



-MENDOCINO COUNTY COASTAL ELEMENT-



2. THE LAND USE PLAN (CONTINUED)

2.2 DESCRIPTION OF LAND USE PLAN MAP DESIGNATIONS (CONTINUED)

LAND USE CLASSIFICATIONS (CONTINUED)

SUBURBAN RESIDENTIAL - COASTAL

Map Codes: SR, SR 6,000, SR 12,000, SR 40,000

Intent: The Suburban Residential classification is intended to be applied on lands adjacent to existing developed communities on the urban side of the Urban/Rural boundary, or to lands which are appropriate to accommodate future residential growth. Land within the Suburban Residential classification should have moderate to light constraints for residential development, should be served by the publicly-maintained road network, and should be located within utility service areas or the logical extensions thereof. Portions of lands within the Suburban Residential classification will be appropriate for development of residential subdivisions. Such areas should be developed as major subdivisions, not minor subdivisions.

Principal Permitted Use: One dwelling unit per parcel with associated utilities and home occupations.

Conditional Uses: Semi-public facilities, mobile home parks, mobile home subdivisions, multiple dwelling units, cottage industries, public facilities, public services, public assemblies, utility installations 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:

Map Code SR: 4,000 square feet for mobile home subdivisions and manufactured home subdivision - 5 acre minimum site required. 6,000 square feet.

Map Code SR-6,000: 6,000 square feet.

Map Code SR-12,000: 12,000 square feet.

Map Code SR-40,000: 40,000 square feet.

Within water or sewer service areas:



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Map Codes SR, SR-6,000 and SR-12,000: 12,000 square feet.

Map Code SR-40,000: 40,000 square feet.

Not in a water or sewer service area:

Map Codes SR, SR-6,000, SR-12,000 and SR-40,000: 40,000 square feet.

Maximum Dwelling Density:

Within water and sewer service areas:

Map Code SR:

1 single family dwelling per 4,000 square feet in mobile home parks, mobile home subdivisions and manufactured home subdivisions.

1 single family dwelling per 6,000 square feet

1 multiple family dwelling unit per 1,500 square feet.

Map Code SR-6,000:

1 single family dwelling per 6,000 square feet.

1 multiple family dwelling unit per 6,000 square feet.

Map Code SR-12,000:

1 single family dwelling per 12,000 square feet.

1 multiple family dwelling unit per 12,000 square feet.

Map Code SR-40,000:

1 single family dwelling per 40,000 square feet.

1 multiple family dwelling unit per 40,000 square feet.

Within water or sewer service areas:

Map Codes SR, SR-6,000, and SR-12,000:



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1 single family dwelling per 12,000 square feet.

1 multiple family dwelling unit per 12,000 square feet.

Map Code SR-40,000:

1 single family dwelling per 40,000 square feet.

1 multiple family dwelling unit per 40,000 square feet.

Not in a water or sewer service area:

Map Codes SR, SR-6,000, SR-12,000 and SR-40,000:

1 single family dwelling per 40,000 square feet.

0 multiple family dwelling units.

[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](#)

[Range Lands Land Use Classification](#)

[Open Space Land Use Classification](#)

[Rural Residential Land Use Classification](#)

[Remote Residential Land Use Classification](#)

[Rural Village Land Use Classification](#)

[Fishing Village Land Use Classification](#)

[Commercial Land Use Classification](#)

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

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