



2. THE LAND USE PLAN (CONTINUED)

2.2 DESCRIPTION OF LAND USE PLAN MAP DESIGNATIONS (CONTINUED)

LAND USE CLASSIFICATIONS (CONTINUED)

INDUSTRIAL

Map Code: I

Intent: To provide suitable locations for necessary industrial and commercial service activities where transportation facilities and utilities exist or can be provided. Such facilities shall be installed and operated in a manner which will minimize adverse effects upon the communities in which the facilities are situated. Buffering from adjoining uses of land shall be achieved by adequate setbacks, fencing, plant screening or other appropriate mitigating devices.

Principal Permitted Use: Light industrial and processing activities including public utilities and facilities of an industrial nature.

Conditional Uses: Heavy industrial uses and those commercial uses with potential nuisance features affecting residential areas or public lands; one housing unit per parcel when accessory to commercial or industrial use; public and semi-public facilities and utilities on shore 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)

Minimum Parcel Sizes:

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](#)

[Planned Unit Development Combining District](#)

[Visitor Accommodations and Services Combining District](#)

[Agriculture Land Use Classification](#)



-MENDOCINO COUNTY COASTAL ELEMENT-



[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](#)
[Public and Semi-Public Facilities Land Use Classification](#)
[Shoreline Access/Circulation](#)
[Natural Environment](#)
[Boundaries](#)