



## 2. THE LAND USE PLAN (CONTINUED)

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

#### LAND USE CLASSIFICATIONS (CONTINUED)

##### **OPEN SPACE - COASTAL**

##### **Map Code: OS**

**Intent:** The Open Space classification is intended to be applied to lands not suited for development or to lands most valuable in their undeveloped natural state. Factors limiting the development potential of land would include such constraints as unstable soils, high fire hazard, remote location, poor access, scenic qualities, and susceptibility to flooding. Valuable natural areas could include rare and endangered species and habitat, riparian vegetation zones, or wild and scenic rivers.

**Principal Permitted Use:** Landscape preservation; associated with park or open space use; light agriculture; passive low impact recreation.

**Conditional Uses:** Recreation, active high impact; increase in intensity of existing uses; public facilities or utilities necessary or appropriate in open space; structures normally associated with park or open space use; agricultural uses, forestry, conservation of resource lands.

**Minimum Parcel Size:** None specified, no division permitted unless it can be demonstrated that the division furthers the intent of the Open Space classification.

**Maximum Dwelling Density:** No structure permitted except to further the Open Space Intent (Caretaker Residence).

[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](#)



## -MENDOCINO COUNTY COASTAL ELEMENT-



[Range Lands 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](#)