



2. THE LAND USE PLAN (CONTINUED)

2.2 DESCRIPTION OF LAND USE PLAN MAP DESIGNATIONS (CONTINUED)

LAND USE CLASSIFICATIONS (CONTINUED)

FISHING VILLAGE

Map Code: FV

Intent: To ensure that the limited available space on the flats at Noyo and Albion is reserved for industries that must be on or near the water. Non-priority uses will be permitted to expand only if the foreseeable needs of priority uses will be met.

Principal Permitted Uses: Fishing and boating uses, including boat mooring, launching, storage, servicing, supply, construction and repair.

Conditional Uses: Additions to existing bars and restaurants; commercial and industrial uses indirectly related to the fishing industry; public and semi-public facilities and utilities subject to availability of public water supply and public sewage disposal systems; electrical transmission and distribution lines (see Policy 3.11-9), natural gas pipeline (see Policy 3.11-5), water dependent recreational uses consistent with the Coastal Element policies.

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

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

[Home Occupations](#)

[Cottage Industries](#)

[Nonconforming Uses](#)

[Nonconforming Lots](#)

[Development Limitations Combining District](#)

[Clustering Combining District](#)

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[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](#)



-MENDOCINO COUNTY COASTAL ELEMENT-



[Rural Residential Land Use Classification](#)

[Remote Residential Land Use Classification](#)

[Suburban Residential Land Use Classification](#)

[Rural Village Land Use Classification](#)

[Commercial Land Use Classification](#)

[Industrial Land Use Classification](#)

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

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