



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

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

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

##### **RURAL VILLAGE - COASTAL**

##### **Map Code: RV**

**Intent:** To preserve and maintain the character of the rural atmosphere and visual quality of the following villages: Westport, Cleone, Caspar, Little River, Albion, Elk and Manchester; and to provide a variety of community- oriented neighborhood commercial services; and to provide and allow for mixed residential and commercial activities.

**Principal Permitted Use:** One dwelling unit per existing parcel and associated utilities and light agriculture.

**Conditional Uses:** Cottage industry, neighborhood commercial, visitor accommodations, public and semi-public facilities and utilities, increased intensity of existing use, laundromat, electrical transmission and distribution lines (see Policy 3.11-9), natural gas pipeline (see Policy 3.11-5).

##### **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

##### **Maximum Dwelling Density:**

Within water and sewer service areas

1 single family dwelling per 6,000 square feet

Within water or sewer service areas

1 single family dwelling per 12,000 square feet

Not in a water or sewer service area



## -MENDOCINO COUNTY COASTAL ELEMENT-



1 single family dwelling per 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](#)

[Rural Residential Land Use Classification](#)

[Remote Residential Land Use Classification](#)

[Suburban Residential Land Use Classification](#)

[Fishing Village Land Use Classification](#)

[Commercial Land Use Classification](#)

[Industrial Land Use Classification](#)

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

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