

LAND USE PLAN  
FOR THE  
**ROSEBURG COMMERCE  
PARK**  
CITY OF  
**MOUNT SHASTA**  
SISKIYOU COUNTY, CALIFORNIA  
AUGUST 2016



0 50 100 200 300  
Feet

South Mt. Shasta Boulevard

Union Pacific Railroad

Interstate 5

Development Area II

B

A

C

## Development Area II - 8.5 Acres

The purpose of Development Area 2 is to provide for light commercial and office uses that will serve the Mt. Shasta community and nearby towns.

### **Permitted Uses**

Accountants, attorneys, business and management consultants and other professional offices, administrative or executive offices of any type, architects, landscape architects, planners, engineers, surveyors, geologists, graphic designers, interior designers, barber shops, beauty salons, eating and drinking establishments, employment agencies, travel agencies, airline ticket sales, financial institutions, government buildings and service facilities, health and exercise clubs, indoor commercial recreational facilities such as ice skating rinks and amusement centers, insurance brokers and services, real estate brokers, medical, dentist, and health related offices, oculists, opticians, optometrists, prescription pharmacies, schools and studios for arts, crafts, photography, music, and dance, theaters, dance halls, and community assembly halls.

### **Administrative Uses**

Administratively the Planning Department can issue permits for antennas and communications facilities on undeveloped lots and accessory uses and buildings customarily appurtenant to permitted uses.

### **Conditional Uses**

Commercial laundries, community care facilities, child care centers, hotels, motels and accessory shops and other visitor serving uses, light industrial uses that meet the performance standards set forth for the site as a whole and that are not incompatible with the permitted uses in this Area, outdoor commercial entertainment and recreation facilities, printing and publishing or lithographic shops, public and quasi-public uses, and veterinary clinics subject to special conditions.

### **Sub-Development Areas**

Development Area 2 is separated into three separate sub-development areas. The sub-development areas are meant as suggestions to the division of each Development Area to encourage multiple uses within the area and encourage appropriate scaling of individual developments.

**Division A - 5.0 acres**

**Division B - 2.0 acres**

**Division C - 1.5 acres**