



## **2. THE LAND USE PLAN (CONTINUED)**

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

#### **LAND USE CLASSIFICATIONS (CONTINUED)**

##### **FOREST LANDS - COASTAL**

##### **Map Code: FL**

**Intent:** The Forest Lands classification is intended to be applied to lands which are suited for and are appropriately retained for the growing, harvesting and production of timber and timber-related products. The classification includes lands eligible to be zoned Timberland Production (TPZ); intermixed smaller parcels and other contiguous lands, the inclusion of which is necessary for the protection and efficient management of timber resource lands.

**Principal Permitted Use on Forest Lands Designated Timber Production Zone:** Forest production and processing and associated uses including: one single family dwelling and home occupations.

**Conditional Permitted Uses on Forest Lands Designated Timber Production Zone:** Light agriculture; cottage industry; dwelling groups; campgrounds where designated by an \* on the Land Use Maps; major impact services and utilities (i.e. power generating facilities, sewage disposal facilities, sanitary landfills and water treatment plants); farm employee housing, farm labor camps; extraction of sand, shale and gravel. Uses determined to be related to and compatible with forestry; conservation, processing and development of natural resources; recreation and utility installations.

No use permit shall be granted for areas designated FL in TPZ until a specific finding has been made that the proposed use is compatible with the growing and harvesting of timber and timber products.

**Principal Permitted Use on Forest Lands Not Designated Timber Production Zone:** Forest production and processing and associated uses including: one single family dwelling, home occupations and light agriculture.

**Conditional Permitted Uses on Forest Lands Not Designated Timber Production Zone:** Cemetery; animal sales and services (i.e. horse stables, kennels); farm employee housing and farm labor camps (for tree farming purposes); cottage industry; dwelling groups; major impact services and utilities (i.e. power generating facilities, sewage disposal facilities, sanitary landfills and water treatment plants); onshore oil and gas development; off-site alternative energy



## -MENDOCINO COUNTY COASTAL ELEMENT-



facilities; electrical transmission and distribution lines (see Policy 3.11-9), natural gas pipelines (see Policy 3.11-5); campgrounds where designated by an \* on the Land Use Maps; outdoor sports and recreation; extraction of sand, shale and gravel. Uses determined to be related to and compatible with forestry; conservation processing and development of natural resources; recreation and utility installations.

No use permit shall be granted for areas designated FL until a specific finding has been made that the proposed use is compatible with the long term protection of timber resource lands.

**Maximum Dwelling Density:** One dwelling unit per 160 acres not to exceed four dwelling units in TPZ district.

**Minimum Parcel Size:** 160 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](#)

[Agriculture 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](#)