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.)


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.
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.
*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