









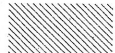


## COASTAL ZONE LAND USE CLASSIFICATION

<b>AG</b>	<b>Agriculture</b> Lands suited for and appropriately retained for crop production. Minimum parcel size - 40 acres.	<b>-DL</b>	<b>Development Limitations</b> Slopes over 30 percent, bluff erosion, or landslides may prevent or limit development. A use is indicated should the parcel be determined developable. Example: RR-5 -DL.
<b>FL</b>	<b>Forest Lands</b> Lands suited for and appropriately retained for growing and harvesting timber. Minimum new parcel size - 160 acres.	<b>RV</b>	<b>Rural Village</b> Small community within which mixed residential and commercial development is consistent with village character. Text specifies principles for location of uses and intensity of development in each village.
<b>RL</b>	<b>Range Lands</b> Lands suited for and appropriately retained for grazing and forage for livestock and some timber producing areas. Minimum new parcel size - 160 acres.	<b>FV</b>	<b>Fishing Village</b> Fishing-related commercial and industrial uses; other commercial and residential uses as space permits.
<b>OS</b>	<b>Open Space</b> Lands not suited for development or lands most valuable in their undeveloped natural state. See text for other limiting factors.	<b>*1</b>	<b>Visitor Accommodation and Services</b> (Located outside commercial, rural village, and fishing village). Principal or existing use: Inn, hotel, or motel = *1, Campground or RV = *3, Restaurant etc. = *4 (See text), Resort = *5, Conditional use: Inn, hotel, or motel = *1, Campground or RV = *3, Restaurant etc. = *4, Resort = *5.
<b>RMR</b>	<b>Remote Residential</b> Lands having constraints for commercial agriculture, timber production or grazing which are more suitable for small scale farming and low density agricultural/residential uses. Minimum new parcel 20 or 40 acres as mapped.	<b>C</b>	<b>Commercial</b> Retail stores, services, and offices.
<b>RR-</b>	<b>Rural Residential</b> Lands suited for local small scale agriculture. Minimum new parcel size of 1, 2, 5, 10 acres as mapped. See text for additional limiting factors.	<b>I</b>	<b>Industrial</b> Light manufacturing, processing, distribution.
<b>SR</b>	<b>Suburban Residential</b> Minimum new parcel size in square feet with community water and or sewage disposal systems. See text.	<b>PF</b>	<b>Public and Semi-Public Facilities</b> Schools, churches, cemeteries, community building, federal government lands used for public purposes.
<b>-PD</b>	<b>Planned Unit Development</b> One housing, commercial, or industrial unit per minimum acreage specified, in accord with approved plan to retain open space character and resource protection.		
<b>RR-5 [RR-2]</b>	<b>Critical Groundwater Area</b> Density may be increased to the bracketed land use classification only upon proof of public water or a positive hydrological study. See policy 3.8-9 & 3.8-10.		

## SHORELINE ACCESS/CIRCULATION

.....	<b>Shoreline Access Existing</b>		<b>View Turnout</b>
o o o o o o o o	<b>Shoreline Access Proposed</b>	— — — — —	<b>Proposed road alignment</b>

## NATURAL ENVIRONMENT

	<b>Prime Agricultural Land</b> As defined by Gov. Code Sec. 51201 (c).		<b>Rare or Endangered Plant Habitat</b> Designated by California Native Plant Society
	<b>Pygmy Vegetation</b> Stunted forest typically on Noyo or Blacklock soils.		<b>Rare or Endangered Wildlife Habitat</b> Approximate location of species considered rare, endangered, or threatened by the U.S. Fish and Wildlife Service or the California Department of Fish and Game.
	<b>Pygmy-type Vegetation</b> Stunted forest mainly on Gualala series soils.		<b>Special Treatment Area</b> Timber harvest rules including provisions to protect scenic qualities.
	<b>Riparian Vegetation</b> Woody vegetation associated with the banks of waterways and requiring or tolerating soil moisture in excess of that available in adjacent uplands.		<b>Flooding</b> Area having a 1 percent chance of flooding in a given year (USGS 1974; HUD 1978).
	<b>Wetlands</b> Lands covered permanently or periodically with shallow water, including marshes, mudflats, and fen.		
	<b>Dunes</b>		






## BOUNDARIES

---U/R---	<b>Urban/Rural Boundary</b> The rural land division policy of Coastal Act Sec. 30250 applies on the rural side.	.....TPZ.....	<b>Timber Preserve Zone</b> Use restricted to timber production.
Water District	<b>Water District</b> Publicly regulated district providing water for more than one user.	.....WA.....	<b>Williamson Act</b> Contract restricting use to agriculture.
Sewer District	<b>Sewer District</b> Publicly regulated district providing sewage disposal for more than one user.		

## MENDOCINO TOWN LAND USE CLASSIFICATIONS

<b>OS</b>	<b>Open Space</b> Label shows ownership. Alternative use is shown where public acquisition is proposed.	<b>MU</b>	<b>Mixed Use</b> Residential, office, limited retail. Residential density same as RM, with maximum floor area not to exceed 50% of the parcel size. Residential uses shall occupy 50% of floor area of a two-story building and 35% of a single story building. Maximum lot coverage shall not exceed 25% with 15% of the parcel being reserved for the main building.
<b>RR-1</b>	<b>Rural Residential</b> One housing unit per 40,000 sq. ft.	<b>C</b>	<b>Commercial</b> Retail store and services, offices, visitor accommodations east of Loring Street. Minimum new parcel size of 12,000 sq. ft. building coverage not to exceed 50% of parcel with maximum floor area equal to parcel size. 6,000 sq. ft. store area, maximum.
<b>SR-20,000</b>	<b>Suburban Residential</b> Minimum new parcel size 20,000 sq. ft. One housing per parcel.	<b>PF</b>	<b>Public and Semi-Public Facilities</b> Schools, churches, cemeteries, community buildings and like uses which are dedicated to public purpose.
<b>-PD</b>	<b>Planned Development</b>	.....	<b>Existing Access</b>
<b>R+</b>	<b>Town Residential</b> One housing unit per existing parcel under 9,000 sq. ft. 2 units on parcels 9,000 sq. ft. or more. Minimum new parcel 12,000 sq. ft. Building coverage not to exceed 50% of parcel area.	<b>*</b>	<b>Visitor Accommodations</b> * Inns, hostels, motels, hotels *B Bed and breakfast, units of four rooms or less.
<b>RM</b>	<b>Multi-Family Residential</b> On parcels greater than 12,000 sq. ft. the first housing unit on 6,000 sq. ft. of parcel area with second and third units allowed on each additional 3,000 sq. ft. and a fourth and fifth unit allowed on each additional 6,000 sq. ft. with a minimum of 5 units per parcel. Minimum new parcel, 12,000 sq. ft.		

## NATURAL ENVIRONMENT

	<b>Riparian Vegetation</b> Woody vegetation associated with the banks of waterways and requiring or tolerating soil moisture in excess of that available in adjacent uplands.		<b>Special Treatment Area</b> Timber harvest rules including provisions to protect scenic qualities.
	<b>Wetlands</b> Lands covered permanently or periodically with shallow water, including marshes and mudflats.		<b>Flooding</b> Area having a 1 percent chance of flooding in a given year (USGS 1974; HUD 1978).
	<b>Rare or Endangered Plant Habitat</b> Designated by California Native Plant Society		

Map prepared by the Mendocino County Planning Department