



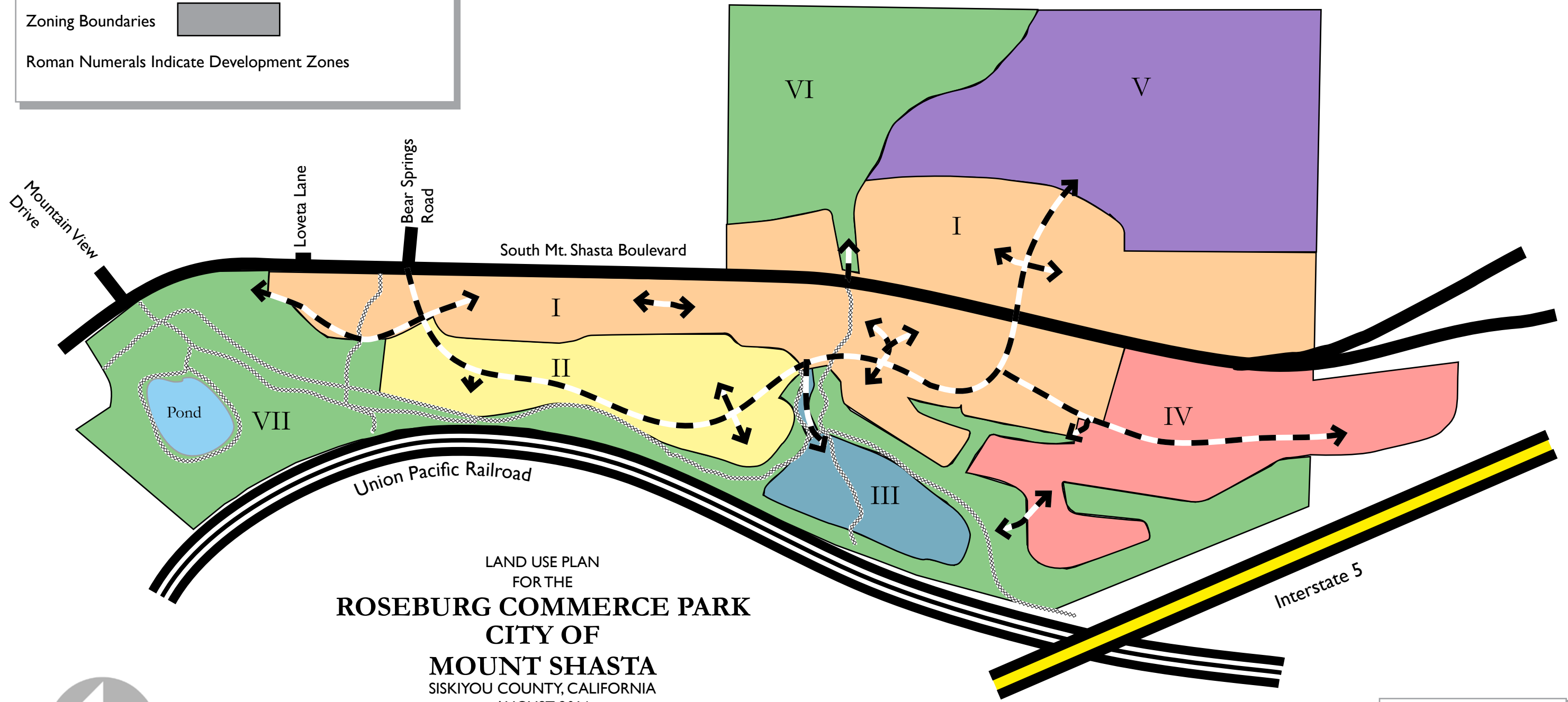
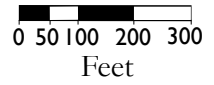


KEY

- Existing Roadways 
- Potential Roadways 
- Pedestrian/Cyclist Trailways 
- Zoning Boundaries 
- Roman Numerals Indicate Development Zones



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



Original land use map prepared by Pacific Municipal Consultants (1998)

Development Area I

Permitted Uses

- Arboretums and horticulture gardens
- Art galleries & exhibit centers
- Automobile rental agencies, offices only
- Barber and beauty shops
- Bicycle rental shops
- Eating and drinking establishments
- Gift, novelty, and souvenir shops
- Hotels, motels, and accessory shops
- Indoor commercial recreational facilities such as ice skating rinks, amusement centers, & bowling alleys
- Travel agencies, ticket agencies
- Theaters, dance halls, community assembly halls
- Any other visitor-serving uses as determined by the City Council to serve the purpose of the area

Development Area II

Permitted Uses

- Accountants, attorneys, business and management consultants and other professional offices
- Administrative or executive offices of any type of business
- Architects, landscape architects, planners, engineers and surveyors, geologists, graphic designers, interior designers, not including retail sales on premises
- Barber shops and beauty salons
- Eating and drinking establishments
- Employment agencies, travel agencies, and airline ticket agencies
- Financial institutions including banks, savings and loan associations, finance companies, and credit unions
- Government buildings and service facilities, excluding storage equipment, repair, or warehouses
- Health and exercise clubs
- Indoor commercial recreational facilities such as ice skating rinks, amusement centers, & bowling alleys
- Insurance brokers and services, investment brokers, real estate brokers and offices, and title and escrow companies
- Medical, dental, and health related offices and clinics
- Oculists, opticians, and optometrists
- Prescription pharmacies
- Schools and studios for arts, crafts, photography, music, and dance
- Theaters, dance halls, community assembly halls

Development Area III

Permitted Uses

- Cabinet shops and furniture manufacturing
- Ceramic products manufacturing, using only pulverized clay and kilns fired by electricity or gas
- Cold storage
- Die and pattern making
- Machine shop
- Manufacturing, assembly, and repair of:
 - Aircraft accessories and parts
 - Electronic and computer equipment and components
 - Business machines
 - Electrical devices
 - Garments
 - Household appliance
 - Machine Tools
 - Medical instruments, devices, and equipment
 - Accessories and parts for motor vehicles, motorcycles, recreational vehicles, boats and trailers,
 - Outdoor and indoor recreational clothing and equipment
- Small miscellaneous consumer products
- Sheet metal shops
- Soils engineering and testing firms
- Upholstering shops
- Wholesale distribution

Development Area IV

Permitted Uses

- Bakeries and bottling plants
- Contractor shops, offices and storage where entirely within completely enclosed buildings
- Furniture and major appliance sales
- Home furnishing sale
- Microbreweries
- New and used automobile sales and service centers
- Recreational vehicle and boat sales and service centers
- Civil engineering and testing firms
- Wholesale distribution

Development Area V

Permitted Uses

- Arboretums and horticulture gardens
- Art galleries & exhibit centers
- Automobile rental agencies, offices only
- Barber and beauty shops
- Bicycle rental shops
- Eating and drinking establishments
- Gift, novelty, and souvenir shops
- Hotels, motels, and accessory shops
- Indoor commercial recreational facilities such as ice skating rinks, amusement centers, & bowling alleys
- Travel agencies, ticket agencies
- Theaters, dance halls, community assembly halls
- Any other visitor-serving uses as determined by the City Council to serve the purpose of the area

Development Area VI

Permitted Uses

- Recreational trails
- Habitat and wetland restoration area, wetland mitigation bank
- Private wildlife, wilderness preserve

Development Area VII

Permitted Uses

- Open Space
- Wetland restoration and enhancement area, wetland mitigation bank
- Natural community creation and enhancement area
- Trails, paths for pedestrians and bicycles