

Zoning Code

The Zoning Code sets the ground rules for how development can occur in a city. The code includes a [Zoning Map \(Updated 2017\)](#) which divides the city into zones. Each zone has a specific set of possible uses and [Development Standards](#). These zones and development standards are determined by the City of Mt. Shasta Planning Commission and City Council. The primary goal of the zoning code is to minimize the impacts of various land uses.

Zoning Consultation

The Planning Department assists potential developers, real estate agents, and property owners with determining the possible uses of a property. The Zoning Map will inform the public of the zone a property is in. The Development Standards by Zone will inform the public of property setbacks, possible uses, and other development topics.

Please feel free to contact the [Planning Department](#) if you need assistance finding information about your property.

Rezoning and Variances

It is possible that a property may not be zoned appropriately for a specific use or there is a restriction on the land that does not allow a property to be developed. California state code does allow a property owner to apply for a rezoning of their land or request a variance in their zone.

A rezoning involves reclassifying a property into a different zone in the Zoning Code. A rezoning must be consistent with the General Plan Land Use Element and avoid “Spot Zoning”. Spot Zoning is when a single property is called out from a larger group for a totally different use.

A variance is a request to the Planning Department to grant a change in the development standard in cases where the property cannot be developed normally. A variance is used in cases where there is a natural landscape feature on the property that cannot be moved or disturbed. Those looking for a variance must prove that they cannot work with the current regulations.