

MENDOCINO TOWN ZONING

ZONING

ADOPTED BY THE BOARD OF SUPERVISORS FOR SUBMITTAL TO THE COASTAL COMMISSION: December 8, 2015

REVISED:

CERTIFIED BY THE COASTAL COMMISSION: MONTH & DAY, 2015

AMENDMENTS:

KEY TO SYMBOLS

Land Use Classifications

- MC- Commercial
- MMU- Mixed Use
- MRM- Multiple Family Residential
- MOS- Open Space
- MPF- Public Facilities
- MRR1- Rural Residential (40,000 sf. minimum)
- MRR2-PD- Rural Residential (2 acre min.)
- MRR2-PD- Rural Residential (Planned Development)
- MSR- Suburban Residential
- MTR- Mendocino Town Residential

Visitor Serving Facilities

- * Hotels & Inns
- *B Bed & Breakfast Accommodations

- Mendocino Town Plan Boundary
- Assessors Parcels
- U/R Urban/Rural Boundary

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NORTH COAST DISTRICT

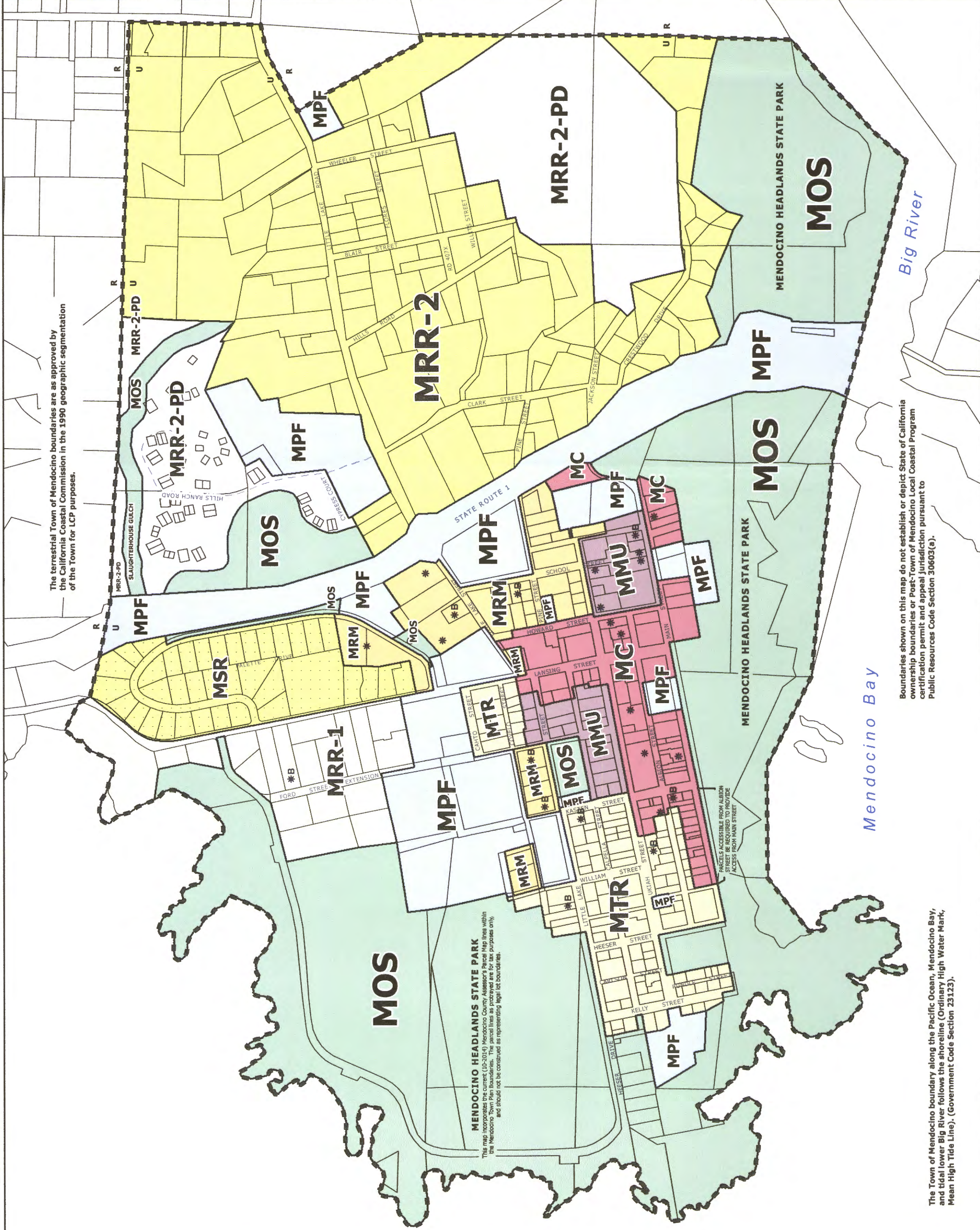
This map has been produced by the County of Mendocino Department of Planning and Building Services, February 22, 2016.
Source data: County of Mendocino Assessors' Parcel Map Book 119; County of Mendocino GIS Lab Parcel Data, October, 2014.
California Coastal Commission, Geographic Segmentation of the Town of Mendocino, 1990; California Coastal Commission, certified Mendocino Town Zoning Map, April 12, 1995; California Coastal Commission, certified Town of Mendocino Local Coastal Program Amendment 3-89, March 17, 2000;
California Coastal Commission, Coastal Development Permit 1-84-87 (Weather LC, Hills Ranch); County of Mendocino, Final Map of Tract 217, Hills Ranch, A Planned Unit Subdivision, Case 2-Drewler 41 Page 40, M.C.R., June 9, 1985.
Coordinate system is NAD 83, California State Plane Zone II.



This map has been prepared in consultation with the staff of the California State Lands Commission, but has not been approved by it.

Figure 1. Mendocino Town Zoning Map
20160222.MTzoningmapadoptedBOS20151208

The terrestrial Town of Mendocino boundaries are as approved by the California Coastal Commission in the 1990 geographic segmentation of the Town for LCP purposes.



MENDOCINO HEADLANDS STATE PARK
This map incorporates the current (05-01-14) Mendocino County Assessors Parcel Map lines within the Mendocino Town Plan boundaries. The parcel lines as portrayed are for tax purposes only, and should not be construed as representing legal lot boundaries.

PARCELS ACCESSIBLE FROM ALBION STREET BE REQUIRED TO PROVIDE ACCESS FROM MAIN STREET

Boundaries shown on this map do not establish or depict State of California ownership boundaries or Post-Town of Mendocino Local Coastal Program certification permit and appeal jurisdiction pursuant to Public Resources Code Section 30603(a).

The Town of Mendocino boundary along the Pacific Ocean, Mendocino Bay, and tidal lower Big River follows the shoreline (Ordinary High Water Mark, Mean High Tide Line). (Government Code Section 23123).