



-MENDOCINO COUNTY COASTAL ELEMENT-



2. THE LAND USE PLAN (CONTINUED)

2.2 DESCRIPTION OF LAND USE PLAN MAP DESIGNATIONS

The plan maps show a use for each parcel and also indicate specific environmental constraints that may affect development. Existing and proposed shoreline access points and circulation elements (roads and trails) also are shown. This text section repeats and expands the information provided in the map legend.

GENERAL PROVISIONS

Principal Permitted Uses. In each land use classification, the principal permitted uses and conditional uses are listed. The principal permitted use is that primary use which is allowed in each land use classification. Uses listed as conditional uses are those requiring additional review, such as a conditional use permit or site specific review to assure compliance with plan and zoning ordinance criteria and standards. Permits for the principal permitted use will be subject to appeal to the Coastal Commission only in appealable areas; conditional uses will be subject to appeal anywhere in the coastal zone (30603)(4). The intent statements describe the reasons for which individual land use classifications are applied to specific areas on the land use plan maps and will guide preparation of specific zoning regulations and zoning maps to implement the intent.

The plan designates a minimum parcel size and density for each land use--the same use may have different minimum parcel sizes at different locations on the Land Use Maps. The following section lists the range of minimum parcel sizes for creation of new parcels in each classification. Legal parcels existing on the date of adoption of the plan by the County that are smaller than minimum size will be developable for principal permitted and conditional uses, subject to the same limitations as parcels meeting size standards. Existing uses similarly will be considered to be conforming uses; the zoning regulations will assure their right to continuance and replacement if destroyed, but not to expansion or resumption if abandoned.

The number of classifications have been minimized to make the plan maps more readily understandable. Most classifications are the same as those used by the Countywide General Plan, and intent, uses and parcel sizes are similar to those used in the General Plan.

The zoning regulations will include complete lists of definitions and principal permitted uses and conditional uses. The following seven definitions are included here because they are essential to the land use classifications:

[Home Occupations](#)
[Cottage Industries](#)
[Nonconforming Uses](#)



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[Nonconforming Lots](#)
[Development Limitations Combining District](#)
[Clustering Combining District](#)
[Planned Unit Development Combining District](#)
[Visitor Accommodations and Services Combining District](#)
[Agriculture Land Use Classification](#)
[Forest Lands Land Use Classification](#)
[Range Lands Land Use Classification](#)
[Open Space Land Use Classification](#)
[Rural Residential Land Use Classification](#)
[Remote Residential Land Use Classification](#)
[Suburban Residential Land Use Classification](#)
[Rural Village Land Use Classification](#)
[Fishing Village Land Use Classification](#)
[Commercial Land Use Classification](#)
[Industrial Land Use Classification](#)
[Public and Semi-Public Facilities Land Use Classification](#)
[Shoreline Access/Circulation](#)
[Natural Environment](#)
[Boundaries](#)