



## 2. THE LAND USE PLAN (CONTINUED)

### 2.2 DESCRIPTION OF LAND USE PLAN MAP DESIGNATIONS (CONTINUED)

#### COMBINING DISTRICTS (CONTINUED)

##### **CLUSTERING**

##### **Map Code: CL**

**Intent:** This combining district allows for the grouping of dwellings in suitable areas when requested by the property owner as opposed to even dispersal over a larger area, enhancing and protecting the natural resources of a site while providing a buffer to adjacent resource lands. In the dwelling group all the units are developed on one parcel. This arrangement accommodates those desiring a joint development of land, a family living situation, or to provide housing for employees. Additionally, dwelling group clustering protects the productive portions of major holdings, preserves open space and reduces development costs. This special combining district is intended to be used only in conjunction with lands designated RL, FL, AG, RMR and RR-10.

A density increase of 10% and/or an application fee waiver may be utilized by the County in reviewing applications for clustering. Density increases shall be consistent with other policies of this plan, health and safety regulations and feasibility of adequate public service delivery.

**Principal Permitted Use:** As permitted in the classification combined with the CL designation.

**Conditional Uses:** As permitted in the classification combined with the CL designation.

**Parcel Size:** As permitted in the classification combined with the CL designation.

**Maximum Dwelling Density:** Dwellings shall not exceed the density allowed by the combined land use classification as designated on the Land Use Map. With the exception of 10% density as discussed above.

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

[Home Occupations](#)

[Cottage Industries](#)

[Nonconforming Uses](#)

[Nonconforming Lots](#)

[Development Limitations Combining District](#)

[Planned Unit Development Combining District](#)

[Visitor Accommodations and Services Combining District](#)



## -MENDOCINO COUNTY COASTAL ELEMENT-



[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](#)  
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[Boundaries](#)