



CHAPTER 20.612 USE CLASSIFICATIONS

[Sec. 20.612.005 General Intent.](#)

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Sec. 20.612.005 General Intent.

The purpose of the use classifications is to group uses into a limited number of use types on the basis of common functional, product, or compatibility characteristics, thereby, providing a basis for regulation of uses in conformance with the policies set forth in the Mendocino Town Plan. The provisions shall apply throughout this Division. (*Ord. No. 3915 (part), adopted 1995*)

Sec. 20.612.010 Listing of Use Classifications.

All uses are hereby classified into the following use types, which are described in [Chapter 20.616](#) (Residential Use Types), [Chapter 20.620](#) (Civic Use Types), [Chapter 20.624](#) (Commercial Use Types), [Chapter 20.628](#) (Visitor Accommodation Use Types), [Chapter 20.632](#) (Agriculture Use Types) and [Chapter 20.636](#) (Open Space Use Types). See [Section 20.612.020](#) for classification of combinations of uses resembling different types. The names of these use types start with capital letters throughout the Mendocino Town Zoning Ordinance.

(A) Residential Use Types

- (1) Family Residential: Single Family
- (2) Family Residential: Two Family
- (3) Family Residential: Multi-Family
- (4) Family Residential: Planned Development
- (5) Family Residential: Employee Caretaker Housing
- (6) Family Residential: Boarding House

(B) Civic Use Types

- (1) Administrative Services, Government
- (2) Ambulance Services
- (3) Cemetery Services
- (4) Clinic Services
- (5) Community Recreation
- (6) Cultural Exhibits and Library Services
- (7) Day Care Facilities/Small Schools
- (8) Educational Facilities



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- (9) Fire and Police Protection Services
- (10) Lodge, Fraternal and Civic Assembly
- (11) Major Impact Services and Utilities
- (12) Minor Impact Utilities
- (13) Religious Assembly

(C) Commercial Use Types

- (1) Administrative and Business Offices
- (2) Agricultural Sales and Services
- (3) Animal Sales and Services: Household Pets
- (4) Animal Sales and Services: Veterinary (Small animals)
- (5) Automotive and Equipment: Gasoline Sales
- (6) Automotive and Equipment: Repairs
- (7) Building Maintenance Services
- (8) Business Equipment Sales and Services
- (9) Business Support Services
- (10) Commercial Recreation: Indoor Sports and Recreation
- (11) Commercial Recreation: Indoor Entertainment
- (12) Communications Services
- (13) Construction Sales and Services
- (14) Cottage Industries
- (15) Eating and Drinking Establishments
- (16) Financial Services
- (17) Food and Beverage Preparation: Without Consumption
- (18) Food and Beverage Retail Sales
- (19) Laundry Services
- (20) Medical Services
- (21) Personal Services
- (22) Recycling Centers
- (23) Repair Services, Consumer
- (24) Research Services: Limited
- (25) Retail Sales: Limited
- (26) Retail Sales: General

(D) Visitor Accommodation Use Types

- (1) Bed and Breakfast Accommodations
- (2) Hostels
- (3) Hotels
- (4) Inns
- (5) Motels
- (6) Single Unit Rental



- (7) Student/Instructor Temporary Housing Facility
- (8) Vacation Home Rental

(E) Agricultural Use Types

- (1) Horticulture
- (2) Light Agriculture
- (3) Packing and Processing
- (4) Forest Production

(F) Open Space Use Types

- (1) Open Space
- (2) Passive Recreation
- (3) Active Recreation (*Ord. No. 3915 (part), adopted 1995*)

Sec. 20.612.015 Classifying Uses.

Uses will be classified into use types based upon the description of the use types as contained in [Chapter 20.616](#) (Residential Use Types), [Chapter 20.620](#) (Civic Use Types), [Chapter 20.624](#) (Commercial Use Types), [Chapter 20.628](#) (Visitor Accommodation Use Types), [Chapter 20.632](#) (Agriculture Use Types) and [Chapter 20.636](#) (Open Space Use Types), and upon common functional, product, or compatibility characteristics with other uses already classified within the use type, subject to the applicable provisions of [Section 20.612.020](#) with respect to combinations of uses. A list of common uses and the use types into which they are classified shall be maintained by the Planning and Building Services Director who shall have the authority to classify common uses according to use types. The classification of a use is subject to the right of appeal pursuant to the Administrative Appeal procedure commencing at [Chapter 20.728](#). (*Ord. No. 3915 (part), adopted 1995*)

Sec. 20.612.020 Classification of Combination of Uses.

The following rules shall apply where a lot contains uses which resemble two (2) or more different use types and which are not classified as accessory uses pursuant to the Accessory Use Regulations.

(A) Separate Classification of Several Establishments. The uses conducted on a lot by two or more individual establishments, managements, or institutions shall be classified separately into use types.

(B) Classification of Different Uses Conducted by Individual Establishments. If uses conducted on a lot by an individual establishment, management, or institution resemble two (2) or more different use types all such uses shall be classified in the use types whose description most closely portrays the nature of such uses.



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(C) Determination of Principal Use. If a lot contains two or more different use types, the principal use shall be that use which either:

(1) Occupies the largest area of the parcel or contains the most gross floor area of the site, whichever is greater; or

(2) Exhibits greater intensity of use characteristics, such as traffic and water consumption; or

(3) Based upon a site analysis, is determined to be the principal use by the Coastal Permit Administrator. (*Ord. No. 3915 (part), adopted 1995*)