

MEMORANDUM

PLANNING & BUILDING INSPECTION

County of Monterey

Date: April 9, 2005

To: P&BI Staff

From: Dale Ellis

Subject: Caretaker Units in “F”, “PG” and “RG” Districts

QUESTION: Are caretaker units allowed in the F, PG or RG districts?

SHORT ANSWER: Caretaker units are allowed in the RG district. They are not allowed in the F or PG district.

DISCUSSION: The question comes from the fact that none of the three districts specifically allow for caretaker units although they do allow for types of residential uses. Caretaker units are allowed under 21.64.030 (B) in districts that allow residential uses. As is often the case, finding the answer requires looking at the stated purpose of each district:

- The purpose of the F district is:

“21.30.010 PURPOSE.

The purpose of this Chapter is to provide a district to preserve and enhance the use of the prime, productive and unique farmlands in the County of Monterey while also providing opportunity to establish necessary support facilities for those agricultural uses.”

- The purpose of the PG district is:

“PURPOSE.

The purpose of this Chapter is to provide a district to preserve, protect, and enhance those productive exclusive grazing lands in the County of Monterey.

- The purpose of the RG district is:

PURPOSES.

The purpose of this Chapter is to provide a district to preserve and enhance the use of productive grazing lands in the County of Monterey while also providing the opportunity to establish support facilities for grazing uses and clustered residential uses.

It is clear from these purpose statements that the F and PG districts are for agricultural purposes and not residential. Residential uses must be reasonably tied to the agricultural use of the land, although it is the County’s long standing practice to allow the first residence on a lot of record regardless of the level of agricultural use of the property. Additional residential uses, up to three in total, are allowed based on the agricultural use of the property. Residential uses beyond three may be allowed as a means of

providing farm employee or farm worker housing subject to either an Administrative Permit or a Use Permit. The ability to have a caretaker unit is supplanted by those other residential uses.

The RG district does provide in its purpose statement that it is available for residential use. Agricultural and residential uses have equal standing in the district. Therefore the RG district can be considered a residential district for the purpose of Section 21.64.030 and a caretaker unit may be allowed.

I hope this helps. Please let me know if there are any questions.