



## 2. THE LAND USE PLAN (CONTINUED)

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

#### COMBINING DISTRICTS (CONTINUED)

##### **PLANNED UNIT DEVELOPMENT**

##### **Map Code: PD**

**Intent:** This special combining district is intended to be used only in conjunction with those designated areas on the land use map specifying Planned Unit Development unless requested by the property owner through a Land Use Plan Amendment. Planned Unit Development is intended to be used as a combining Land Use Classification with SR, RR-1 (40,000 sq. ft.), RR-2, RR-5, RR-10, Industrial, Commercial, and in Agriculture where applicable and consistent with other policies of this plan. The use of Planned Unit Development is intended to require a site plan for new development so that a parcel will be reviewed to ensure maximum preservation of open space, protection of views from public roads, pygmy vegetation areas where the entire parcel is pygmy soil types and resource protection, while allowing residential, commercial and industrial uses on an existing parcel with site area per unit specified and the site plan for the parcel reviewed to ensure maximum preservation of open space and views from public roads. The Planned Unit Development designation is used in combination with other allowable land use listed here where the division of existing parcels into conventional subdivision lots of equal size accommodating the same total number of units would not be a satisfactory solution or the siting of commercial or industrial uses would conflict with other policies of this plan. The Planned Unit Development may provide for individual lot ownership, for joint ownership of an open space parcel, for condominium ownership, or for rental units with no land divisions. Each ownership may be developed separately under the Planned Unit Development combining district.

**Principal Permitted Use:** Same as the classification with which it is being combined.

**Conditional Uses:** Same as the classification with which it is being combined.

**Parcel Size:** Minimum parcel size as specified in Industrial and Commercial land use classification. The maximum density shall not exceed that allowed in the combining classification.

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

[Home Occupations](#)

[Cottage Industries](#)

[Nonconforming Uses](#)



## -MENDOCINO COUNTY COASTAL ELEMENT-



[Nonconforming Lots](#)  
[Development Limitations Combining District](#)  
[Clustering Combining District](#)  
[Visitor Accommodations and Services Combining District](#)  
[Agriculture Land Use Classification](#)  
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[Range Lands Land Use Classification](#)  
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[Rural Residential Land Use Classification](#)  
[Remote Residential Land Use Classification](#)  
[Suburban Residential Land Use Classification](#)  
[Rural Village Land Use Classification](#)  
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