



2. THE LAND USE PLAN (CONTINUED)

2.2 DESCRIPTION OF LAND USE PLAN MAP DESIGNATIONS (CONTINUED)

LAND USE CLASSIFICATIONS (CONTINUED)

COMMERCIAL - COASTAL

Map Code: C

Intent: To provide suitable locations within or contiguous to developed areas for commercial development appropriately located in and compatible with unincorporated and rural communities. Housing should be encouraged as a conditional use to encourage retention and construction of affordable housing.

Principal Permitted Use: Retail stores, services, and offices.

Conditional Uses: Commercial tourist attractions and amusements; public and semi-public facilities and utilities; electrical transmission and distribution lines (see Policy 3.11-9); natural gas pipeline (see Policy 3.11-5); visitor accommodations; residential dwellings.

Minimum Parcel Size:

Within water and sewer service areas: 6,000 square feet

Within water or sewer service areas: 12,000 square feet

Not in a water or sewer service area: 40,000 square feet

Maximum Dwelling Density:

Within water and sewer service areas

1 single family dwelling per 6,000 square feet

1 multiple family dwelling unit per 1,500 square feet

Within water or sewer service areas

1 single family dwelling per 12,000 square feet

1 multiple family dwelling unit per 12,000 square feet

Not in a water or sewer service area



-MENDOCINO COUNTY COASTAL ELEMENT-



1 single family dwelling per 40,000 square feet
0 multiple family dwelling units

[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](#)

[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](#)

[Industrial Land Use Classification](#)

[Public and Semi-Public Facilities Land Use Classification](#)

[Shoreline Access/Circulation](#)

[Natural Environment](#)

[Boundaries](#)