

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



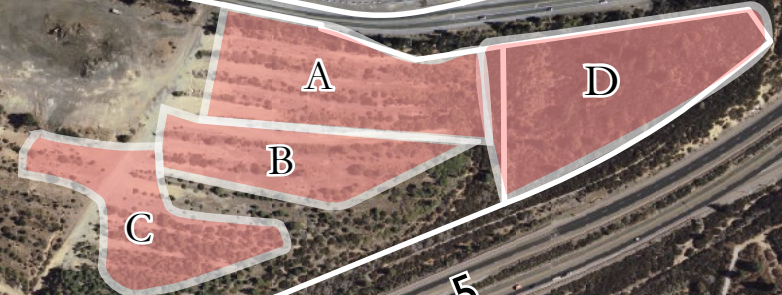
0 50 100 200 300
Feet

South Mt. Shasta Boulevard

Union Pacific Railroad

Interstate 5

Development Area IV



Development Area IV - 12.5 Acres

The purpose of Development Area 4 is to provide a variety of uses that serve the Mt. Shasta community, some of which may not be considered appropriate in other development areas at the Roseburg Site. In some portions of Development Area 4, industrial uses permitted in Development Area 3 are allowed here.

Permitted Uses

Bakeries, bottling plants, contractor shops, offices, storage where entirely within completely enclosed building, furniture and major appliance sales, home furnishing sales, microbreweries, new and used automobile sales and service centers, recreational vehicle and boat sales and service centers, civil engineering and testing firms, and wholesale distribution.

Administrative Uses

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

Conditional Uses

Eating and drinking establishments, hotels and motels with no accessory shops, outdoor and indoor entertainment and recreation facilities, printing and publishing or lithographic shops, public and quasi-public uses appropriate in a commercial/office area, uses generally and conditionally in DA-III may be permitted on sites adjacent to DA-III.

Sub-Development Areas

Development Area 4 is separated into four 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 - 4.0 acres

Division B - 3.0 acres

Division C - 2.5 acres

Division D - 3.0 acres (Not City Owned)