

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 I



Development Area I - 32.5 Acres

The purpose of Development Area I is to provide for light commercial and office uses that will serve the Mt. Shasta community and nearby towns, with emphasis on highway and visitor-serving commercial uses.

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, and any other visitor serving uses as determined by the City Council to serve the purpose of this Area.

Administrative Uses

Administratively the Planning Department can issue permits for antennas and communications facilities on undeveloped lots.

Conditional Uses

Permitted uses in DA-II, retail business establishments permitted in the C-I zone, as set forth in the City's Zoning Ordinance, and service stations.

Sub-Development Areas

Development Area I is separated into multiple 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 - 1.5 acres

Division B - 3.0 acres

Division C - 3.5 acres

Division D - 2.0 acres

Division E - 2.0 acres

Division F - 1.0 acres

Division G - 2.0 acres

Division H - 6.0 acres (Not City Owned)

Division I - 3.5 acres

Division J - 6.0 acres

Division K - 2.0 acres