PROJECT DESCRIPTION

The proposed project is located in the City of Mt. Shasta (see Figure 3-1) and includes: adoption of the City of Mt. Shasta Land Development Code; a rezone of several properties consistent with the City of Mt. Shasta General Plan (see Figures 3-1 and 3-2); a number of general plan amendments to resolve inconsistencies between land use designations and the existing built environment (see Figures 3-4 and 3-5); and adoption of the City of Mt. Shasta Noise Ordinance. Pursuant to California Government Code Section 65860, a city's zoning ordinance must be consistent with its general plan. As proposed, the project would bring the City's zoning into conformity with the City's recently updated General Plan. Further, in October 2006 the City certified the City of Mt. Shasta General Plan Update Environmental Impact Report (SCH # 2005082099). Pursuant to CEQA Guidelines Sections 15150 and 15152, this document incorporates by reference much of the discussion found within that document. For specific details regarding the City of Mt. Shasta General Plan Update EIR, this document is available for review at the City of Mt. Shasta, 305 N. Mt. Shasta Boulevard, Mt. Shasta, California during regular business hours.

KEY ASPECTS OF THE PROPOSED LAND DEVELOPMENT CODE

1. Adds an Open Space Zone District;
2. More diversity in housing lot sizes;
3. Adds the R-1-U, Low Density Residential Urban Residential Zone, but does not physically zone any lands to this district;
4. Alters setbacks to result in a more pedestrian friendly community and streetscape;
5. Encourages Mixed Use particularly in the downtown; and
6. Separates land uses in non-residential zone districts by impact potential as a means of separating "permitted" from "conditional" uses.

APPROACH TO THE ENVIRONMENTAL ANALYSIS

Adoption of a new land development code (LDC) is unlikely to result in immediate changes to the physical environment. The LDC is a regulatory tool that is used to determine what type of development may occur, where it can occur, and to what extent it can occur on a given piece of land. Before most projects can be approved by the City, the City must comply with the CEQA process. Through the CEQA process potential environmental impacts, such as disturbance to wetlands, endangered species, cultural resources, scenic vistas, traffic, etc., must be evaluated and addressed. The City of Mt. Shasta also has design review guidelines that apply to all proposed development projects, with the exception of single family residential, duplex residential and triplex residential construction. Through the design review process building design and placement are evaluated, along with landscape design, to ensure that the resulting project is consistent with the expectations of the community.

Some projects can and do occur without additional environmental review. These include construction of single family homes, duplexes and triplexes. The LDC also allows small non-residential projects to proceed with minimal environmental review, although all non-residential projects are subject to design review. The current Zoning Ordinance classifies a wider variety of uses as "permitted uses" than the proposed LDC, meaning that environmental review occurs less often under the current Zoning Ordinance than may be necessary under the proposed LDC. In revising the LDC, the City sought to differentiate between those non-residential uses that are typically exempt from CEQA and those that

require additional review. The proposed LDC classifies projects that are typically subject to CEQA as being "conditional uses".

The intent of the City in adopting the LDC is to provide for a more efficient use of land within city limits. This is intended to reduce the area needed to support buildout of the City. As a result, the proposed LDC includes one new zone district and amends two existing zone districts to allow for residential development on 4,500-square foot lots, which is 1,500 square feet less than currently allowed. The LDC further encourages the efficient use of land by promoting infill development, which is the development of vacant parcels within the City that were passed over when the area surrounding them was originally developed. The LDC also encourages shared residential use of commercial property, particularly in the downtown area. The proposed project does not, however, include a rezone of property to the newly introduced R-1-U, Low Density Residential Urban, zone district (i.e., the zone district that permits development of 4,500-square foot lots). The zoning district is included to enable future properties to rezone to this district after appropriate environmental review and public comment.

Because the residential development standards of the proposed LDC remained relatively unchanged from the current Zoning Ordinance, and because the list of "permitted" non-residential uses has been reduced to reflect the review requirements of CEQA, most of the potential impacts associated with the proposed LDC are actually less than those of the existing Zoning Ordinance. This consistency between codes was intentional on the part of the City as there was no interest in significantly changing the existing development pattern, but rather that of future projects.

Proposed revisions to the Land Development Code include changes to the names and abbreviations used in the existing Land Development Code to identify zone districts. Upon adoption of the proposed Land Development Code, all parcels within an older zoning district will have the zone automatically updated to reflect the new zoning district as follows:

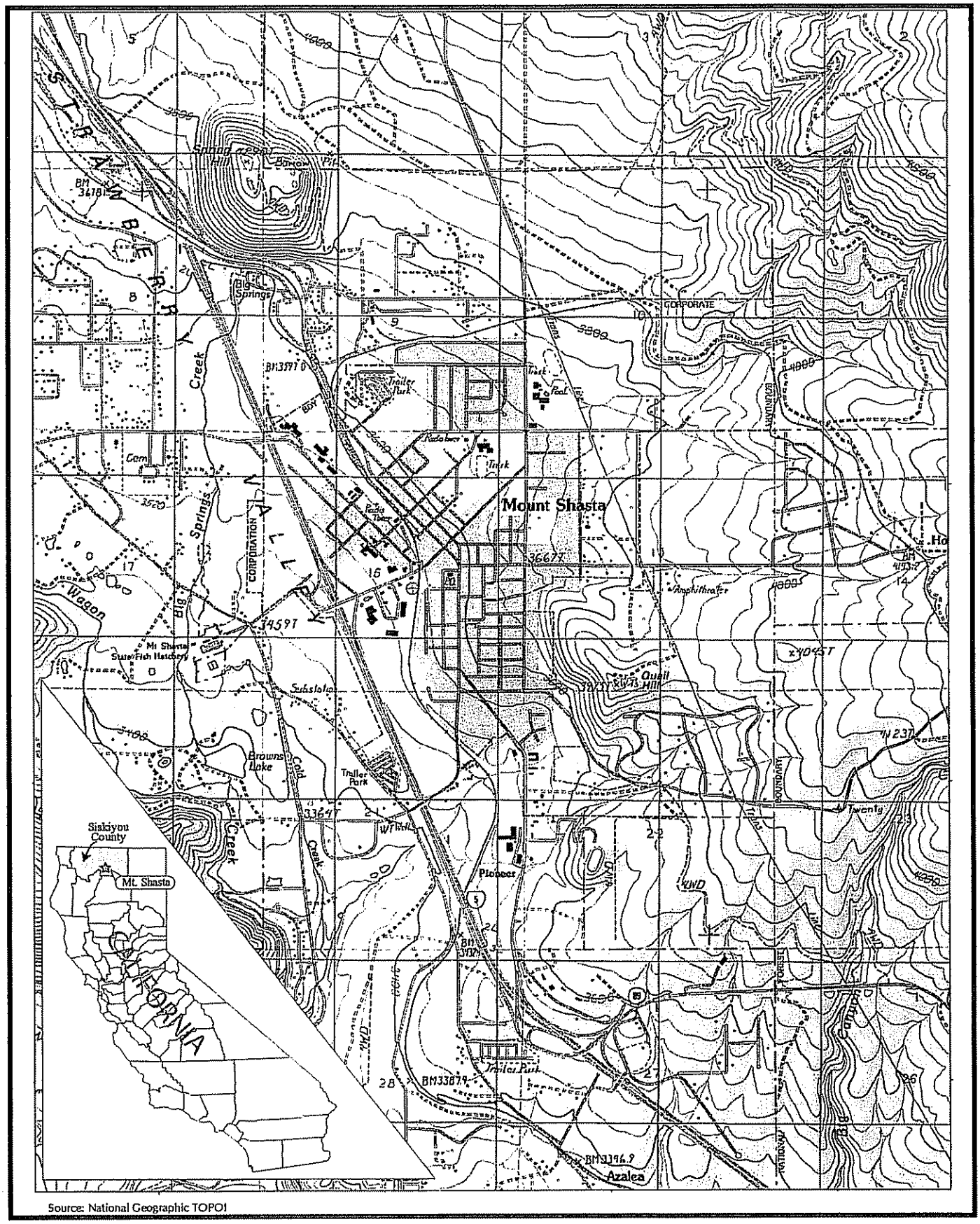
- All parcels within the Single Family Residential (R-1) district shall be classified into the Low Density Residential (R-1) zone district.
- All parcels within the Single Family Residential (R1/B1) district shall be classified into the Low Density Residential (R1/B1) zone district.
- All parcels within the Duplex Residential (R-2) district shall be classified into the Medium Density Residential (R-2) zone district.
- All parcels within the Multiple Residential (R-3) district shall be classified into the High Density Residential (R-3) district.
- All parcels within the Multiple Residential-Professional (R-4) district shall be classified into the High Density Residential (R-3) district.
- All parcels within the Central Business district (C-1) shall be classified into the Downtown Commercial Zone district (C-1).
- All parcels within the General Commercial district (C-2) shall be classified into the General Commercial district (C-2).
- All parcels within the Controlled Manufacturing (CM) district shall be classified into the Employment Center (E-C) district.

- All parcels within the General Industrial (M) district shall be classified into the Employment Center (E-C) district.
- All parcels within the Unclassified (U) district shall be classified into the Unclassified (U) district.
- All parcels within the Planned Development (P-D) district shall be classified into the Planned Development (P-D) district.

Greater details regarding the changes being proposed to the Land Development Code are provided in **Table 3.0-1**, as well as throughout the initial study. Table 3.0-1 also includes development standards identified in the current City of Mt. Shasta Land Development Code in order to better assess the proposed changes.

The proposed project also includes a complete revision of the noise provisions of the City's municipal code. The proposed Noise Ordinance is consistent with the City's General Plan and will help in the review of proposed development, as well as regulate existing uses. The Noise Ordinance codifies the noise standards found in the Noise Element of the City's General Plan.

For a complete list of all properties located within the City of Mt. Shasta that are proposed for either a rezone or a change in land use designations, please refer to **Table 3.0-2**.



1,400 0 1,400
FEET
N

Figure 3-1
Project Location

PMC®

TABLE 3.0-1
CURRENT AND PROPOSED ZONING

District	Allowed Uses	Use Permit Required	Minimum Building Site Required (Square Feet)		Minimum Lot Width Required (Feet)		Maximum Allowable Lot Coverage	Maximum Allowable Height (Feet)	Minimum Front Yard Setback (Feet)	Minimum Side Yard Setback (Feet)		Minimum Rear Yard Setback (Feet)		Minimum Lot Area Per Family (Square Feet)
			Corner Lot	Interior Lot	Corner Lot	Interior Lot				Corner Lot	Interior Lot	Corner Lot	Interior Lot	
Current Single Family Residential R-1	SINGLE-FAMILY DWELLING	No	7,000	6,000	70	60	40%	35	20	10	5	Ten foot setback and 1,000 sp. ft. uncovered on rear 1/3 of lot		6,000
	SECOND SINGLE-FAMILY DWELLING when, prior to the adoption of this or prior Zoning Ordinance, a single family dwelling exists on the rear ½ of a large lot	Yes	7,000	6,000	70	60	60%	35	20	10	5	Ten foot setback and 1,000 sp. ft. uncovered on rear 1/3 of lot		3,000
	ACCESSORY BUILDINGS	No	See Section 5.14					12	See Section 5.14					
	ONE SIGN (Not over six square feet pertaining to the sale, lease or rental of property on which it is located.)	No	---	---	---	---	---	6	---	---	---	---	---	---
	PUBLIC BUILDINGS, CHURCHES, SCHOOLS, PARKS, PLAYGROUNDS, HOSPITALS, GOLF COURSES, COUNTRY CLUBS	Yes	10,000	10,000	100	100	40%	45	20	10	10	20	20	---
	LANDSCAPED PUBLIC OR PRIVATE PARKING LOT (When adjacent to "C", "M" or "CM" districts)	Yes	7,000	6,000	60	60	10%	35	20	5	5	5	5	---
	HOME OCCUPATIONS, CROP AND TREE FARMING, PUBLIC UTILITY SUBSTATIONS	Yes	As Specified In Use Permit											
Proposed Low Density Residential R-1	SINGLE-FAMILY DWELLING	No	7,000	6,000	60		40%	35	20	10	The combined side yards shall not be less than 10 feet with a minimum side yard on one side of 4 feet.	10		6,000
	MODEL HOME for up to one year after the sale of the last home site	No												6,000
	RESIDENTIAL GARAGE OR CARPORT, SWIMMING POOL, FENCES, WALLS, HOME OCCUPATION, USUAL AND CUSTOMARY ACCESSORY STRUCTURES AND USES ASSOCIATED WITH A RESIDENCE	No												---
	PLACES OF ASSEMBLY OR LEARNING: 1) CHURCH OR OTHER PLACE OF WORSHIP OR SPIRITUAL ASSEMBLY 2) GRANGE HALLS, COMMUNITY CENTERS, OR MEETING PLACES 3) SCHOOLS, PUBLIC OR PRIVATE	Yes												---
	PUBLIC AND QUASI-PUBLIC FACILITIES: 1) ELECTRICAL SUBSTATIONS 2) PARKS, PICNIC AREAS, PLAYGROUNDS, OTHER THAN THOSE APPROVED WITH A PROJECT'S OVERALL PERMITTING.	Yes	N/A											---
	SENIOR AND ASSISTED HOUSING	Yes	As Specified In Use Permit											

District	Allowed Uses	Use Permit Required	Minimum Building Site Required (Square Feet)		Minimum Lot Width Required (Feet)		Maximum Allowable Lot Coverage	Maximum Allowable Height (Feet)	Minimum Front Yard Setback (Feet)	Minimum Side Yard Setback (Feet)		Minimum Rear Yard Setback (Feet)		Minimum Lot Area Per Family (Square Feet)
			Corner Lot	Interior Lot	Corner Lot	Interior Lot				Corner Lot	Interior Lot	Corner Lot	Interior Lot	
Current Duplex Residential R-2	ALL USES PERMITTED IN THE R-1 DISTRICT	As Specified In The R-1 District												
	DUPLEX (Single Structure)	No	7,000	6,000	70	60	50%	35	20	10	5	Ten foot setback and 1,000 sp. ft. uncovered on rear 1/3 of lot		3,000
	TRIPLEX (Single Structure)	No	9,000	9,000	70	60	50%	35	20	10	5	Ten foot setback and 1,000 sp. ft. uncovered on rear 1/3 of lot		3,000
Proposed Medium Density Residential R-2	SINGLE-FAMILY DWELLING (ATTACHED OR DETACHED)	No	4,500 per unit		60		55%	35	10 feet --- Garage with garage door facing street: 20 feet --- Garage with garage door facing interior side yard: 10 feet	10	The combined side yards shall not be less than 10 feet with a minimum side yard on one side of 4 feet.	10 (5 for alley-access parking structure)		4,500
	DUPLEX	No	6,000 per two-unit structure											3,000
	MULTIPLE-FAMILY DWELLINGS	No	3,000 per unit											3,000
	MODEL HOME, INCLUDING A SALES OFFICE	No	N/A											N/A
	RESIDENTIAL GARAGE OR CARPORT, SWIMMING POOL, FENCES, WALLS	No	N/A	N/A					10					N/A
	PLACES OF ASSEMBLY OR LEARNING: 1) CHURCH OR OTHER PLACE OF WORSHIP OR SPIRITUAL ASSEMBLY 2) GRANGE HALLS, COMMUNITY CENTERS, OR MEETING PLACES 3) SCHOOLS; PUBLIC OR PRIVATE	Yes	7,000	6,000					10					N/A
	PUBLIC AND QUASI-PUBLIC FACILITIES: 1) ELECTRICAL SUBSTATIONS 2) PARKS, PICNIC AREAS, PLAYGROUNDS, OTHER THAN THOSE APPROVED WITH A PROJECT'S OVERALL PERMITTING	Yes	N/A	N/A					10					N/A
	SENIOR AND ASSISTED HOUSING	Yes	As Specified In Use Permit											

District	Allowed Uses	Use Permit Required	Minimum Building Site Required (Square Feet)		Minimum Lot Width Required (Feet)		Maximum Allowable Lot Coverage	Maximum Allowable Height (Feet)	Minimum Front Yard Setback (Feet)	Minimum Side Yard Setback (Feet)		Minimum Rear Yard Setback (Feet)		Minimum Lot Area Per Family (Square Feet)
			Corner Lot	Interior Lot	Corner Lot	Interior Lot				Corner Lot	Interior Lot	Corner Lot	Interior Lot	
Current Multiple Residential R-3	ALL USES PERMITTED IN THE R-2 DISTRICT	As Specified In The R-2 District												
	MULTIPLE FAMILY DWELLINGS	No	7,000	6,000	70	60	60%	45	15	10	6	15	15	2,000
	DWELLING GROUPS	Yes	7,000	6,000	70	60	60%	35	15	10	6		15	2,000
	ROOMING AND BOARDING HOUSES, LODGES, CLUBS, REST HOME	Yes	7,000	6,000	70	60	60%	45	15	10	6	15	15	---
	ONE SIGN (Not over four square feet pertaining to the sale, lease or rental of property on which it is located.)	No	---	---	---	---	---	15	---	---	---	---	---	---
Proposed High Density Residential R-3	SINGLE-FAMILY DWELLING (ATTACHED OR DETACHED)	No	4,500 per unit		45		65%	45	20 (10 if alley access for parking)	10	The combined side yards shall not be less than 10 feet with a minimum side yard on one side of 4 feet.	10 (5 for alley-access parking structure)		4,500
	DUPLEX	No	6,000 per two-unit structure		60									3,000
	TRIPLEX	No	8,000 per three-unit structure		80									2,667
	MULTIPLE-FAMILY DWELLINGS	No	2,000 per unit		80									2,000
	MODEL HOME, INCLUDING A SALES OFFICE	No	N/A		N/A									N/A
	RESIDENTIAL GARAGE OR CARPORT, COMMUNITY FACILITY OR RECREATION FACILITY FOR THE PRIVATE USE OF RESIDENTS OR PROPERTY OWNERS OF THE PROJECT, FENCES, WALLS, SIGNS.	No	N/A		N/A									N/A
	PROFESSIONAL OFFICE NOT INVOLVING THE USE OF SIGNIFICANT AMOUNTS OF HAZARDOUS SUBSTANCES, AND NOT EXCEEDING 2,500 SQUARE FEET IN FLOOR AREA	No	6,000		60									N/A
	PLACES OF ASSEMBLY OR LEARNING: 1) CHURCH OR OTHER PLACE OF WORSHIP OR SPIRITUAL ASSEMBLY 2) GRANGE HALLS, COMMUNITY CENTERS, OR MEETING PLACES 3) SCHOOLS, PUBLIC OR PRIVATE	Yes	6,000		60									N/A
	MORE THAN FOUR (4) MULTIPLE-FAMILY DWELLING UNITS	Yes	2,000 per unit		80									2,000
	MOBILE HOME PARK OR TRAILER PARK.	Yes	N/A		N/A									N/A
	HOTEL, MOTEL, LODGE, CLUB, REST HOME.	Yes	6,000		60									N/A
	BAR, RESTAURANT, OR COFFEE SHOP WHEN ACCESSORY TO USES PERMITTED IN THE DISTRICT AND WHERE ENTRANCE TO SUCH IS FROM A LOBBY OR COURT WITHOUT DIRECT ACCESS TO A PUBLIC STREET.	Yes	N/A		N/A									N/A
	MORTUARIES	Yes	6,000		60									N/A
	SENIOR AND ASSISTED HOUSING	Yes	As Specified In Use Permit											

District	Allowed Uses	Use Permit Required	Minimum Building Site Required (Square Feet)		Minimum Lot Width Required (Feet)		Maximum Allowable Lot Coverage	Maximum Allowable Height (Feet)	Minimum Front Yard Setback (Feet)	Minimum Side Yard Setback (Feet)		Minimum Rear Yard Setback (Feet)		Minimum Lot Area Per Family (Square Feet)
			Corner Lot	Interior Lot	Corner Lot	Interior Lot				Corner Lot	Interior Lot	Corner Lot	Interior Lot	
Current Multiple Residential-Professional R-4	ALL USES PERMITTED IN THE R-2 DISTRICT	As Specified In The R-2 District												
	MULTIPLE FAMILY DWELLINGS	No	7,000	6,000	70	60	75%	45	15	10	6	15	15	1,500
	DWELLING GROUPS	No	7,000	6,000	70	60	75%	35	15	10	6	15	15	1,500
	HOTEL, MOTEL, ROOMING AND BOARDING HOUSE, LODGE, CLUB, REST HOME	No	7,000	6,000	70	60	75%	45	15	10	6	15	15	500
	MOBILE HOME PARK, TRAILER COURT	Yes	7.5 acres		100	100	---	35	25	10	10	10	10	1,800
	BAR, RESTAURANT, or COFFEE SHOP accessory to uses permitted in the district, and where entrance to such is from a lobby or court without direct access to a public street, MORTUARIES	Yes	In Accordance With Requirements For Principal Use As Specified In Use Permit											
	PROFESSIONAL OFFICES, CLINICS	No	7,000	6,000	70	60	75%	35	15	10	5	5	5	---
	ONE SIGN (Not over eight square feet appurtenant to the principal use of the property)	No	---	---	---	---	---	15	---	---	---	---	---	---
Proposed R-4	The proposed land Development Code eliminates the R-4 Zone District. All properties currently zoned R-4 would be rezoned R-3.													

District	Allowed Uses	Use Permit Required	Minimum Building Site Required (Square Feet)		Minimum Lot Width Required (Feet)		Maximum Allowable Lot Coverage	Maximum Allowable Height (Feet)	Minimum Front Yard Setback (Feet)	Minimum Side Yard Setback (Feet)		Minimum Rear Yard Setback (Feet)		Minimum Lot Area Per Family (Square Feet)
			Corner Lot	Interior Lot	Corner Lot	Interior Lot				Corner Lot	Interior Lot	Corner Lot	Interior Lot	
Current Central Business District C-1	RETAIL BUSINESS ESTABLISHMENTS within a building conducting sales of the following: Apparel, Books, Confectionary, Drugs, Flowers, Food, Furniture, General Merchandise, Gifts, Hardware, Household Appliances, Jewelry, Liquor, Periodicals, Photo Supplies. PERSONAL SERVICE ESTABLISHMENTS within a building including the following: Self-service Laundries, Barber Shop, Photographic Studio, Beauty Shop, Radio and TV Repair, Cleaning Agency, Shoe Repair. DEPARTMENT STORES, BANKS, OFFICES, THEATERS, RESTAURANTS, PUBLIC UTILITY OFFICES	No	2,500	2,500	25	25	100%	45						---
	SIGNS pertaining to any permitted use, not to exceed two and one half square feet of sign area for each five feet of street frontage along the building site.	Yes	As Specified In Use Permit						35	As Specified In Use Permit				---
	Parking Lots, Commercial	Yes	As Specified In Use Permit						15	As Specified In Use Permit				---
	RETAIL SALES AND PERSONAL SERVICES not within a building , DRIVE-IN RESTAURANTS, SERVICE STATIONS, ON-SALE PREMISES, PUBLIC UTILITY SUBSTATIONS	Yes	As Specified In Use Permit						45	As Specified In Use Permit				---
	RESIDENTIAL USES, HOTELS, MOTELS	Yes	As Specified In The R-4 District											
Proposed Downtown Commercial C-1	RESIDENTIAL USES CONSISTENT WITH THE R-3 ZONE DISTRICT	No	As Specified In The R-3 District											
	GARAGE OR CARPORT, FENCES, WALLS, USUAL AND CUSTOMARY ACCESSORY USES AND STRUCTURES ASSOCIATED WITH PERMITTED AND CONDITIONAL USES, SIGNS.	No	2,500 Existing 5,000 New		N/A		100%	45	0	0		0		N/A
	STORE, MOTEL, OFFICE, BANK, THEATERS, RESTAURANT OR SIMILAR USE primarily conducted within a building, and not involving the use of significant amounts of hazardous substances, and not exceeding 10,000 square feet in floor area where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive	No			50									
	RESIDENTIAL USES WITHIN A COMMERCIAL BUILDING	No												1,500
	OUTDOOR SALES CONSISTENT WITH §2.15 OF THE CITY OF MT. SHASTA MUNICIPAL CODE	No												N/A
	VETERINARY OFFICES WITH OVERNIGHT BOARDING AND HOSPITALIZATION	Yes												
	LARGE SCALE "BIG BOX" COMMERCIAL USES CONSISTENT WITH §18.70 OF THE CITY OF MT. SHASTA MUNICIPAL CODE	Yes	---	---										N/A

District	Allowed Uses	Use Permit Required	Minimum Building Site Required (Square Feet)		Minimum Lot Width Required (Feet)		Maximum Allowable Lot Coverage	Maximum Allowable Height (Feet)	Minimum Front Yard Setback (Feet)	Minimum Side Yard Setback (Feet)		Minimum Rear Yard Setback (Feet)		Minimum Lot Area Per Family (Square Feet)
			Corner Lot	Interior Lot	Corner Lot	Interior Lot				Corner Lot	Interior Lot	Corner Lot	Interior Lot	
Current General Commercial C-2	ALL USES PERMITTED IN THE C-1 DISTRICT	As Specified In The C-1 District												
	THE FOLLOWING USES, within a building: Animal Hospital, Auto Sales and Services, Automotive Repair Shop, Auto Body & Paint Shop, Commercial Recreation, Creameries, Dry Cleaners, Heavy Equipment Sales and Service, Laundry, Locker Plant, Nursery, Plumbing Shop, Second Hand Sales, Tire Shops, Wholesaling	No	2,500	2,500	25	25	100%	60	Zero feet except ten feet when adjacent to any alley with an "R" District.					---
	SIGNS pertaining to any permitted use, not to exceed four square feet of sign area for each five feet of street frontage along the building site.	Yes	As Specified In Use Permit											---
	OUTDOOR STORAGE AND SALES ESTABLISHMENTS PUBLIC UTILITY SERVICE USES	Yes	As Specified In Use Permit											---
Proposed General Commercial C-2	ALL PERMITTED USES IN THE C-1 ZONE	No	As Specified In The C-1 District											
	GARAGE OR CARPORT, FENCES, WALLS, USUAL AND CUSTOMARY ACCESSORY USES AND STRUCTURES ASSOCIATED WITH PERMITTED AND CONDITIONAL USES, SIGNS	No	---	---	---	---	---	---	---	---	---	---	---	N/A
	RETAIL BUSINESS ESTABLISHMENTS WITHIN A BUILDING, CONDUCTING THE FOLLOWING USE; AUTOMOBILE BODY AND PAINT SHOPS, COMMERCIAL RECREATION, CREAMERIES, DRY CLEANING PLANTS, HEAVY EQUIPMENT SALES AND SERVICE, LAUNDRY, LOCKER PLANTS, PLUMBING SHOPS	No	10,000		50		100%	45	0	0		0		N/A
	LAND USES WHICH CONFORM TO THE PURPOSE OF THE DISTRICT, AND WHICH IN THE JUDGMENT OF THE PLANNER ARE CONSISTENT WITH THE PURPOSE OF THE DISTRICT	No												N/A
	RETAIL BUSINESS ESTABLISHMENTS WHERE THE USE IS NOT CONDUCTED TOTALLY WITHIN A BUILDING	Yes												N/A
	LARGE SCALE COMMERCIAL USES CONSISTENT WITH §18.70 OF THE CITY OF MT. SHASTA MUNICIPAL CODE	Yes												N/A

District	Allowed Uses	Use Permit Required	Minimum Building Site Required (Square Feet)		Minimum Lot Width Required (Feet)		Maximum Allowable Lot Coverage	Maximum Allowable Height (Feet)	Minimum Front Yard Setback (Feet)	Minimum Side Yard Setback (Feet)		Minimum Rear Yard Setback (Feet)		Minimum Lot Area Per Family (Square Feet)
			Corner Lot	Interior Lot	Corner Lot	Interior Lot				Corner Lot	Interior Lot	Corner Lot	Interior Lot	
Current Controlled Manufacturing C-M	ALL USES PERMITTED IN THE C-2 DISTRICT	As Specified In C-2 District	10,000	10,000	100	100	33%	50	25	10	10	10	10	As Specified In C-2 District
	THE FOLLOWING USES, within a building: or surrounded by a solid fence of board, masonry or otherwise suitable material at least six feet high: Blacksmith Shop, Bottling Plant, Building Materials, Cabinet Shops, Cold Storage, Contractors' Yard, Feed & Fuel Yard, Food Processing, Lumber Yard, Machine Shop, Outdoor Storage & Sales, Pipe Yard, Public Utility Service Uses, Warehousing	No	10,000	10,000	100	100	33%	50	25	10	10	10	10	N/A
	LIGHT MANUFACTURING, FABRICATING, ASSEMBLING COMPONENT MANUFACT-URING, SMALL PARTS PROCESSING	No	10,000	10,000	100	100	33%	50	25	10	10	10	10	N/A
Current General Industrial M	WHOLESALE STORES AND STORAGE, SERVICE ESTABLISHMENTS, PUBLIC UTILITY SERVICE USES, LIGHT AND HEAVY INDUSTRIAL AND MANUFACTURING USES in connection with which there is no appreciable offensive or objectionable odor, dust, noise, or other nuisance factors; all uses included in Subsection 4.272 are included herein.	No	2,500	2,500	25	25	100%	100	None Unless Established By Plan Lines					N/A
	INDUSTRIAL OR MANUFACTURING USES, which in the opinion of the Planning Commission, may be objectionable by reason of the production of offensive odors, dust, noise, bright lights, vibration, or involving the storage or handling of explosives or dangerous materials, and including but not limited to those uses listed hereunder. AUTO WRECKING, BITUMINOUS PAVING PLANTS AND MANUFACTURING OF BITUM-INOUS PAVING PRODUCTS; COMMERCIAL EXCAVATION OF BUILDING OR CONSTRUCT-ION MATERIALS; CONCRETE BATCHING PLANTS; JUNK YARDS; MANUFACTURING OR STORAGE OF ACID, EXPLOSIVES OR FIRE-WORKS, FERTILIZER, GAS, GLUE, GYPSUM, INFLAMMABLE FLUIDS, LIME OR PLASTER OF PARIS; REFINING OR STORAGE OF PETROL-EUM OR ITS PRODUCTS; SALVAGE OR WAR SURPLUS YARDS; SMELTING OF IRON, TIN, ZINC, OR OTHER ORES; SAND, GRAVEL AND CEMENT BATCHING PLANTS	Yes	2,500	2,500	25	25	100%	100	None Unless Established By Plan Lines					N/A
	SERVICE STATIONS	No	10,000	10,000	100	100	100%	60	None Unless Established By Plan Lines					N/A
	RETAIL SALES AND PERSONAL SERVICE ESTABLISHMENTS	Yes	2,500	2,500	25	25	100%	60	None Unless Established By Plan Lines					N/A
	RESIDENTIAL USE ONLY WHEN ACCESSORY TO INDUSTRIAL OR COMMERCIAL USES	Yes	As Required For Principal Industrial or Commercial Use											2,500
	SIGNS, appurtenant to permitted use	No	N/A	N/A	N/A	N/A	N/A	30	N/A	N/A	N/A	N/A	N/A	N/A

District	Allowed Uses	Use Permit Required	Minimum Building Site Required (Square Feet)		Minimum Lot Width Required (Feet)		Maximum Allowable Lot Coverage	Maximum Allowable Height (Feet)	Minimum Front Yard Setback (Feet)	Minimum Side Yard Setback (Feet)		Minimum Rear Yard Setback (Feet)		Minimum Lot Area Per Family (Square Feet)
			Corner Lot	Interior Lot	Corner Lot	Interior Lot				Corner Lot	Interior Lot	Corner Lot	Interior Lot	
The proposed Land Development Code eliminates the C-M and M Zone Districts. All properties zoned CM or M would be rezoned E-C.														
Proposed Employment Center E-C	PROFESSIONAL AND SERVICE OFFICES, PRODUCTION STUDIOS not involving the use of significant amounts of hazardous substances, and not exceeding 10,000 square feet in floor area where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive	No	None		None		75%	45	None					N/A
	MANUFACTURING AND WAREHOUSE USES not involving the use of significant amounts of hazardous substances, and not exceeding 10,000 square feet in floor area where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive	No												
	FENCES, WALLS, SIGNS	No												
	RETAIL USES AS AN ACCESSORY TO A PERMITTED MANUFACTURING USE	Yes												
	RESIDENTIAL USES AS AN ACCESSORY TO A PERMITTED MANUFACTURING USE	Yes												
	AUTOMOBILE DISMANTLERS, OUTSIDE STORAGE, WATER BOTTLERS, WINERIES AND BREWERIES (NOT INCLUDING MICRO BREWERIES AND BREW PUBS) AND OUTSIDE STORAGE	Yes												
	PROFESSIONAL AND SERVICE OFFICES, PRODUCTION STUDIOS possibly involving the use of significant amounts of hazardous substances, and/or exceeding 10,000 square feet in floor area or where all necessary public services and facilities may not be available and/or the surrounding area is environmentally sensitive	Yes												
	MANUFACTURING AND WAREHOUSE USES involving the use of significant amounts of hazardous substances, and/or exceeding 10,000 square feet in floor area and where all necessary public services and facilities may not be available and/or the surrounding area may be environmentally sensitive.	Yes												
Current Unclassified U	ALL USES unless otherwise prohibited by law, provided that Use Permit shall first be secured for any use established in the district.	Yes	As Specified In Use Permit											
Revised Unclassified U	USES SPECIFIED IN AN APPROVED USE PERMIT, PROVIDED THEY ARE ALSO CONSISTENT WITH THE GENERAL PLAN LAND USE DESIGNATION.	Yes	As Specified In An Approved Use Permit											

District	Allowed Uses		Use Permit Required	Minimum Building Site Required (Square Feet)		Minimum Lot Width Required (Feet)		Maximum Allowable Lot Coverage	Maximum Allowable Height (Feet)	Minimum Front Yard Setback (Feet)	Minimum Side Yard Setback (Feet)		Minimum Rear Yard Setback (Feet)		Minimum Lot Area Per Family (Square Feet)
				Corner Lot	Interior Lot	Corner Lot	Interior Lot				Corner Lot	Interior Lot	Corner Lot	Interior Lot	
Current Combining Lot Size District B	ALL USES IN THE DISTRICT WITH WHICH THE "B" IS COMBINED. The following regulations shall apply in lieu of regulations required in the respective districts.	B-1	As Specified In The District	10,000		80		As Specified In Use Permit		25	10		As Specified In The District		
		B-2		20,000		100				30	15				
		B-3		30,000		150				30	20				
		B-8		40,000		150				30	20				
Aside from retaining the R-1/B-1 District, the proposed Land Development Code otherwise eliminates the B Combining District.															
Proposed Low Density Residential, 10,000 Minimum R1/B1	SINGLE-FAMILY DWELLING		No	10,000		80		45%	35	25	10		10		10,000
	MODEL HOME for up to one year after the sale of the last home site		No												---
	RESIDENTIAL GARAGE OR CARPORT, SWIMMING POOL, FENCES, WALLS, HOME OCCUPATION, USUAL AND CUSTOMARY ACCESSORY STRUCTURES AND USES ASSOCIATED WITH A RESIDENCE.		No												---
	PLACES OF ASSEMBLY OR LEARNING: 1) CHURCH OR OTHER PLACE OF WORSHIP OR SPIRITUAL ASSEMBLY 2) GRANGE HALLS, COMMUNITY CENTERS, OR MEETING PLACES 3) SCHOOLS, PUBLIC OR PRIVATE		Yes												---
	PUBLIC AND QUASI-PUBLIC FACILITIES: 1) ELECTRICAL SUBSTATIONS 2) PARKS, PICNIC AREAS, PLAYGROUNDS, OTHER THAN THOSE APPROVED WITH A PROJECT'S OVERALL PERMITTING		Yes												---
THE PROPOSED LAND DEVELOPMENT CODE ALSO ESTABLISHES THE FOLLOWING DISTRICTS CONSISTENT WITH THE RECENTLY UPDATED MT. SHASTA GENERAL PLAN.															
Proposed Resource Lands RL	SINGLE-FAMILY DWELLING		No	435,600		100		10%	35	20	30		30		435,600
	GARAGE, CARPORT, BARN, SHED, OR STRUCTURE FOR PERSONAL STORAGE, STABLE, PADDOCK, OR CORRAL, SWIMMING POOL, FENCES, WALLS, BUSINESS IN THE HOME IN CONFORMANCE WITH THIS CODE, SIGNS IN CONFORMANCE WITH MT. SHASTA MUNICIPAL CODE		No												
	GREENHOUSES AND LANDSCAPE NURSERIES		No	21,780				25%							---
	LAND USES WHICH CONFORM TO THE PURPOSE OF THE DISTRICT, AND WHICH IN THE JUDGMENT OF THE PLANNER ARE CONSISTENT WITH THE PURPOSE OF THE DISTRICT		No												
	LARGE ANIMALS, ONE (1) HORSE PER EACH FIVE (5) ACRES OR AS OTHERWISE APPROVED BY THE COUNTY ENVIRONMENTAL HEALTH OFFICER		No	---				N/A			---		---		---

District	Allowed Uses	Use Permit Required	Minimum Building Site Required (Square Feet)		Minimum Lot Width Required (Feet)		Maximum Allowable Lot Coverage	Maximum Allowable Height (Feet)	Minimum Front Yard Setback (Feet)	Minimum Side Yard Setback (Feet)		Minimum Rear Yard Setback (Feet)		Minimum Lot Area Per Family (Square Feet)
			Corner Lot	Interior Lot	Corner Lot	Interior Lot				Corner Lot	Interior Lot	Corner Lot	Interior Lot	
Proposed RL (continued)	AIRPORT, HELIPORT, AGRICULTURE, COMMERCIAL STABLE, CONTRACTOR'S EQUIPMENT YARD, FEED LOTS, SLAUGHTER HOUSES, LIVESTOCK TRANSSHIPMENT FACILITIES, GROUP CARE HOME OF MORE THAN SIX CLIENTS PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE §1501, KENNELS, MINERAL RESOURCE EXTRACTION AND PRODUCTION	Yes	21,780		100		25%	35	20	30		30		---
	PLACES OF ASSEMBLY OR LEARNING: 1) CHURCH OR OTHER PLACE OF WORSHIP OR SPIRITUAL ASSEMBLY 2) GRANGE HALLS, COMMUNITY CENTERS, OR MEETING PLACES 3) SCHOOLS, PUBLIC OR PRIVATE	Yes												
	PUBLIC AND QUASI-PUBLIC FACILITIES: 1) ELECTRICAL SUBSTATIONS 2) FIRE STATION, POLICE STATION, SHERIFF SUB-STATION 3) PARKS, PICNIC AREAS, PLAYGROUNDS, OTHER THAN THOSE APPROVED WITH A PROJECT'S OVERALL PERMITTING 4) WASTEWATER TREATMENT FACILITIES 5) WATER TREATMENT FACILITIES	Yes												
Proposed Low Density Residential Urban R-1-U	SINGLE-FAMILY DWELLING	No	5,000	4,500	50		50%	35	10	10	The combined side yards shall not be less than 10 feet with a minimum side yard on one side of 4 feet.	10		4,500
	MODEL HOME for up to one year after the sale of the last home site	No												
	RESIDENTIAL GARAGE OR CARPORT, SWIMMING POOL, FENCES, WALLS, HOME OCCUPATION, USUAL AND CUSTOMARY ACCESSORY STRUCTURES AND USES ASSOCIATED WITH A RESIDENCE	No												
	PLACES OF ASSEMBLY OR LEARNING: 1) CHURCH OR OTHER PLACE OF WORSHIP OR SPIRITUAL ASSEMBLY 2) GRANGE HALLS, COMMUNITY CENTERS, OR MEETING PLACES 3) SCHOOLS, PUBLIC OR PRIVATE	Yes												
	PUBLIC AND QUASI-PUBLIC FACILITIES: 1) ELECTRICAL SUBSTATIONS 2) PARKS, PICNIC AREAS, PLAYGROUNDS, OTHER THAN THOSE APPROVED WITH A PROJECT'S OVERALL PERMITTING	Yes												
	SENIOR AND ASSISTED HOUSING	Yes	As Specified In Use Permit											

Proposed Public P	PARKS, PICNIC AREAS AND PLAYGROUNDS.	No	4,500	50	100%	30	0 feet when adjacent to commercial 20 feet when adjacent to residential	0 feet when adjacent to commercial 15 feet when adjacent to residential, plus one foot for every two feet by which the structure exceeds 28 feet.	0 feet when adjacent to commercial 10 feet when adjacent to residential	N/A
	PUBLIC PARKING LOTS AND STRUCTURES, PUBLIC RESTROOMS.	No								
	COMMUNITY PROMOTIONS, CHAMBER OF COMMERCE AND SIMILAR PUBLIC SERVICE STRUCTURES.	No	4,500	50	100%	30	0 feet when adjacent to commercial 20 feet when adjacent to residential	0 feet when adjacent to commercial 15 feet when adjacent to residential, plus one foot for every two feet by which the structure exceeds 28 feet.	0 feet when adjacent to commercial 10 feet when adjacent to residential	N/A
	PUBLIC UTILITIES, WELLS, AND STORM DRAINAGE BASINS.	No								
	RECREATIONAL ACTIVITIES, SPORTING FIELDS AND STRUCTURES SUCH AS: SWIMMING POOLS, SKATING RINKS, GYMNASIUMS, TENNIS AND HANDBALL COURTS.	No								
	GARAGE OR CARPORT, FENCES, WALLS, MAINTENANCE BUILDINGS	No								
	WATER AND WASTEWATER TREATMENT FACILITIES.	Yes								
	REGIONAL-SERVING PRIVATE COMPLEXES SUCH AS SOFTBALL, SOCCER, FOOTBALL AND BASEBALL TOURNAMENT PARKS.	Yes								
	GOLF COURSES, DRIVING RANGES	Yes								
	HOSPITALS	Yes								
	FEDERAL, STATE, COUNTY, OR MUNICIPAL OFFICES OR FACILITIES.	Yes								
	PUBLIC AND PRIVATE SCHOOLS INCLUDING VOCATIONAL SCHOOLS, COLLEGES AND CAMPUSES.	Yes								

TABLE 3.0-2
PROPOSED REZONINGS AND GENERAL PLAN AMENDMENTS

APN	Existing Land Use	Current Zoning	Proposed Zoning	Current General Plan	Proposed General Plan
057-391-080	SFR on McCloud Ave	Multiple Residential and Professional	Low Density Residential	Low Density Residential	Low Density Residential
057-401-010	SFR on McCloud Ave	Multiple Residential and Professional	Low Density Residential	Low Density Residential	Low Density Residential
057-401-020	Triplex on McCloud Ave	Multiple Residential and Professional	High Density Residential	Low Density Residential	High Density Residential
057-722-140	SFR on Village Way	Optional Design/Duplex	Low Density Residential	Low Density Residential	Low Density Residential
057-722-090	SFR on Village Way	Optional Design/Duplex	Low Density Residential	Low Density Residential	Low Density Residential
057-722-020	SFR on Village Way	Optional Design/Duplex	Low Density Residential	Low Density Residential	Low Density Residential
057-601-080	Vacant Lot Bear Springs Rd	Duplex Residential	Low Density Residential	Low Density Residential	Low Density Residential
057-641-050	MHP on Old Stage Rd	Multiple Residential and Professional	High Density Residential	Low Density Residential	High Density Residential
057-641-060	SFR on Old Stage Rd	Multiple Residential and Professional	Low Density Residential	Low Density Residential	Low Density Residential
~~057-581-100~~	~~SFR off Ream Ave~~	~~Controlled Manufacturing~~	~~Low Density Residential~~	~~Low Density Residential~~	~~Low Density Residential~~
~~057-581-260~~	~~Vacant off Ream Ave~~	~~Controlled Manufacturing~~	~~Employment Center~~	~~Low Density Residential~~	~~Employment Center~~
057-582-070	Vacant on Oak Street	Central Business District	Downtown Commercial	Low Density Residential	Commercial Center
~~057-581-050~~	~~Screen Printing Shop~~	~~Controlled Manufacturing~~	~~Employment Center~~	~~Low Density Residential~~	~~Employment Center~~
~~057-581-260~~	~~Vacant off Ream Ave~~	~~Controlled Manufacturing~~	~~Employment Center~~	~~Low Density Residential~~	~~Employment Center~~
~~057-581-340~~	~~Vacant on Ream Ave~~	~~Controlled Manufacturing~~	~~Employment Center~~	~~Low Density Residential~~	~~Employment Center~~
057-582-210	SFR on Oak Street	Central Business District	Low Density Residential	Low Density Residential	Low Density Residential
057-582-050	SFR on Oak Street	Central Business District	Low Density Residential	Low Density Residential	Low Density Residential
057-582-220	The Woodsman Motel	Central Business District	Downtown Commercial	Low Density Residential	Commercial Center
057-582-230	Medical Office on Oak Street	Central Business District	Downtown Commercial	Low Density Residential	Commercial Center
057-582-240	Medical Office on Oak Street	Central Business District	Downtown Commercial	Low Density Residential	Commercial Center
057-722-010	Apartments on Bear Springs Rd	Optional Design/Duplex	Medium Density Residential	Resource Lands	Medium Density Residential
057-722-210	SFR on Village Way	Optional Design/Duplex	Low Density Residential	Low Density Residential	Low Density Residential
057-722-200	SFR on Village Way	Optional Design/Duplex	Low Density Residential	Low Density Residential	Low Density Residential
057-722-190	SFR on Village Way	Optional Design/Duplex	Low Density Residential	Low Density Residential	Low Density Residential
057-722-220	SFR on Village Way	Optional Design/Duplex	Low Density Residential	Low Density Residential	Low Density Residential
057-722-080	SFR on Village Way	Optional Design/Duplex	Low Density Residential	Low Density Residential	Low Density Residential
057-722-230	SFR on Village Way	Optional Design/Duplex	Low Density Residential	Low Density Residential	Low Density Residential
057-722-070	SFR on Village Way	Optional Design/Duplex	Low Density Residential	Low Density Residential	Low Density Residential
057-722-240	SFR on Village Way	Optional Design/Duplex	Low Density Residential	Low Density Residential	Low Density Residential

APN	Existing Land Use	Current Zoning	Proposed Zoning	Current General Plan	Proposed General Plan
057-722-180	SFR on Village Way	Optional Design/Duplex	Low Density Residential	Low Density Residential	Low Density Residential
057-722-130	SFR on Village Way	Optional Design/Duplex	Low Density Residential	Low Density Residential	Low Density Residential
057-722-060	SFR on Village Way	Optional Design/Duplex	Low Density Residential	Low Density Residential	Low Density Residential
057-722-250	SFR on Village Way	Optional Design/Duplex	Low Density Residential	Low Density Residential	Low Density Residential
057-722-170	SFR on Village Way	Optional Design/Duplex	Low Density Residential	Low Density Residential	Low Density Residential
057-722-120	SFR on Village Way	Optional Design/Duplex	Low Density Residential	Low Density Residential	Low Density Residential
057-722-050	SFR on Village Way	Optional Design/Duplex	Low Density Residential	Low Density Residential	Low Density Residential
057-722-260	SFR on Village Way	Optional Design/Duplex	Low Density Residential	Low Density Residential	Low Density Residential
057-722-160	SFR on Village Way	Optional Design/Duplex	Low Density Residential	Low Density Residential	Low Density Residential
057-722-110	SFR on Village Way	Optional Design/Duplex	Low Density Residential	Low Density Residential	Low Density Residential
057-722-040	SFR on Village Way	Optional Design/Duplex	Low Density Residential	Low Density Residential	Low Density Residential
057-722-270	SFR on Village Way	Optional Design/Duplex	Low Density Residential	Low Density Residential	Low Density Residential
057-722-150	SFR on Village Way	Optional Design/Duplex	Low Density Residential	Low Density Residential	Low Density Residential
057-722-100	SFR on Village Way	Optional Design/Duplex	Low Density Residential	Low Density Residential	Low Density Residential
057-722-030	SFR on Village Way	Optional Design/Duplex	Low Density Residential	Low Density Residential	Low Density Residential
057-722-280	SFR on Village Way	Optional Design/Duplex	Low Density Residential	Low Density Residential	Low Density Residential
057-493-170	Professional Office on Sheldon	General Commercial	General Commercial	Low Density Residential	Commercial Center
057-343-050	SFR on Lake Street	Multiple Residential and Professional	Low Density Residential	Low Density Residential	Low Density Residential
057-343-030	SFR on Lake Street	Multiple Residential and Professional	Low Density Residential	Low Density Residential	Low Density Residential
057-401-030	SFR on South A Street	Multiple Residential and Professional	High Density Residential	Low Density Residential	High Density Residential
057-131-200	U.S. Forest Service Office	Public	Public	High Density Residential	Public Land and Parks
057-201-020	Vacant (near Sisson Meadows)	Duplex Residential	Medium Density Residential	Public Land and Parks	Low Density Residential
057-201-030	SFR (near Sisson Meadows)	Duplex Residential	Medium Density Residential	Public Land and Parks	Low Density Residential
057-331-020	Open Space/Sisson Meadows	Duplex Residential	Public	Public Land and Parks	Public Land and Parks
057-331-040	Open Space/Sisson Meadows	Duplex Residential	Public	Public Land and Parks	Public Land and Parks
057-331-070	SFR (near Sisson Meadows)	Duplex Residential	Medium Density Residential	Public Land and Parks	Low Density Residential
057-471-010	SFR on So. A Street	Multiple Residential and Professional	Low Density Residential	Low Density Residential	Low Density Residential
057-472-110	Vacant on So. A Street	Multiple Residential	Low Density Residential	Low Density Residential	Low Density Residential
057-472-020	Vacant on Eugene Ave	Multiple Residential	Low Density Residential	Low Density Residential	Low Density Residential
057-472-060	City of Mt. Shasta Yard	Multiple Residential	Low Density Residential	Low Density Residential	Low Density Residential
057-472-070	SFR on Perry Street	Multiple Residential	Low Density Residential	Low Density Residential	Low Density Residential
057-183-010	SFR on Pine (near Lake Street)	Central Business District	Downtown Commercial	High Density Residential	Commercial Center

APN	Existing Land Use	Current Zoning	Proposed Zoning	Current General Plan	Proposed General Plan
057-596-130	Duplex on Washington Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-172-280	Vacant on Alder Alley	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-172-290	Vacant on Alder Alley	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-703-040	Triplex on Caroline Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-703-320	Triplex on Caroline Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-702-540	Triplex on Caroline Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-702-100	Triplex on Caroline Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-491-060	SFR on South A Street	Multiple Residential and Professional	Low Density Residential	Low Density Residential	Low Density Residential
057-491-050	SFR on South A Street	Multiple Residential and Professional	Low Density Residential	Low Density Residential	Low Density Residential
057-492-130	Apartments on South A Street	Multiple Residential and Professional	High Density Residential	Low Density Residential	High Density Residential
057-492-140	Triplex on Sheldon Ave	Multiple Residential and Professional	High Density Residential	Low Density Residential	High Density Residential
057-491-040	SFR on South A Street	Multiple Residential and Professional	Low Density Residential	Low Density Residential	Low Density Residential
057-491-030	SFR on South A Street	Multiple Residential and Professional	Low Density Residential	Low Density Residential	Low Density Residential
057-451-130	SFR on South A Street	Multiple Residential and Professional	Low Density Residential	Low Density Residential	Low Density Residential
057-451-270	SFR on South A Street	Multiple Residential and Professional	Low Density Residential	Low Density Residential	Low Density Residential
057-451-210	SFR on South A Street	Multiple Residential and Professional	Low Density Residential	Low Density Residential	Low Density Residential
057-451-200	SFR on South A Street	Multiple Residential and Professional	Low Density Residential	Low Density Residential	Low Density Residential
057-750-120	SFR on Kenneth Way	Duplex Residential	Low Density Residential	Low Density Residential	Low Density Residential
057-750-270	SFR on Marjorie Street	Duplex Residential	Low Density Residential	Low Density Residential	Low Density Residential
057-750-240	SFR on Kenneth Way	Duplex Residential	Low Density Residential	Low Density Residential	Low Density Residential
057-750-220	SFR on Kenneth Way	Duplex Residential	Low Density Residential	Low Density Residential	Low Density Residential
057-172-300	SFR on Alder Alley	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-703-130	Triplex on Caroline Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-702-310	Triplex on Caroline Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-702-230	Triplex on Carmen Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-702-320	Triplex on Caroline Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-703-150	Triplex on Caroline Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-702-220	Triplex on Carmen Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-701-130	Triplex on Carmen Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-701-120	Triplex on Carmen Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-701-110	Triplex on Carmen Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential

APN	Existing Land Use	Current Zoning	Proposed Zoning	Current General Plan	Proposed General Plan
057-702-300	Triplex on Caroline Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-702-240	Triplex on Carmen Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-401-270	SFR on South A Street	Multiple Residential and Professional	High Density Residential	Low Density Residential	High Density Residential
057-391-190	Vacant lot on South A Street	Multiple Residential and Professional	Low Density Residential	Low Density Residential	Low Density Residential
057-401-260	SFR on South A Street	Multiple Residential and Professional	Low Density Residential	Low Density Residential	Low Density Residential
057-471-050	Sliver lot next to duplex on So A	Multiple Residential and Professional	Low Density Residential	Low Density Residential	Low Density Residential
057-461-030	SFR on South A Street	Multiple Residential and Professional	Low Density Residential	Low Density Residential	Low Density Residential
057-391-130	SFR on Smith Street	Multiple Residential and Professional	Low Density Residential	Low Density Residential	Low Density Residential
057-391-120	SFR on Smith Street	Multiple Residential and Professional	Low Density Residential	Low Density Residential	Low Density Residential
057-391-110	SFR on Smith Street	Multiple Residential and Professional	Low Density Residential	Low Density Residential	Low Density Residential
~~[illegible]~~	~~Triplex on Washington Drive~~	~~Duplex Residential~~	~~Medium Density Residential~~	~~Low Density Residential~~	~~Medium [illegible]~~
057-671-360	SFR on Caroline Ave	Duplex Residential	Low Density Residential	Low Density Residential	Low Density Residential
057-671-270	SFR on Caroline Ave	Duplex Residential	Low Density Residential	Low Density Residential	Low Density Residential
057-671-180	Duplex on Carmen Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-671-090	Duplex on Carmen Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-671-350	SFR on Caroline Ave	Duplex Residential	Low Density Residential	Low Density Residential	Low Density Residential
057-671-260	SFR on Caroline Ave	Duplex Residential	Low Density Residential	Low Density Residential	Low Density Residential
057-671-170	Vacant on Carmen Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-671-080	Duplex on Carmen Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-703-280	Triplex on Caroline Street	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-441-050	Vacant on South A Street	Multiple Residential and Professional	Low Density Residential	Low Density Residential	Low Density Residential
057-441-080	Vacant on South A Street	Multiple Residential and Professional	Low Density Residential	Low Density Residential	Low Density Residential
057-441-070	Vacant on South A Street	Multiple Residential and Professional	Low Density Residential	Low Density Residential	Low Density Residential
057-441-030	Vacant on South A Street	Multiple Residential and Professional	Low Density Residential	Low Density Residential	Low Density Residential
057-750-010	Duplex on Kenneth Way	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-750-020	Duplex on Kenneth Way	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-750-030	SFR on Kenneth Way	Duplex Residential	Low Density Residential	Low Density Residential	Low Density Residential
057-750-040	SFR on Kenneth Way	Duplex Residential	Low Density Residential	Low Density Residential	Low Density Residential
057-750-050	SFR on Kenneth Way	Duplex Residential	Low Density Residential	Low Density Residential	Low Density Residential
057-750-060	SFR on Kenneth Way	Duplex Residential	Low Density Residential	Low Density Residential	Low Density Residential
057-750-080	SFR on Kenneth Way	Duplex Residential	Low Density Residential	Low Density Residential	Low Density Residential
057-750-070	SFR on Kenneth Way	Duplex Residential	Low Density Residential	Low Density Residential	Low Density Residential

APN	Existing Land Use	Current Zoning	Proposed Zoning	Current General Plan	Proposed General Plan
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
057-750-090	SFR on Kenneth Way	Duplex Residential	Low Density Residential	Low Density Residential	Low Density Residential
057-551-680	Duplex on Ivy Street	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-551-480	Duplex on Ivy Street	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-551-470	Duplex on Ivy Street	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-551-460	Duplex on Ivy Street	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-551-450	Duplex on Ivy Street	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-750-100	SFR on Kenneth Way	Duplex Residential	Low Density Residential	Low Density Residential	Low Density Residential
057-750-150	SFR on Kenneth Way	Duplex Residential	Low Density Residential	Low Density Residential	Low Density Residential
057-750-300	SFR on Kenneth Way	Duplex Residential	Low Density Residential	Low Density Residential	Low Density Residential
057-750-210	SFR on Kenneth Way	Duplex Residential	Low Density Residential	Low Density Residential	Low Density Residential
057-750-380	SFR on Margie Court	Duplex Residential	Low Density Residential	Low Density Residential	Low Density Residential
057-750-370	SFR on Margie Court	Duplex Residential	Low Density Residential	Low Density Residential	Low Density Residential
057-821-280	Shell Gas Facility	General Industrial	Employment Center	Commercial Center	Employment Center
057-821-260	Cross Petrol Storage Yard	General Industrial	General Commercial	Commercial Center	Commercial Center
057-821-250	Suburban Propane	General Industrial	General Commercial	Commercial Center	Commercial Center
057-821-240	Brooks Automotive	General Industrial	General Commercial	Commercial Center	Commercial Center
057-821-300	Cross Petroleum	General Industrial	General Commercial	Commercial Center	Commercial Center
057-112-010	Vacant on Chestnut Street	Multiple Residential and Professional	Downtown Commercial	Commercial Center	Commercial Center
057-750-130	SFR on Kenneth Way	Duplex Residential	Low Density Residential	Low Density Residential	Low Density Residential
057-750-280	SFR on Marjorie Street	Duplex Residential	Low Density Residential	Low Density Residential	Low Density Residential
057-750-230	SFR on Kenneth Way	Duplex Residential	Low Density Residential	Low Density Residential	Low Density Residential
057-750-140	SFR on Kenneth Way	Duplex Residential	Low Density Residential	Low Density Residential	Low Density Residential
057-750-290	SFR on Marjorie Street	Duplex Residential	Low Density Residential	Low Density Residential	Low Density Residential
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
057-671-340	Duplex on Caroline Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-671-250	Duplex on Caroline Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-671-160	Vacant on Carmen Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-671-070	Duplex on Carmen Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-703-300	Triplex on Caroline Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-702-450	Triplex on Caroline Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential

APN	Existing Land Use	Current Zoning	Proposed Zoning	Current General Plan	Proposed General Plan
057-703-290	Triplex on Caroline Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-702-460	Triplex on Caroline Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-392-130	Vacant on South A Street	Duplex Residential	Low Density Residential	Low Density Residential	Low Density Residential
057-392-120	Vacant on South A Street	Duplex Residential	Low Density Residential	Low Density Residential	Low Density Residential
057-392-110	Vacant on South A Street	Duplex Residential	Low Density Residential	Low Density Residential	Low Density Residential
057-392-100	Vacant on South A Street	Duplex Residential	Low Density Residential	Low Density Residential	Low Density Residential
057-431-040	SFR on South A Street	Multiple Residential and Professional	Low Density Residential	Low Density Residential	Low Density Residential
057-431-060	SFR on Smith Street	Multiple Residential and Professional	Low Density Residential	Low Density Residential	Low Density Residential
057-431-050	SFR on Smith Street	Multiple Residential and Professional	Low Density Residential	Low Density Residential	Low Density Residential
057-431-020	SFR on Smith Street	Duplex Residential	Low Density Residential	Low Density Residential	Low Density Residential
057-431-080	SFR on Smith Street	Multiple Residential and Professional	Low Density Residential	Low Density Residential	Low Density Residential
057-431-070	SFR on Smith Street	Multiple Residential and Professional	Low Density Residential	Low Density Residential	Low Density Residential
057-391-100	SFR on South A Street	Multiple Residential and Professional	Low Density Residential	Low Density Residential	Low Density Residential
057-401-060	SFR on South A Street	Multiple Residential and Professional	Low Density Residential	Low Density Residential	Low Density Residential
057-401-050	SFR on South A Street	Multiple Residential and Professional	Low Density Residential	Low Density Residential	Low Density Residential
057-401-240	SFR on South A Street	Multiple Residential and Professional	Low Density Residential	Low Density Residential	Low Density Residential
057-702-470	Triplex on Caroline Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-671-150	Duplex on Carmen Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-671-060	Vacant on Carmen Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-703-240	Triplex on Caroline Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-702-410	Triplex on Caroline Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-703-230	Triplex on Caroline Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-702-420	Triplex on Caroline Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-703-250	Triplex on Caroline Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-702-400	Triplex on Caroline Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-671-140	Duplex on Carmen Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-703-200	Triplex on Caroline Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-702-350	Triplex on Caroline Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-702-290	Triplex on Carmen Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-703-190	Triplex on Caroline Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-702-360	Triplex on Caroline Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-702-280	Triplex on Carmen Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential

APN	Existing Land Use	Current Zoning	Proposed Zoning	Current General Plan	Proposed General Plan
057-703-180	Triplex on Caroline Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-702-370	Triplex on Caroline Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-702-270	Triplex on Carmen Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-703-140	Triplex on Caroline Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-703-090	Triplex on Caroline Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-183-020	Used Clothing Store	Central Business District	Downtown Commercial	High Density Residential	Commercial Center
057-183-030	Vacant on Pine (Near Lake St)	Central Business District	Downtown Commercial	High Density Residential	Commercial Center
057-596-010	Vacant on Washington Drive	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-142-080	Community Center	Multiple Residential	High Density Residential	Low Density Residential	High Density Residential
057-596-080	SFR on Washington Drive	Duplex Residential	Low Density Residential	Low Density Residential	Low Density Residential
057-451-150	Dentist Office on South A Street	Multiple Residential and Professional	High Density Residential	Low Density Residential	High Density Residential
~~[illegible]~~	~~Duplex on Washington Drive~~	~~Duplex Residential~~	~~Medium Density Residential~~	~~Low Density Residential~~	~~Medium Density Residential~~
~~[illegible]~~	~~Duplex on Washington Drive~~	~~Duplex Residential~~	~~Medium Density Residential~~	~~Low Density Residential~~	~~Medium Density Residential~~
057-081-040	Mt. Shasta Tire	Controlled Manufacturing	General Commercial	Commercial Center	Commercial Center
057-083-080	Mt. Shasta Tire	Controlled Manufacturing	General Commercial	Commercial Center	Commercial Center
057-083-090	Mt. Shasta Lube & Oil	Controlled Manufacturing	General Commercial	Commercial Center	Commercial Center
~~[illegible]~~	~~SFR on Rockfeller Drive~~	~~Duplex Residential~~	~~Low Density Residential~~	~~Low Density Residential~~	~~Low Density Residential~~
057-750-110	SFR on Kenneth Way	Duplex Residential	Low Density Residential	Low Density Residential	Low Density Residential
057-750-260	Vacant on Marjorie Street	Duplex Residential	Low Density Residential	Low Density Residential	Low Density Residential
057-750-250	SFR on Kenneth Way	Duplex Residential	Low Density Residential	Low Density Residential	Low Density Residential
057-750-160	SFR on Kenneth Way	Duplex Residential	Low Density Residential	Low Density Residential	Low Density Residential
057-750-200	SFR on Kenneth Way	Duplex Residential	Low Density Residential	Low Density Residential	Low Density Residential
057-750-320	SFR on Marjorie Street	Duplex Residential	Low Density Residential	Low Density Residential	Low Density Residential
057-750-170	SFR on Kenneth Way	Duplex Residential	Low Density Residential	Low Density Residential	Low Density Residential
057-750-360	SFR on Margie Court	Duplex Residential	Low Density Residential	Low Density Residential	Low Density Residential
057-750-330	SFR on Marjorie Street	Duplex Residential	Low Density Residential	Low Density Residential	Low Density Residential
057-750-340	SFR on Margie Court	Duplex Residential	Low Density Residential	Low Density Residential	Low Density Residential
057-750-350	SFR on Margie Court	Duplex Residential	Low Density Residential	Low Density Residential	Low Density Residential
057-750-190	SFR on Kenneth Way	Duplex Residential	Low Density Residential	Low Density Residential	Low Density Residential
057-750-180	SFR on Kenneth Way	Duplex Residential	Low Density Residential	Low Density Residential	Low Density Residential
057-671-050	Duplex on Carmen Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential

APN	Existing Land Use	Current Zoning	Proposed Zoning	Current General Plan	Proposed General Plan
057-702-140	Triplex on Caroline Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-702-090	Triplex on Carmen Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-701-050	Triplex on Carmen Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-703-080	Triplex on Caroline Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-702-080	Triplex on Carmen Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-703-070	Triplex on Caroline Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-702-160	Triplex on Caroline Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-702-070	Triplex on Carmen Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-701-070	Triplex on Carmen Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-701-060	Triplex on Carmen Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-703-030	Triplex on Caroline Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-702-110	Triplex on Caroline Ave	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-703-100	Triplex Open Space Easement	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-702-190	Triplex Open Space Easement	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-701-100	Triplex Open Space Easement	Duplex Residential	Medium Density Residential	Low Density Residential	Medium Density Residential
057-631-070	Moss Mt. Meadows Subdivision	Duplex Residential	Low Density Residential	Low Density Residential	Low Density Residential
057-821-440	CCDA Waters driveway	General Industrial	General Commercial	Commercial Center	Commercial Center
057-821-330	CCDA Waters driveway	General Industrial	General Commercial	Commercial Center	Commercial Center
057-821-450	Gymnastics Studio	General Industrial	General Commercial	Commercial Center	Commercial Center
057-831-020	Cross Petroleum Gas Station	General Industrial	General Commercial	Commercial Center	Commercial Center
057-391-080	SFR on McCloud Ave	Multiple Residential and Professional	Low Density Residential	Low Density Residential	Low Density Residential
057-401-010	SFR on McCloud Ave	Multiple Residential and Professional	Low Density Residential	Low Density Residential	Low Density Residential

Notes: SFR = Single Family Residence MHP = Mobile Home Park