

MEMORANDUM

PLANNING & BUILDING INSPECTION

County of Monterey

Date: September 17, 2004

To: P&BI Staff

From: Dale Ellis

Subject: Density of Development: one lot, two zoning districts

The question was recently asked about how to calculate the number of units that can be allowed on a lot that is zoned in two separate zoning districts.

Sections 20.64.180. C 4 and 21.64.180 C 4 both state “In instances where a parcel includes more than one zoning district or plan designation, the maximum density shall be calculated for the respective zoning districts or plan designation. The sum of the calculations shall be the maximum number of units allowed by zoning or plan designation.”

For example, a person owns a 10 acre lot. Seven acres are zoned “LDR/2.5.” Three acres are zoned “RDR/10.” To calculate the total number of units that could be allowed is simple mathematics:

7 acres @ 2.5 acres/unit = 2.8 units (7 acres divided by 2.5 acres/unit = 2.8 units)

3 acres @ 10 acres/unit = 0.3 units (3 acres divided by 10 acres/unit = 0.3 units)

2.8 units + 0.3 units = 3.1 units. Therefore, 3.1 units is the total maximum number of units that may be allowed based purely on zoning. Other factors, such as slope density, physical characteristics, other land use policies or available services may affect the total number of units ultimately allowed on the property.

As a general rule, caretaker units and senior citizen units are not counted as units in determining on site density. However, particularly in the Coastal Zone, in some cases they may be counted. So, it is essential that the specific regulations for the property be reviewed in making the final density determination.

Please let me know if you have any questions.