



2. THE LAND USE PLAN (CONTINUED)

2.2 DESCRIPTION OF LAND USE PLAN MAP DESIGNATIONS (CONTINUED)

LAND USE CLASSIFICATIONS

AGRICULTURE

Map Code: AG (60 acre minimum parcel size.)

Intent: The Agricultural Lands classification is intended to be applied to lands which are suited for and are appropriately retained for production of crops. The classification should include lands presently under Type I Agricultural Preserve contracts, lands having present or future potential for significant agricultural production, and contiguous or intermixed smaller parcels on which non-compatible uses could jeopardize the agricultural use of agricultural lands. Permitted non-agricultural uses, to the greatest extent possible, should not occur on lands that might otherwise be devoted to crop production. Prime and non-prime lands and existing Agricultural Preserves are included. Reconsolidation of agricultural parcels into larger units shall be encouraged, especially where prime soils exist or where there are larger parcels that would be more likely to support agriculture. Encouragement shall consist of the following: A positive effort by the County of Mendocino to provide information, explaining the advantages of reconsolidation (i.e. increased agricultural potential and possible tax advantages).

Principal Permitted Use: Agricultural uses; including one single family dwelling unit and associated utilities; the processing and sale of agricultural products and home occupations.

Conditional Uses: Cottage industry; recreational uses compatible with agriculture; visitor accommodations as designated on the Land Use Plan; and other uses determined to be related and compatible to agriculture; conservation, processing and development of natural resources; extraction of sand, shale and gravel in conjunction with an approved permit, which shall include a restoration plan; onshore oil and gas development, off-site alternative energy facilities, electrical transmission and distribution lines (see Policy 3.11-9), natural gas pipelines (see Policy 3.11-5); County review and approval required for more than one dwelling unit per legally created parcel, consistent with other sections and policies of the Coastal Element, and consistent with density requirements; public facilities and utilities necessary or appropriate within an agricultural area.

Parcel Size: 60 acres. All agricultural ownerships 100 acres or larger may be eligible for Williamson Act contracts; parcels smaller than 100 acres may be eligible in combination with adjoining parcels so that total area equals at least 100 acres.



-MENDOCINO COUNTY COASTAL ELEMENT-



Maximum Dwelling Density: One dwelling per sixty acres.

[Description of Land Use Plan Map Designations](#)

[Home Occupations](#)

[Cottage Industries](#)

[Nonconforming Uses](#)

[Nonconforming Lots](#)

[Development Limitations Combining District](#)

[Clustering Combining District](#)

[Planned Unit Development Combining District](#)

[Visitor Accommodations and Services Combining District](#)

[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](#)