

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 III





## Development Area III - 3.5 Acres

The purpose of Development Area 3 is to provide for light industrial uses such as manufacturing, processing, assembly, and storage. Outdoor manufacturing is not permitted in this area. Uses that may include outdoor storage and the emission of visible gases, steam, heat, vibration, particulates, and noise must comply with City standards.

### **Permitted Uses**

Cabinet shops and furniture manufacturing, ceramic products manufacturing using only pulverized clay and kilns fired by electricity or gas, cold storage plants, die and pattern making, machine shops, sheet metal shops, soils engineering and testing firms, upholstering shops, wholesale distribution manufacturing, assembly and repair of: aircraft accessories and parts, electronic and computer equipment and components, business machines, electrical devices, garments, household appliances, machine tools, medical instruments, devices, and equipment, accessories and parts for motor vehicles, motorcycles, recreational vehicles, motorcycles, boats, and trailers, outdoor and indoor recreational clothing and equipment, and small miscellaneous consumer products.

### **Administrative Uses**

Administratively the Planning Department can issue permits for antennas and communications facilities on undeveloped lots, administrative offices directly related to the activity on site, guard offices, excluding those with living facilities, employee cafeterias, and outdoor storage areas.

### **Conditional Uses**

Commercial laundries, heavy equipment sales and rental, repair and painting of motor vehicles, recreational vehicles, boats, farm equipment, and motorcycles, mini-storage and warehousing, research offices and laboratories for the conduct of scientific research, eating and drinking establishments, and trade schools and training centers.