



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

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

#### **COMBINING DISTRICTS (CONTINUED)**

##### **VISITOR ACCOMMODATIONS AND SERVICES**

**(Located outside Commercial, Rural Village, and Fishing Village designations.)**

Map Codes:                      Existing Facilities - \*1, \*2, \*3, \*4, \*5  
   Conditional Facilities - \*1C, \*2C, \*3C, \*4C, \*5C

**Intent:** The Visitor Accommodations and Services Combining District is intended to recognize visitor accommodations and services developed prior to adoption of the Coastal Plan and to provide for their continuation and expansion within the prescribed density limits. The combining district is also intended to ensure that sufficient sites are reserved for future facilities to meet the Coastal Act's requirement for this priority use.

Existing facilities are designated by an asterisk (\*) and number. Sites for future conditional facilities are designated by an asterisk (\*) and number followed by a "C" for conditional. The categories of facilities designated on the Land Use Maps have been determined by the existing use or the site characteristics and compatibility with surrounding development.

Categories are:

- \*1     Inn, or Bed and Breakfast Inn.
- \*2     Motel, Inn, or Hotel.
- \*3     Campground and/or RV Campground or Hostel.
- \*4     Restaurant, boat launching or rental, or visitor-oriented art and handcraft shops as examples.
- \*5     Resort - Certain selected sites located in the area of the Coastal Zone have been allocated for a dispersed type of Visitor Serving Facility such as: dude ranches, dispersed overnight cabin accommodations, health spas and other similar uses.



## -MENDOCINO COUNTY COASTAL ELEMENT-



**Principal Permitted Uses - Existing Facilities:** In addition to the uses permitted in the classification with which the Visitor Accommodation and Services designation is combined, the appearance of an \*1, \*2, \*3, \*4 or \*5 on a parcel allows continuation of the visitor serving facility of the category indicated, and the expansion of the use within the specified density limits. Resource land encroachment shall be minimized. Categories 1, 2, 3 and 5 may have a Category 4 use as an accessory use.

**Conditional Uses - Existing Facilities:** In addition to the conditional uses permitted in the classification with which the Visitor Accommodation and Services designation is combined, housing for employees may be provided.

**Principal Permitted Uses - Conditional Facilities:** On sites designated with an \*1C, \*2C, \*3C, \*4C or \*5C, no development may occur more intense than a single family residence, and only if it is sited in such a location and manner that a visitor-serving facility may still be placed on the site.

**Conditional Uses - Conditional Facilities:** In addition to the conditional uses permitted in the classification with which the Visitor Accommodation and Services designation is combined, a visitor serving facility of the category indicated may be developed subject to a use permit. Housing for employees may be provided. No conditional use shall be permitted that would preempt use of the site for a visitor serving facility. Categories 1, 2, 3 and 5 may have a Category 4 use as an accessory use. Criteria for approval of a specific development proposal shall include suitability of the specific site, Coastal Plan policies and the number of visitor serving uses existing or approved in the immediate vicinity and in the planning area. New visitor serving facilities in the "Resort" category shall not be allowed on resource lands in Agriculture, Forest Land or Rangeland classifications.

**Parcel Sizes:** Minimum parcel sizes shall be determined by the classification with which the Visitor Accommodation and Services designation is combined.

**Density:** Maximum dwelling density shall be determined by the classification with which the Visitor Accommodation and Services designation is combined. The maximum intensity of visitor serving use shall be as follows:

- \*1 Inn or Bed and Breakfast Inn. Maximum unit size: Inn, 10 units; Bed and Breakfast Inn, 4 units.
- \*2 Motel, Inn or Hotel. Maximum unit size: 20 units.
- \*3 Campground and/or RV Campground or Hostel, as determined to be compatible with existing uses, public services, environmental resources, Coastal Zoning Ordinances and Coastal Plan policies.



## -MENDOCINO COUNTY COASTAL ELEMENT-



- \*4 Restaurant, boat launching or rental, or visitor-oriented shops such as art and handcraft shop, as determined to be compatible with existing uses, public services, environmental resources, Coastal Zoning Ordinances and Coastal Plan policies.
- \*5 Resort - As determined to be compatible with existing uses, public services, environmental resources, Coastal Zoning Ordinances and Coastal Plan policies.

### [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](#)

[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](#)

[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](#)