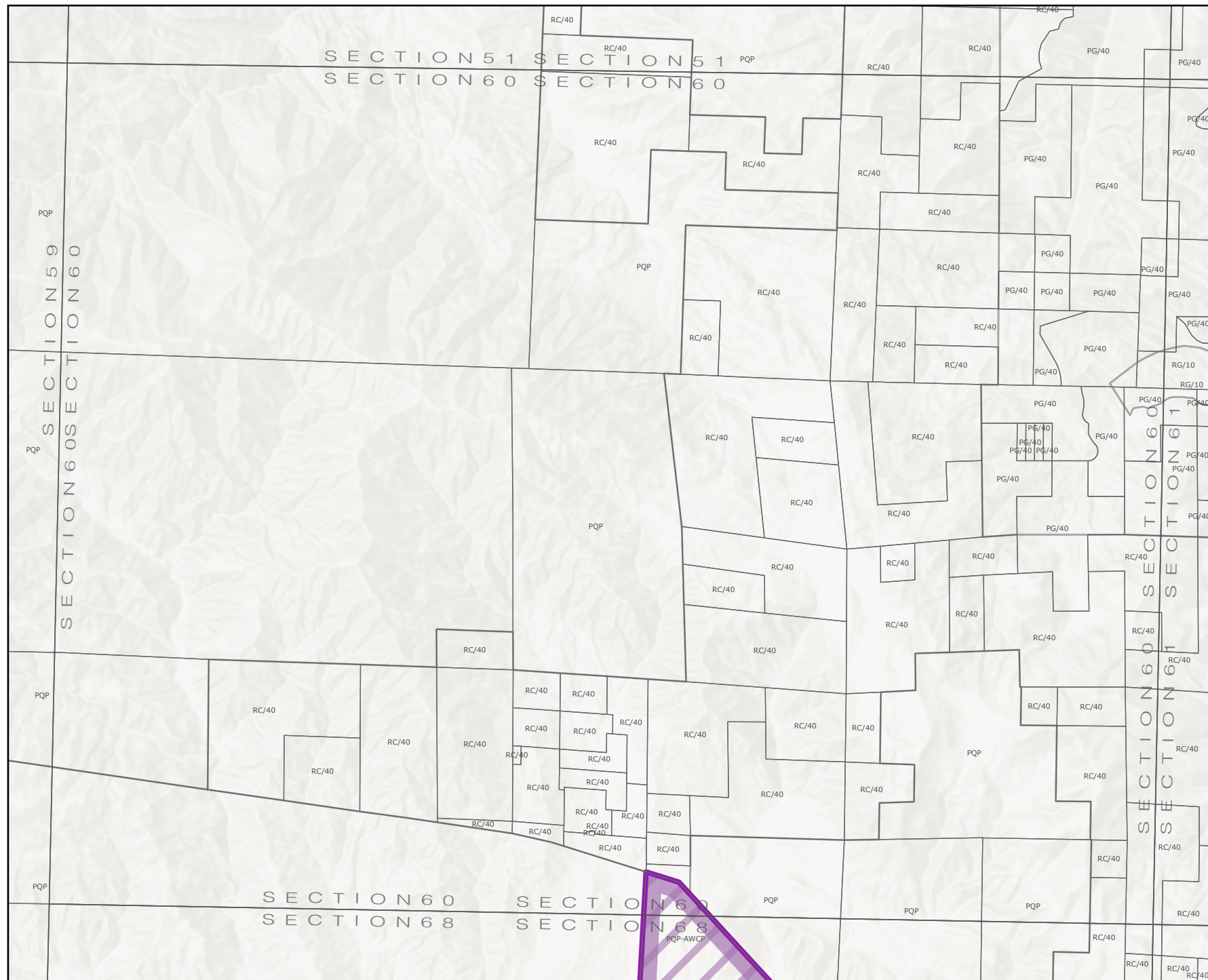
0 5,000 10,000 FEET

SECTION 52  
MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT



# SECTION 60 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

| ADOPTED |         | AMENDED |         |
|---------|---------|---------|---------|
| Date    | Ord No. | Date    | Ord No. |
| 3/16/93 | 3669    | 9/21/93 | 3710    |



MAP PREPARED:  
4/17/2026



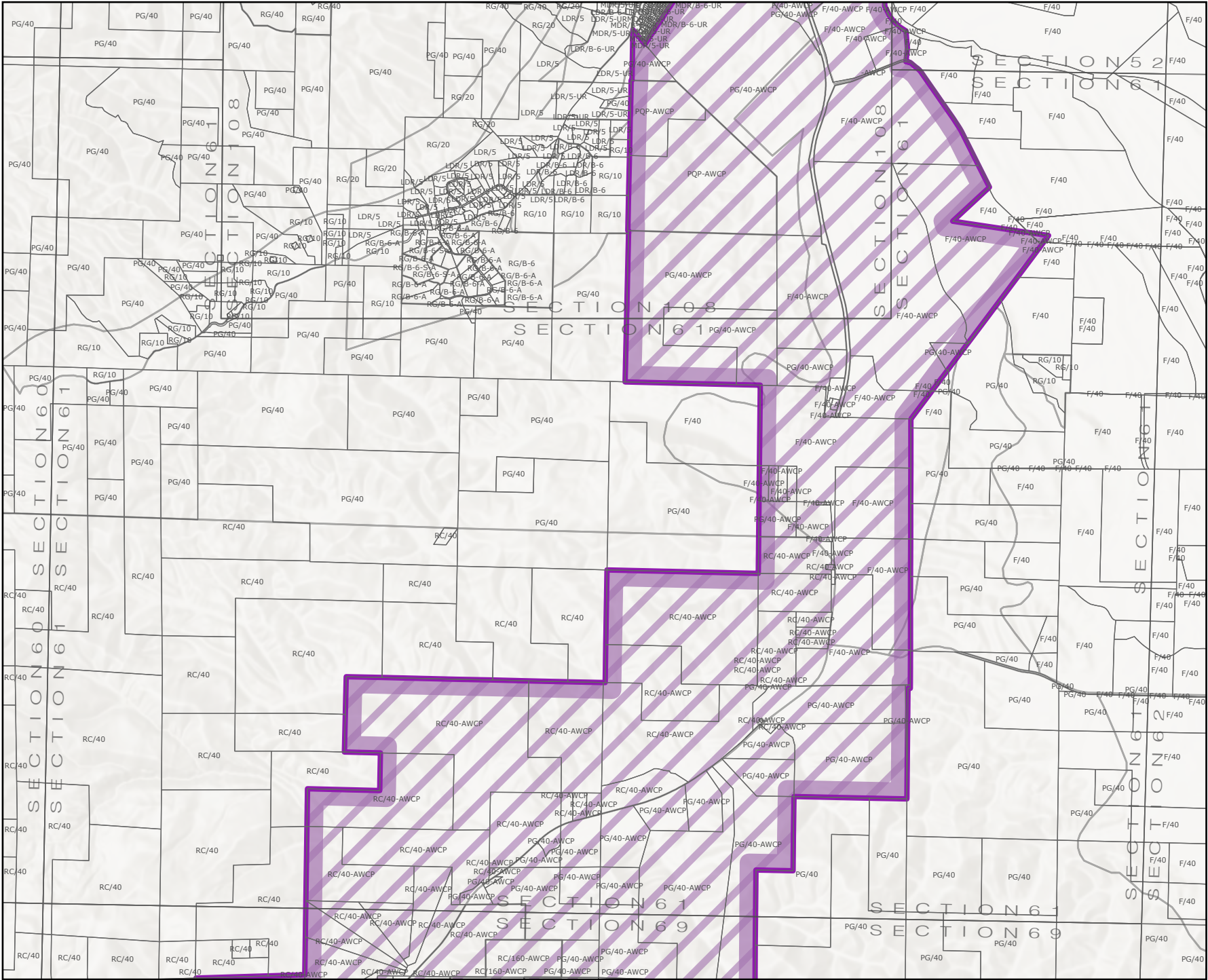
0 5,000 10,000 FEET

SECTION 60  
MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT



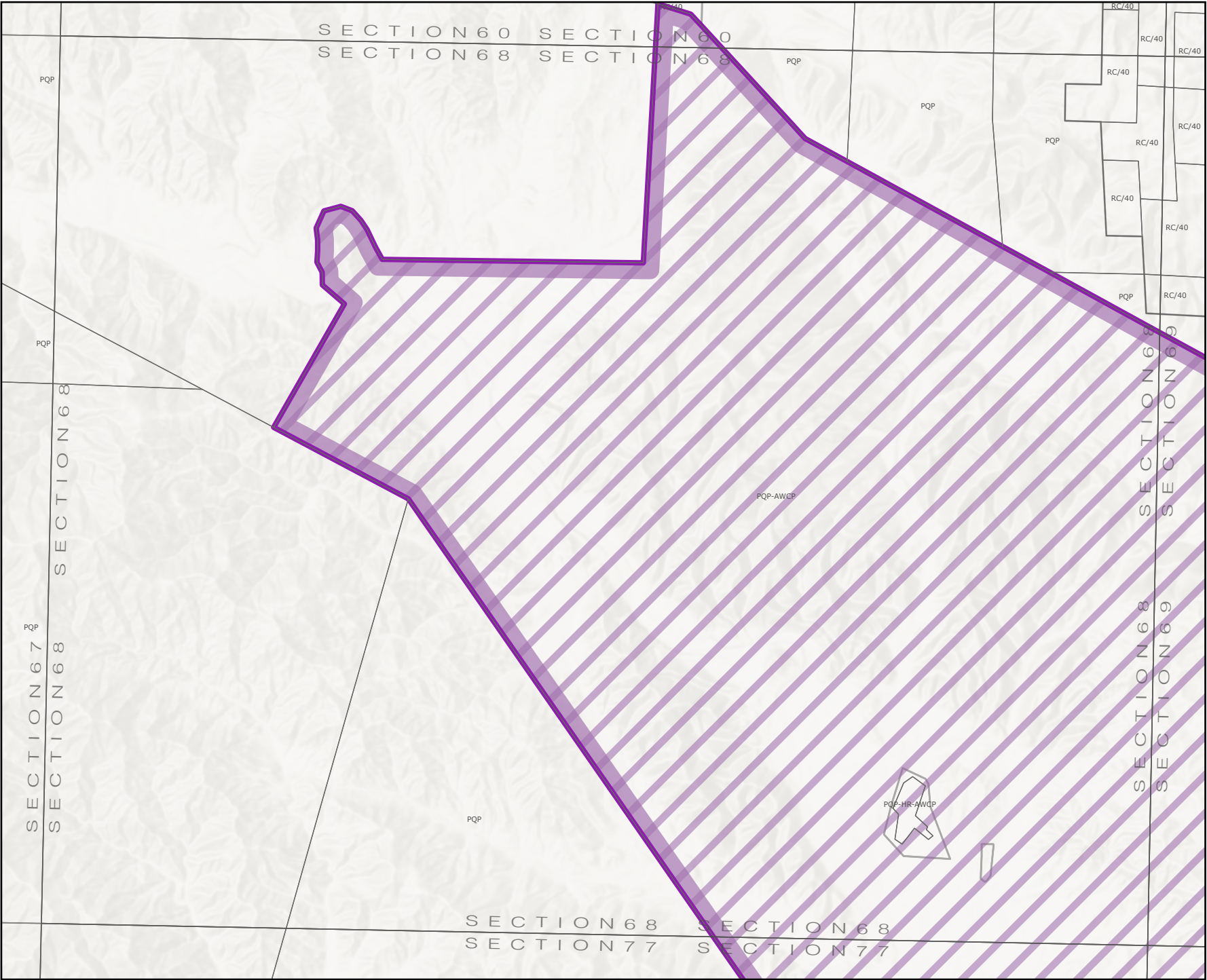
SECTION 61 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

| ADOPTED |         | AMENDED |         |
|---------|---------|---------|---------|
| Date    | Ord No. | Date    | Ord No. |
| 3/16/93 | 3669    | 9/21/93 | 3710    |



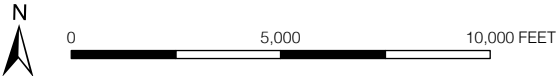
SECTION 68 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

| ADOPTED |         | AMENDED |         |
|---------|---------|---------|---------|
| Date    | Ord No. | Date    | Ord No. |
| 3/16/93 | 3669    | 9/21/93 | 3710    |



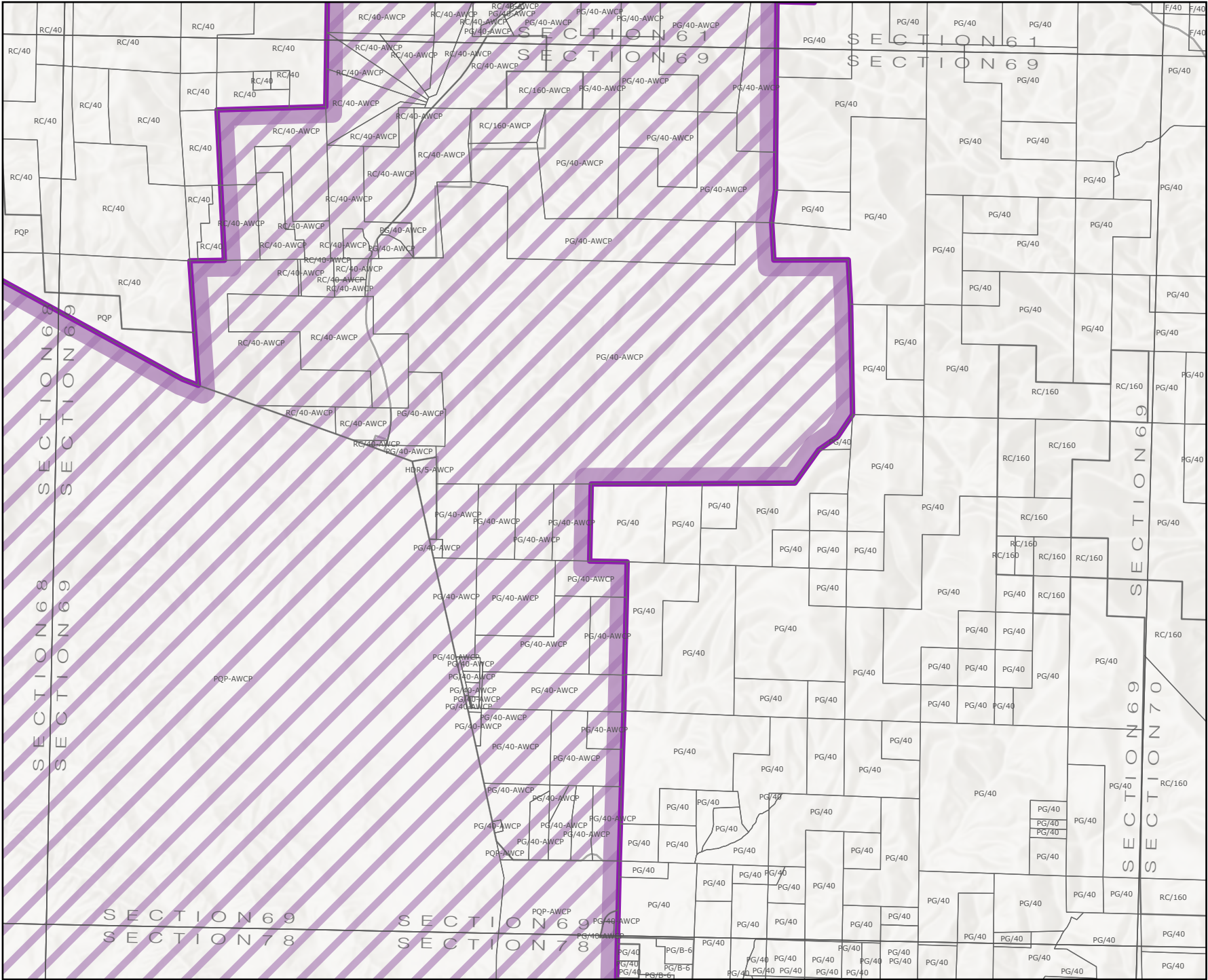
 Wine Corridor (AWCP)

MAP PREPARED:  
4/17/2026



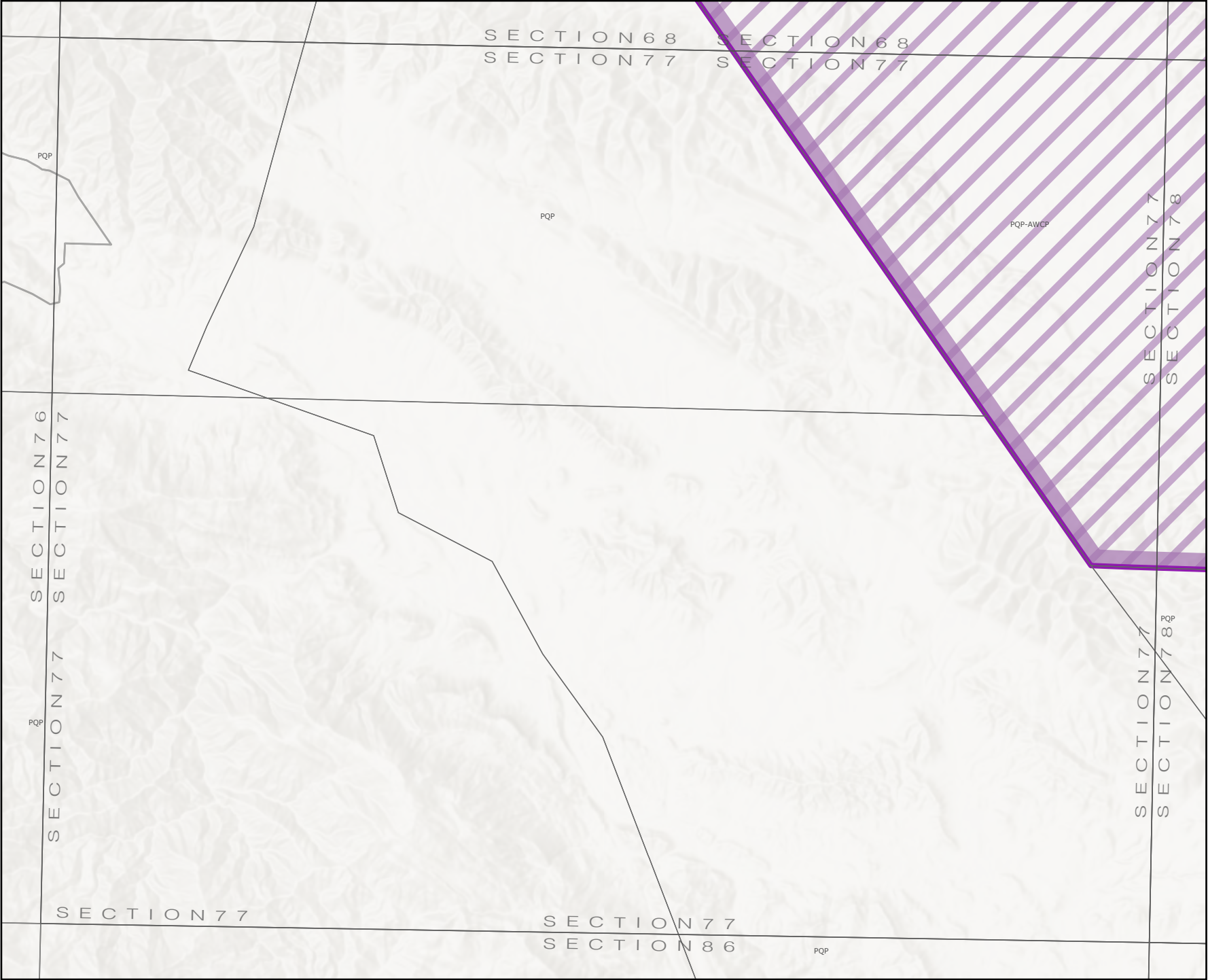
SECTION 69 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

| ADOPTED |         | AMENDED |         |
|---------|---------|---------|---------|
| Date    | Ord No. | Date    | Ord No. |
| 3/16/93 | 3669    | 9/21/93 | 3710    |
|         |         | 3/16/99 | 4004    |



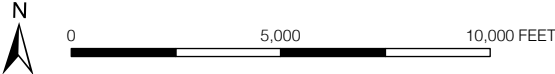
SECTION 77 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

| ADOPTED |         | AMENDED |         |
|---------|---------|---------|---------|
| Date    | Ord No. | Date    | Ord No. |
| 3/16/93 | 3669    | 6/7/94  | 3767    |



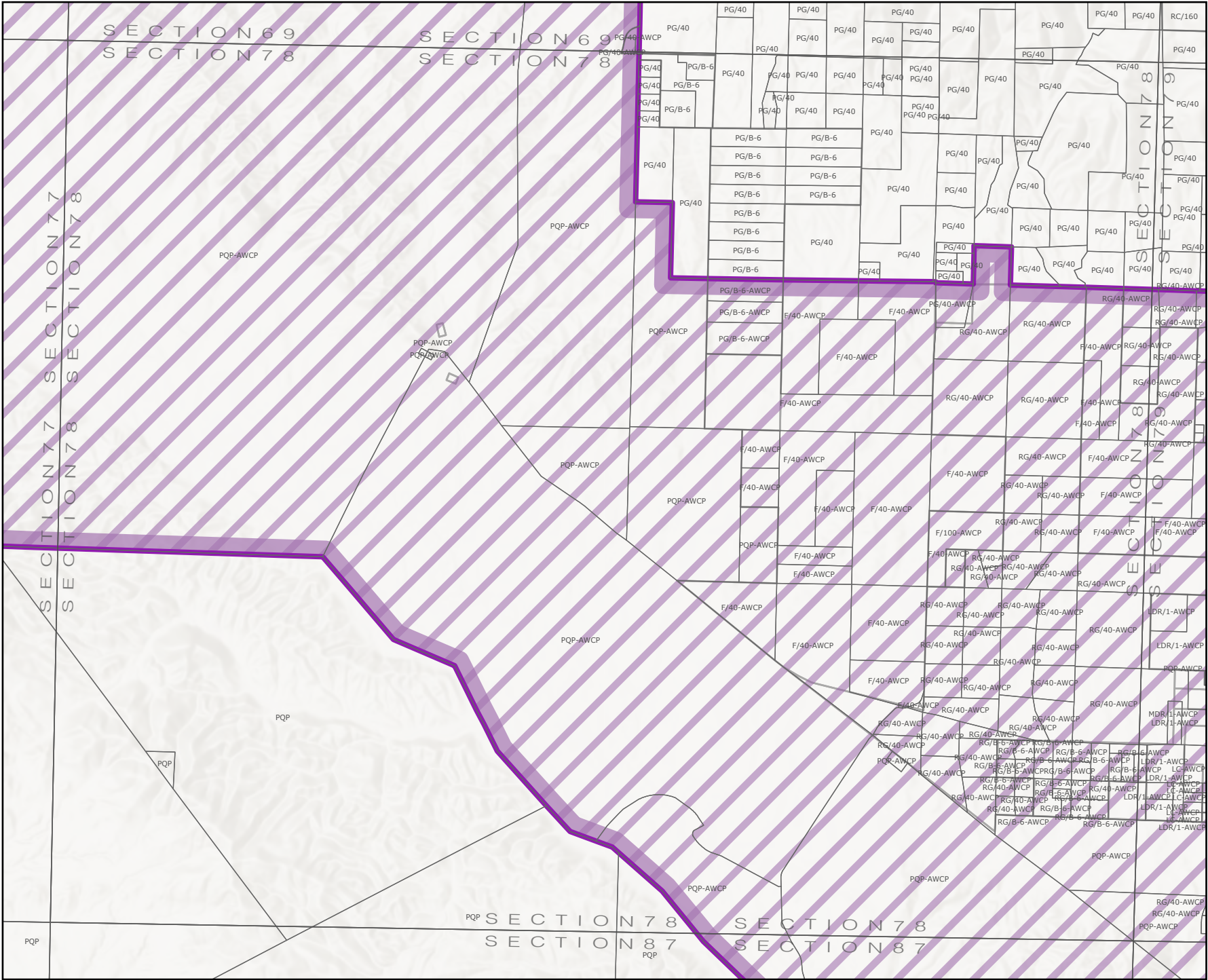
 Wine Corridor (AWCP)

MAP PREPARED:  
4/17/2026



SECTION 78 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED    AMENDED  
Date    Ord No.  
3/16/93    3669



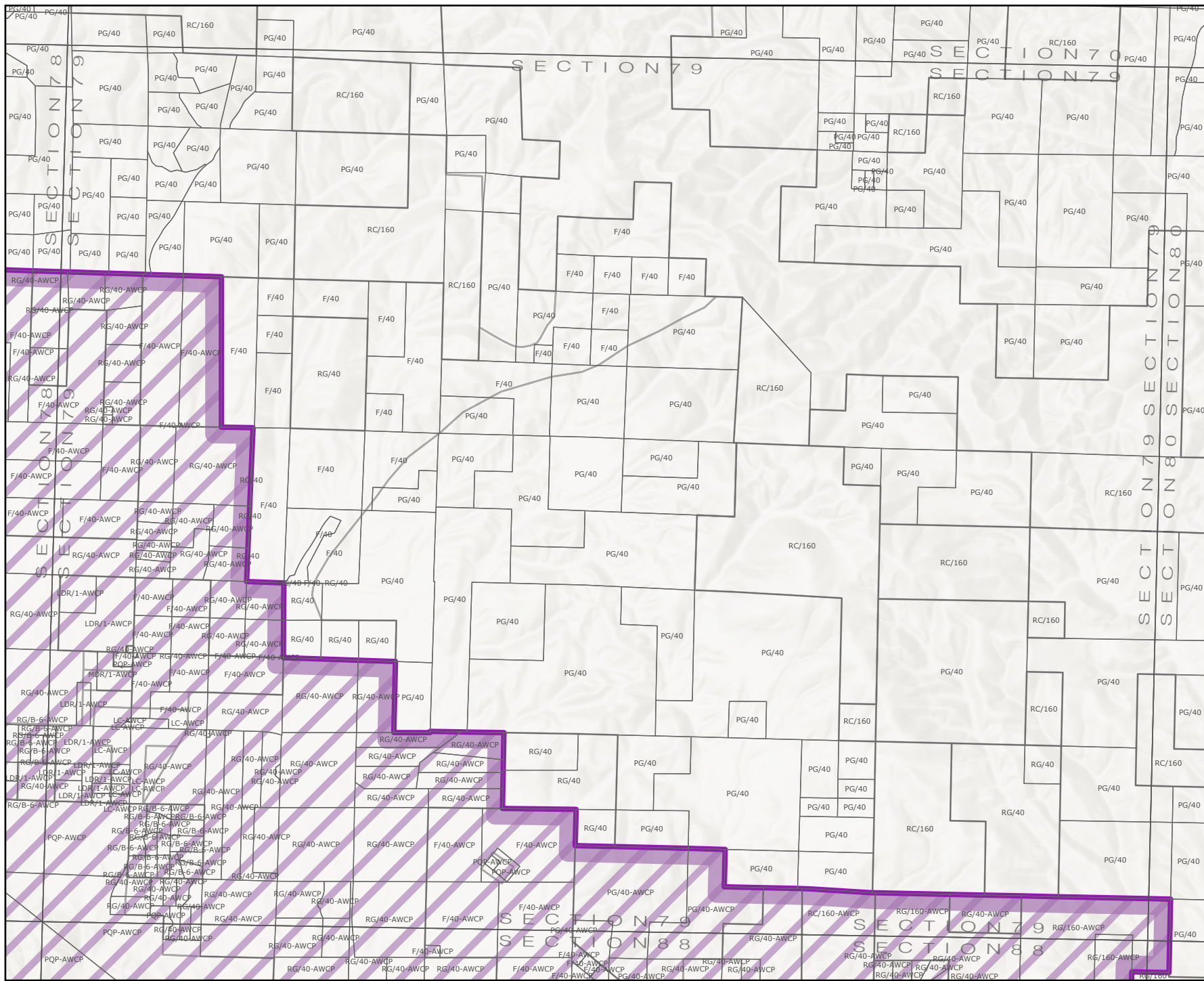
MAP PREPARED:  
4/17/2026



## SECTION 79 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED AMENDED

|         |         |         |         |
|---------|---------|---------|---------|
| Date    | Ord No. | Date    | Ord No. |
| 3/16/93 | 3669    | 7/10/12 | 5204    |

 Wine Corridor (AWCP)

MAP PREPARED:  
4/17/2026

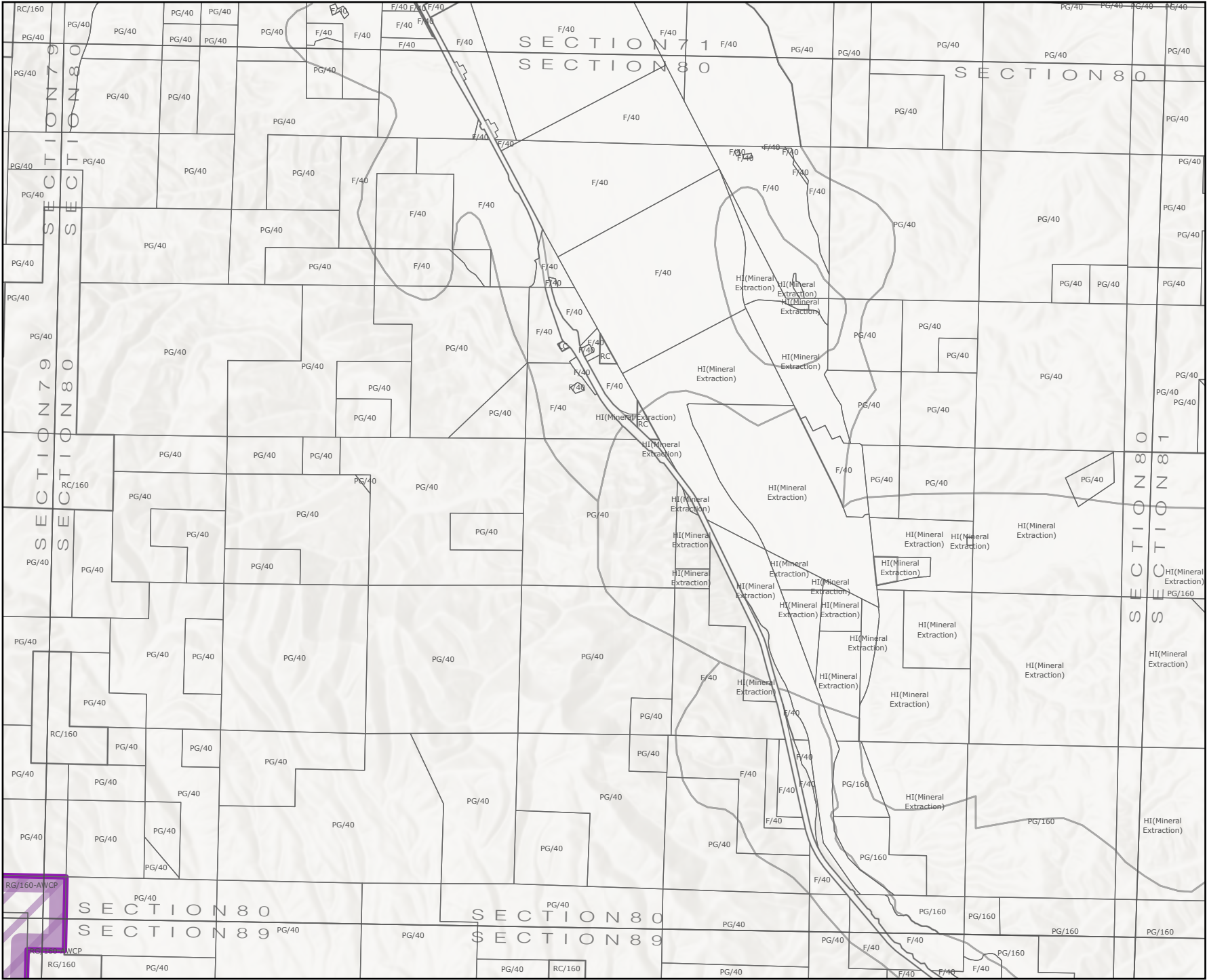
0 5,000 10,000 FEET

SECTION 79  
MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT



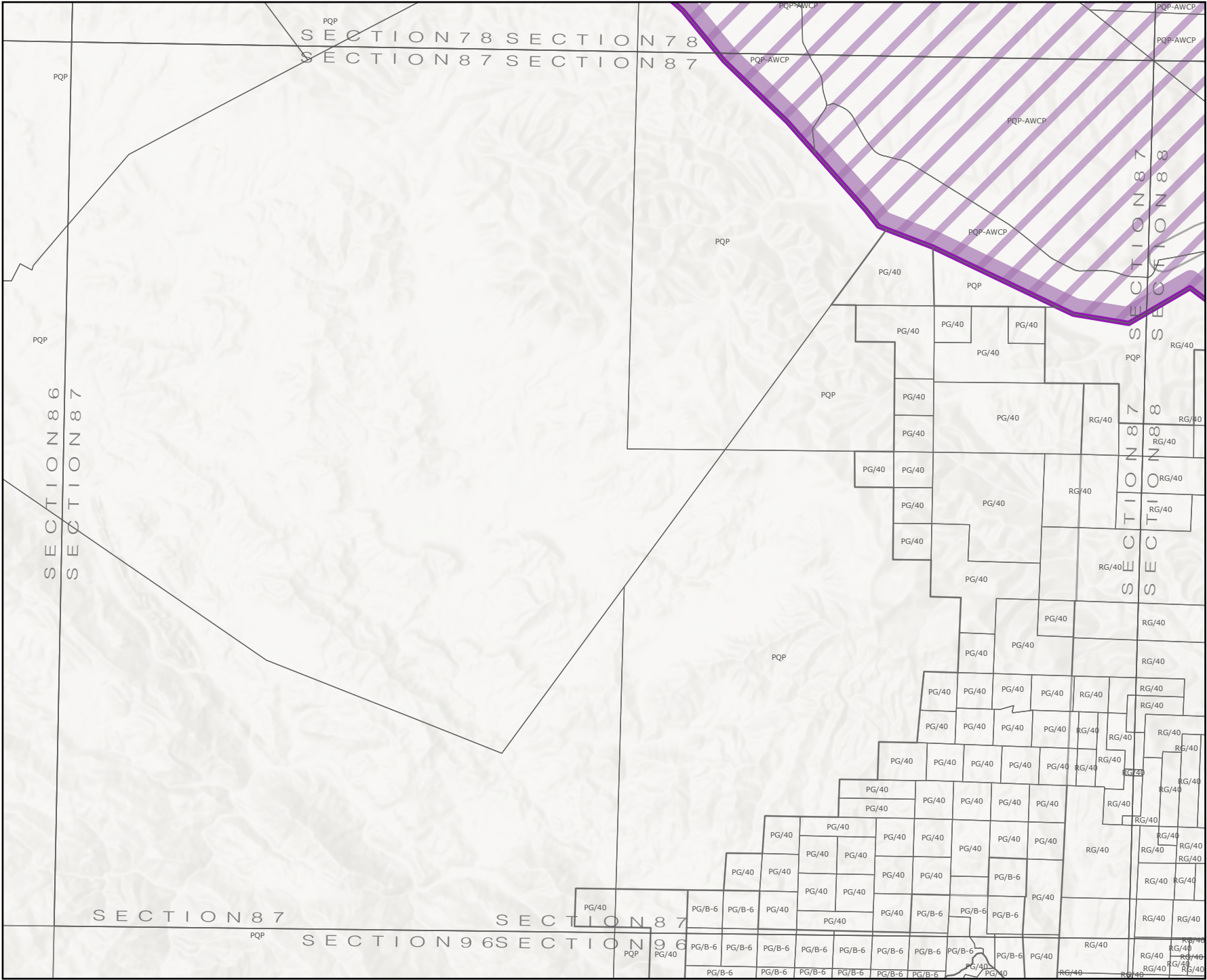
SECTION 80 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED AMENDED  
Date Ord No.  
3/16/93 3669



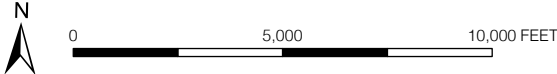
SECTION 87 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED    AMENDED  
Date    Ord No.  
3/16/93    3669



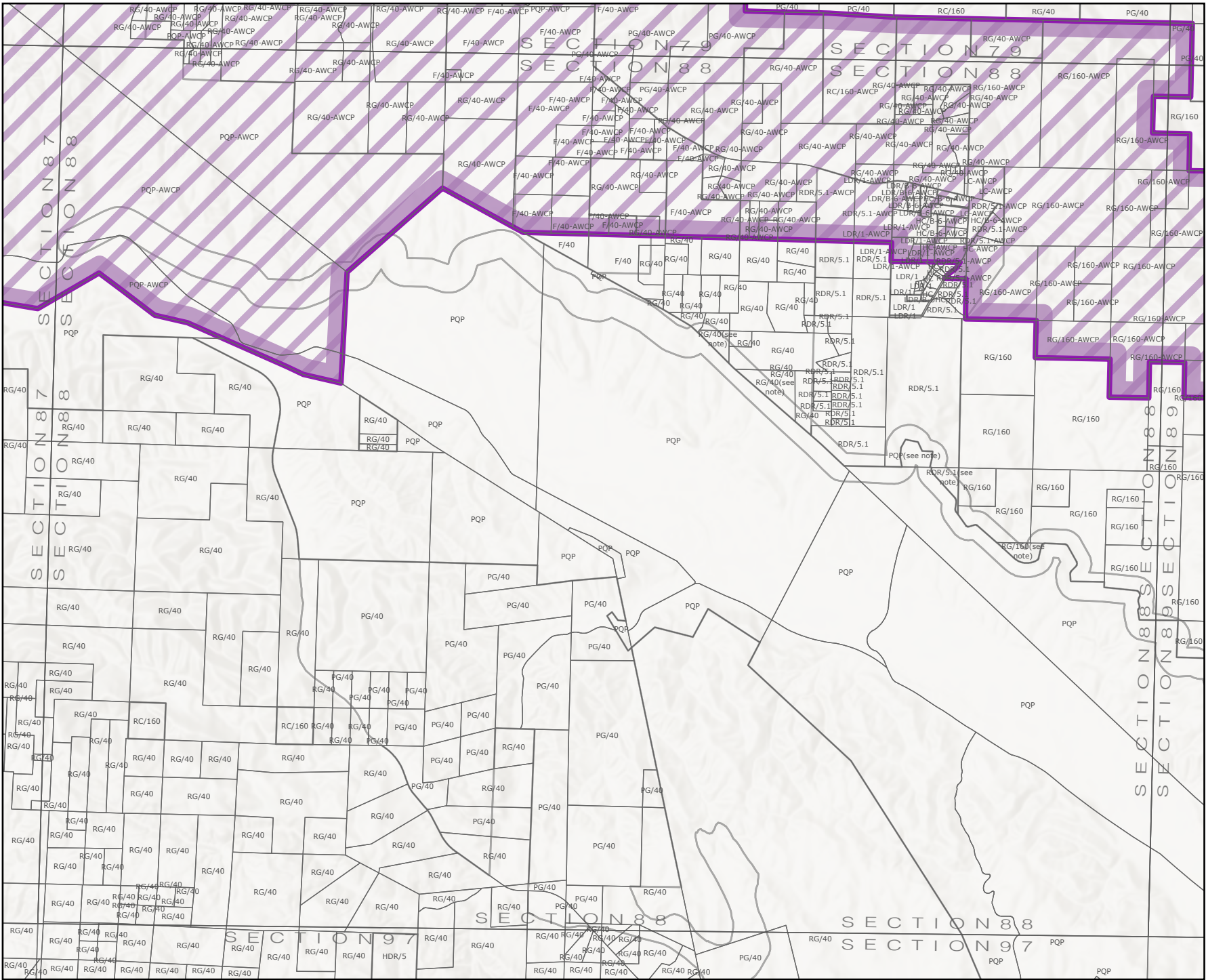
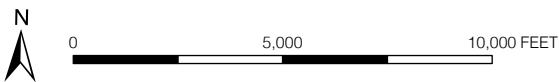
 Wine Corridor (AWCP)

MAP PREPARED:  
4/17/2026



## SECTION 88 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

| ADOPTED |         | AMENDED  |         |
|---------|---------|----------|---------|
| Date    | Ord No. | Date     | Ord No. |
| 3/16/93 | 3669    | 12/13/94 | 3804    |
|         |         | 12/4/07  | 5094    |

 Wine Corridor (AWCP)

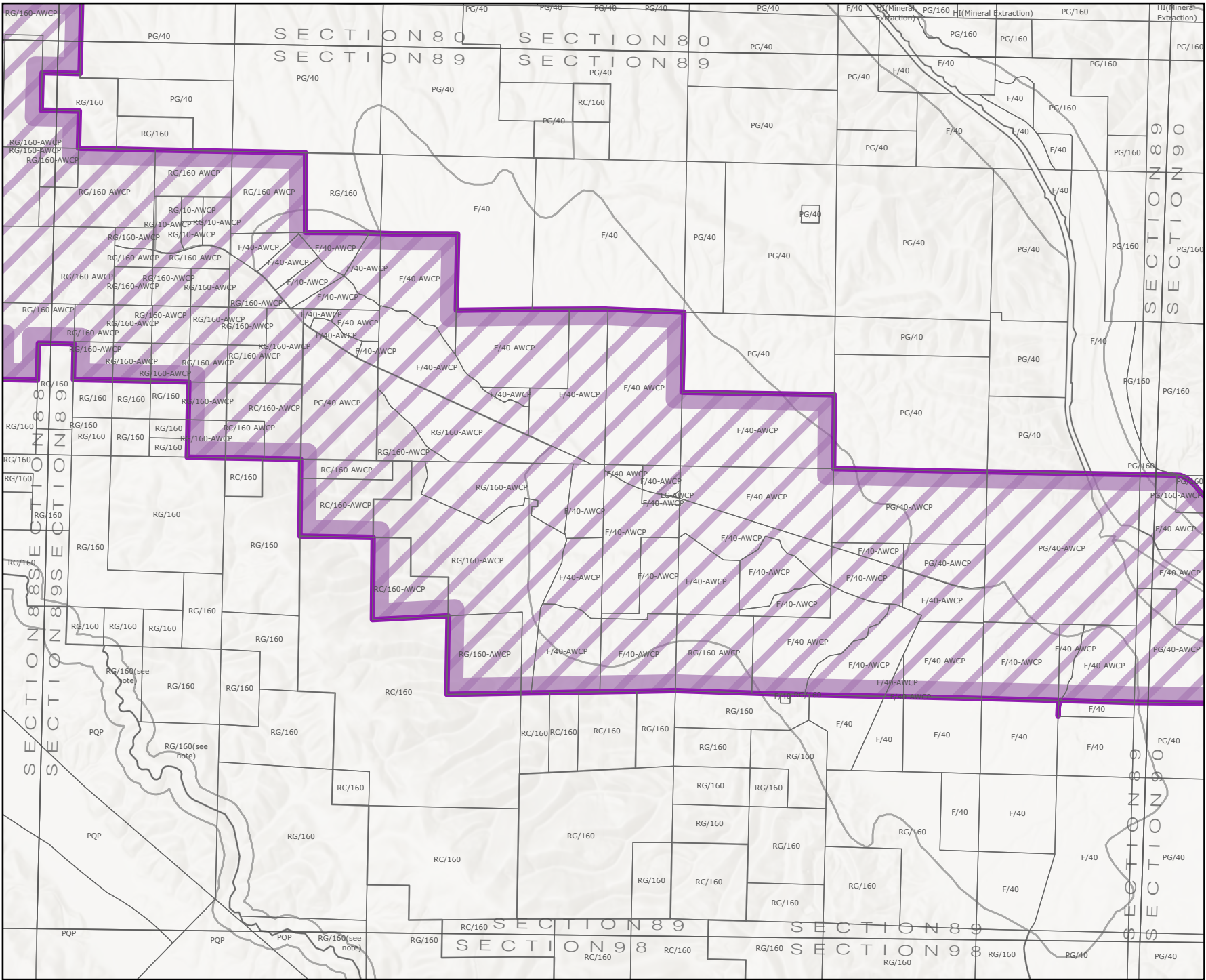
MAP PREPARED:  
4/17/2026

SECTION 88  
MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT



SECTION 89 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

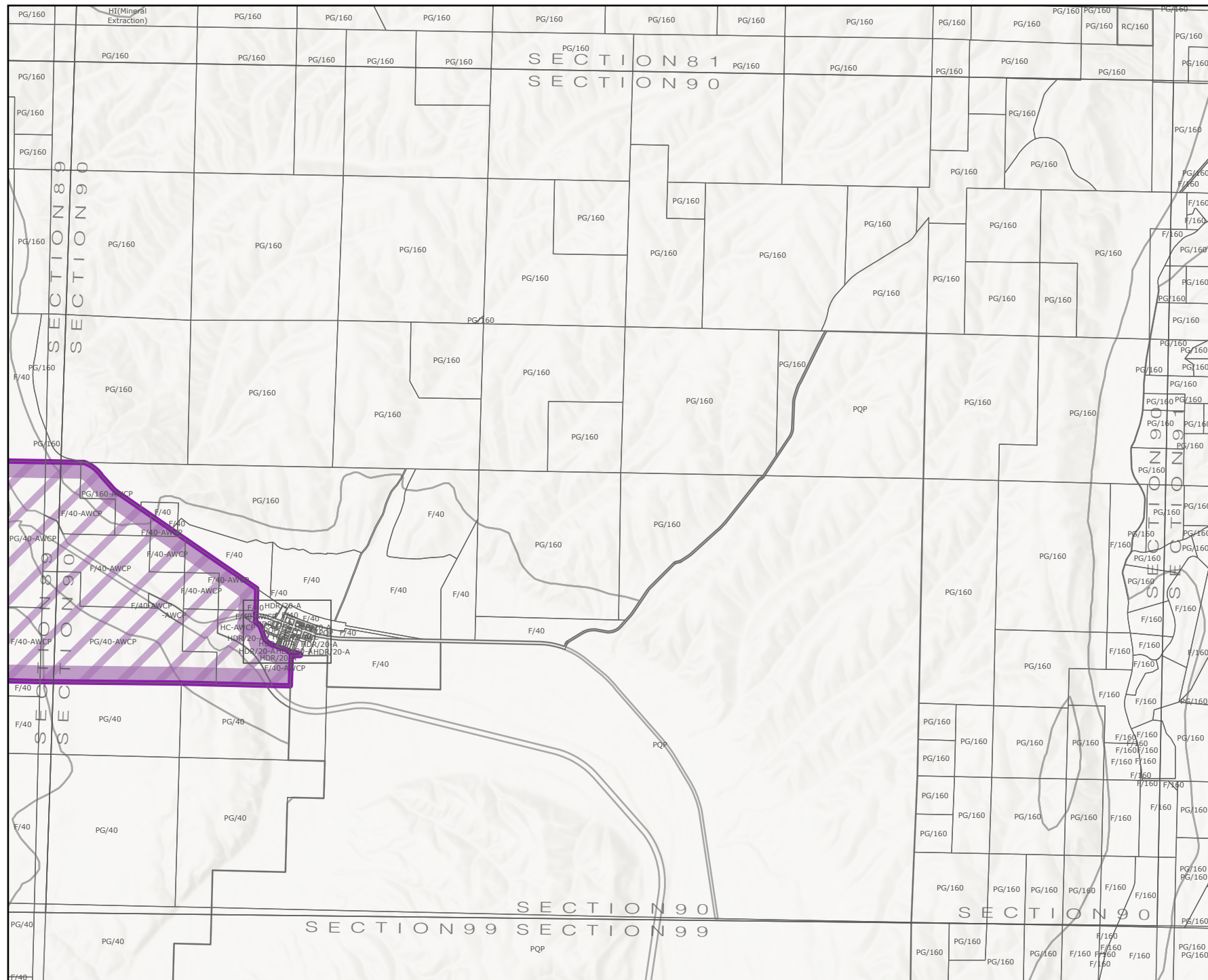
ADOPTED    AMENDED  
Date    Ord No.  
3/16/93    3669



## SECTION 90 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED AMENDED

Date      Ord No.  
3/16/93   3669



MAP PREPARED:  
4/17/2026



0 5,000 10,000 FEET

SECTION 90

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT



## SECTION 105 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

| ADOPTED |         | AMENDED  |         |
|---------|---------|----------|---------|
| Date    | Ord No. | Date     | Ord No. |
| 9/8/92  | 3627    | 9/21/93  | 3710    |
|         |         | 12/14/93 | 3733    |
|         |         | 3/15/94  | 3752    |
|         |         | 2/14/95  | 3813    |
|         |         | 11/21/95 | 3847    |
|         |         | 7/7/98   | 3977    |
|         |         | 12/1/98  | 3998    |
|         |         | 12/4/98  | 4131    |
|         |         | 9/27/05  | 5002    |



MAP PREPARED:  
4/17/2026



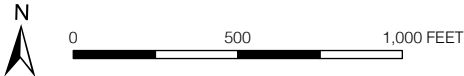
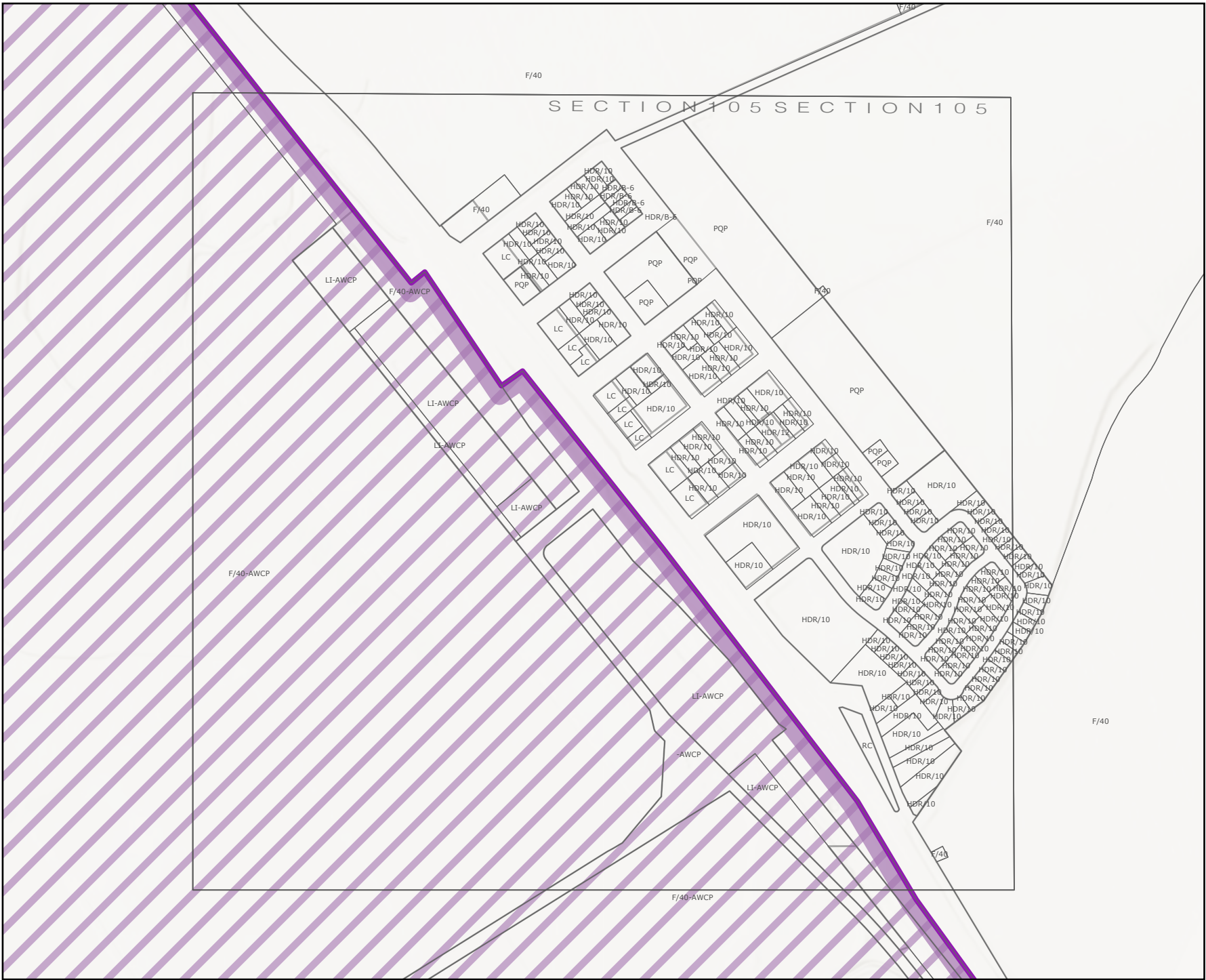
0 500 1,000 FEET

SECTION 105  
MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT



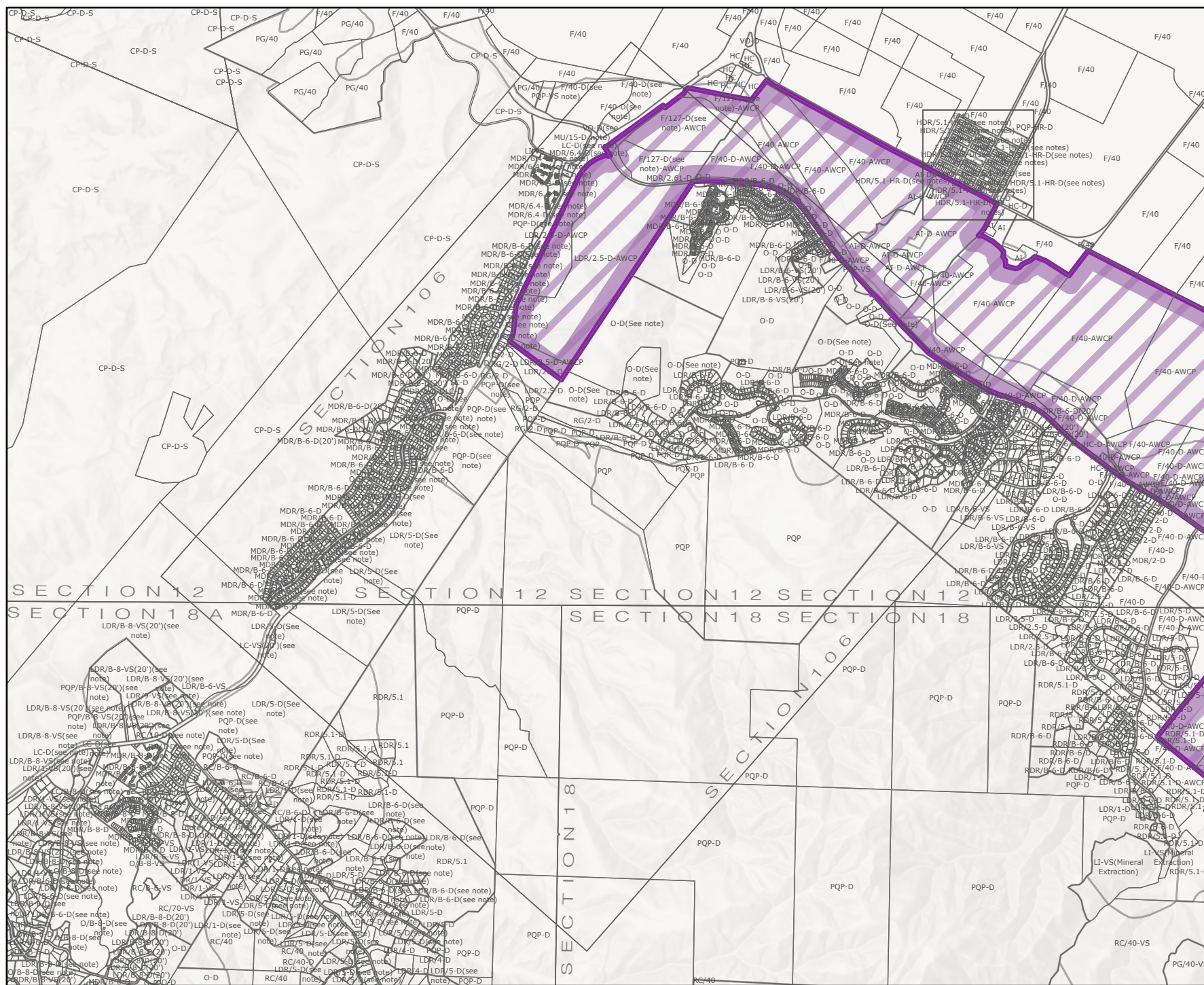
## SECTION 105 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

| ADOPTED |         | AMENDED  |         |
|---------|---------|----------|---------|
| Date    | Ord No. | Date     | Ord No. |
| 9/8/92  | 3627    | 9/21/93  | 3710    |
|         |         | 12/14/93 | 3733    |
|         |         | 3/15/94  | 3752    |
|         |         | 2/14/95  | 3813    |
|         |         | 11/21/95 | 3847    |
|         |         | 7/7/98   | 3977    |
|         |         | 12/1/98  | 3998    |
|         |         | 12/4/98  | 4131    |
|         |         | 9/27/05  | 5002    |



## SECTION 106 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

| ADOPTED |         | AMENDED  |         |
|---------|---------|----------|---------|
| Date    | Ord No. | Date     | Ord No. |
| 9/8/92  | 3627    | 10/6/92  | 3637    |
|         |         | 12/8/92  | 3648    |
|         |         | 7/20/93  | 3695    |
|         |         | 12/6/94  | 3796    |
|         |         | 5/2/95   | 3818    |
|         |         | 6/18/96  | 3870    |
|         |         | 9/17/96  | 3885    |
|         |         | 7/1/97   | 3925    |
|         |         | 9/32/97  | 3936    |
|         |         | 6/16/98  | 3974    |
|         |         | 10/13/98 | 3990    |
|         |         | 6/8/99   | 4017    |
|         |         | 10/5/99  | 4034    |
|         |         | 4/25/00  | 4057    |



MAP PREPARED:  
4/17/2026



0 4,000 8,000 FEET

SECTION 106  
MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT



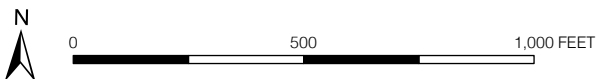
# SECTION 108 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

| ADOPTED |         | AMENDED |         |
|---------|---------|---------|---------|
| Date    | Ord No. | Date    | Ord No. |
| 3/16/93 | 3669    | 9/21/93 | 3710    |
|         |         | 2/14/06 | 5017    |
|         |         | 3/28/06 | 5022    |



 Wine Corridor (AWCP)

MAP PREPARED:  
4/17/2026

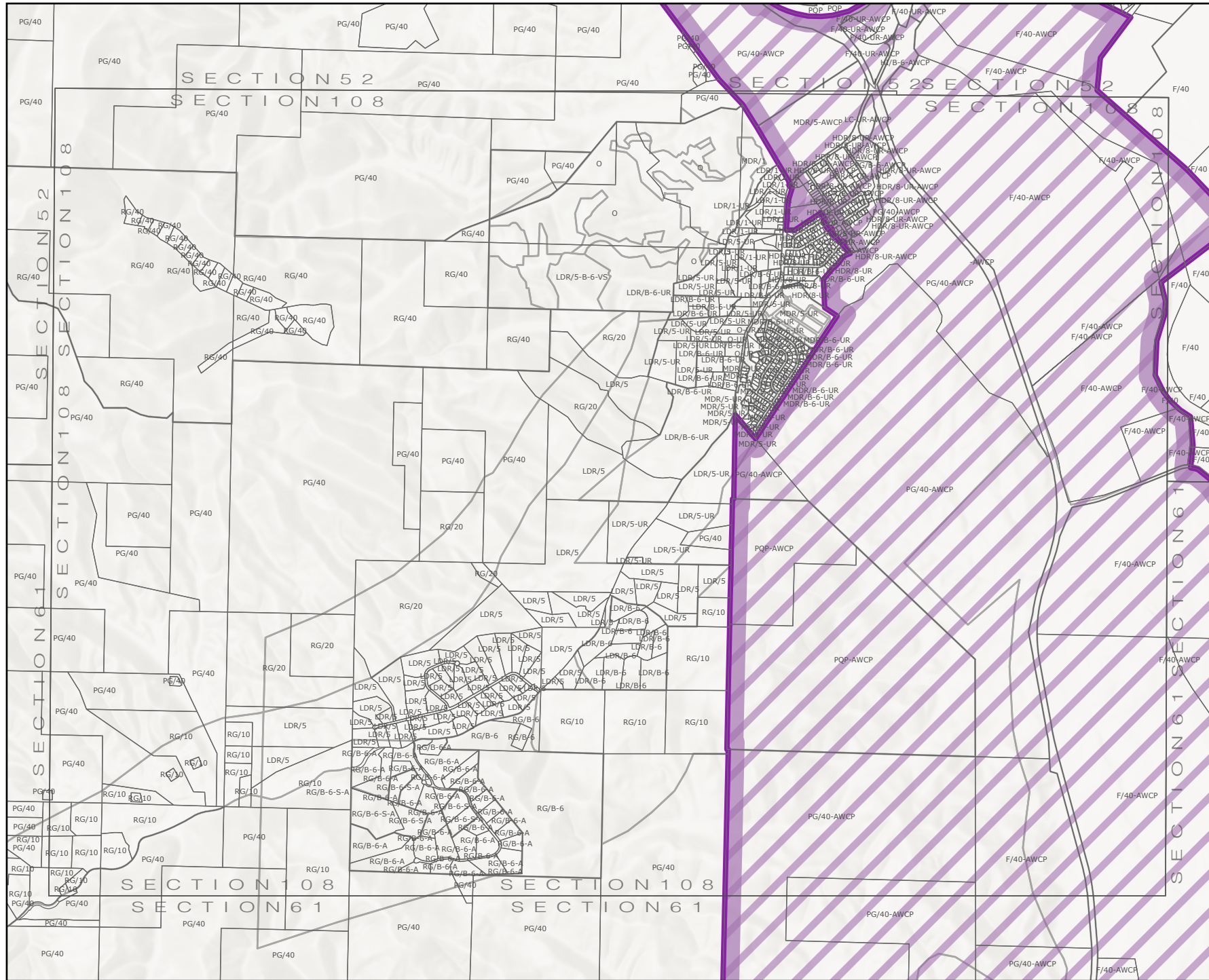


SECTION 108  
MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT



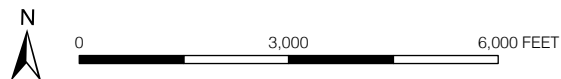
# SECTION 108 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

| ADOPTED |         | AMENDED |         |
|---------|---------|---------|---------|
| Date    | Ord No. | Date    | Ord No. |
| 3/16/93 | 3669    | 9/21/93 | 3710    |
|         |         | 2/14/06 | 5017    |
|         |         | 3/28/06 | 5022    |



 Wine Corridor (AWCP)

MAP PREPARED:  
4/17/2026



SECTION 108  
MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

