

TABLE 1: LAND USE AND DEVELOPMENT INTENSITY AND BUILDOUT

USES	LOCATION ON LAND USE MAP	OVERALL DENSITY STANDARD *	SITE DEVELOPMENT STANDARD *	ESTIMATED ADDITIONAL UNITS IN BIG SUR
<u>1. Residential</u>				
a. Principal Residences	Watershed & Scenic Cons. Rural Residential Areas  Big Sur Valley RCC	Maximum of 100 Units: 1 per 40 acres W. of Hwy 1 1 per 40-320 ac. per slope-density formula E. of Hwy 1 1 per existing parcel **	1 acre minimum parcel (clustering)	TOTAL: 845 (est.) (656 on existing parcels; 189 on new sites.
b. Additional Residences		2 X the above (except RCC areas)	Same as above	50 per TOD program
c. Employee Housing				
(1) Caretaker units	Watershed & Scenic Cons.	1 per parcel	N/A	50 maximum
(2) Commercial-employee housing	Rural Community Centers Watershed & Scenic Cons. Outdoor Recreation	Specified in housing plan required for each commercial project	N/A	300 (range 0 - 650+)
(3) Ranch hands - Dormitories/bunk-houses	Watershed & Scenic Cons.	1 per ranch (640 ac.)	N/A	12
<u>2. Visitor Accommodations</u>				
a. Inns, RV Campgrounds ***	Watershed & Scenic Cons.  o Westmere  Rural Community Centers	Maximum of 300 units: 2 units for each residential unit credit retired; maximum 8 per parcel 24 units (special allowance)	10 acre minimum parcel 30 units per cluster max.  24 units max.	130 (range 0 - 260)
		1 unit per net undeveloped ac.	10 ac. minimum parcel; 30 units per cluster, max.	240
b. Hostels	Watershed & Scenic Cons. National Forest Outdoor Recreation  Rural Community Centers	1 bed unit per acre; 50 maximum in Big Sur  1 bed per unit acre; 50 maximum in Big Sur	10 acre minimum parcel  5 acre minimum parcel	50 maximum
<u>3. Campgrounds</u>				
a. Rustic Campgrounds ***	Outdoor Recreation National Forest Watershed & Scenic Cons.  Rural Community Centers	1 space per 20 acres	5 spaces per acre (Clustering)	Undetermined
		2 spaces per acre	10 acre minimum parcel; 10 spaces per acre (Clustering)	Undetermined
b. Hike-in & Environmental Campsites	Outdoor Recreation National Forest Watershed & Scenic Cons. Rural Community Center Resource Conservation	1 space per 20 acres	5 spaces per acre (Clustering)	Undetermined

\* These represent maximum intensities. Natural resource limitations or constraints may further reduce these densities for any individual parcel.

\*\* Development of visitor accommodation use is permitted on a parcel designated RCC and containing an existing residence so long as the existing residence is considered an ancillary use to the visitor-serving facility.

\*\*\* RV Campgrounds are distinguished from Rustic Campgrounds by utility connections, paved surfaces, etc., at each site.