



*Jack Murray*

Broker ~ Associate  
Senior Investment Property Consultant  
**415-810-0500**

Cal DRE# 01298765



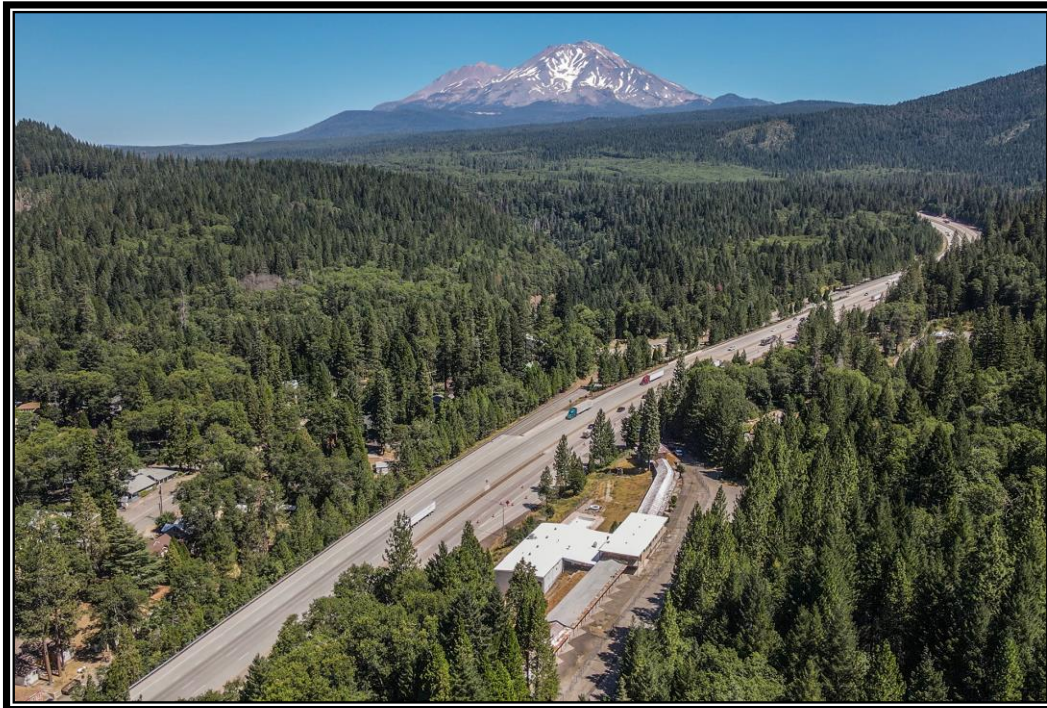
**BERKSHIRE HATHAWAY**  
HomeServices  
Franciscan Properties  
*Top 1/2 of 1% Nationally*

Presents:

*An exclusive offering of.*

**4221 Siskiyou Avenue Dunsmuir CA**

**Amazing Development Opportunity with Huge Interstate Visibility!**



**List Price: \$659,000**

Description: **Re-Zoning Complete! Prime Location off Interstate 5!**

The subject parcel benefits from Fantastic Interstate 5 Visibility at a dedicated Off Ramp, with Majestic and Priceless Views of Mount Shasta from all over the parcel. The location has been a Crown Jewel stop Strategically between San Francisco Bay Area and Portland Oregon. In addition to a famed travel stop, it is the Gateway to the Pacific Crest Trail, Mountain, Forest, and other Outdoor Recreation Destinations. A Zoning change for this 1.5 +/- Acre has just been completed. The new MU-3 – Central Mixed Use Zoning allows for many varied uses. This opportunity could involve redevelopment of past use with potential expansion, or a completely new concept. The past use was an Iconic Inn with Restaurant, Lounge, Bowling Alley, and Pool. The rezoning opens up opportunities for new development that can include potential for Convenience businesses with proximity to Interstate, varied types of Housing, a combination of both, and so much more. Create your major development with new zoning already in place!

Contact: **Jack Murray Broker~Associate 415-810-0500** Cal DRE# 01298765

Berkshire Hathaway Home Services, and Broker believe all material to be correct, but assume no legal responsibility for its accuracy.

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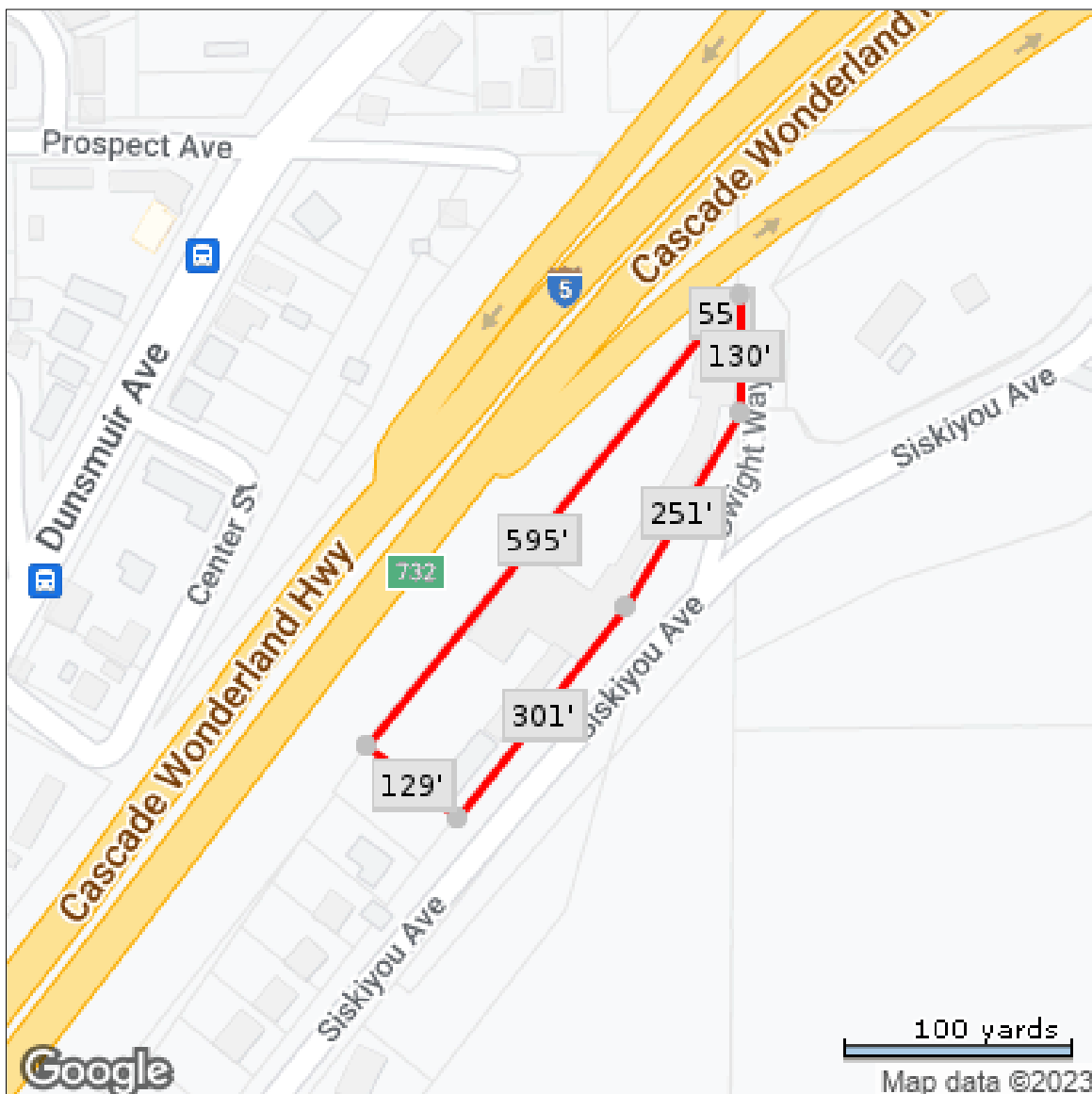
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Parcel Info:

**APN: 059-090-010**

**Lot Size: 65,340 Sqft**



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Photos



# New Zoning Info

## CHAPTER 17.36 CENTRAL MIXED USE, MU-3

### Sections

- 17.36.010 Purpose and applicability.
- 17.36.020 Permitted uses.
- 17.36.030 Accessory uses.
- 17.36.040 Conditional uses.
- 17.36.050 Lot requirements.
- 17.36.060 Development standards.
- 17.36.010 Purpose and applicability.

The Central Mixed Use (MU-3) zoning district is intended to be applied primarily to centrally located areas outside of the Historic District that are suitable for a compatible mixture of more densely developed residential and nonresidential uses that can be served by public transit. The MU-3 zoning district is consistent with the Mixed Use land use designation.

### 17.36.020 Permitted uses.

Subject to issuance of a building permit, business license, and/or other required permits, none but the following uses, or uses which in the opinion of the planning commission are similar, will be allowed as principally permitted uses in the MU-3 zoning district:

- A. Artist studios.
- B. Artisan crafts manufacturing.
- C. Banks and financial services.
- D. Business and professional offices.
- E. Business support services.
- F. Clubs, lodges, and private meeting halls.
- G. Community gardens pursuant to Section 17.92.150 (Community gardens).
- H. Convenience stores and pharmacies.
- I. Craft food and beverage production.
- J. Grocery stores and supermarkets.
- K. Health clinics, medical offices, and laboratories.
- L. Indoor sports and fitness facilities.
- M. Live/work units pursuant to Section 17.96.030 (Live/work units).
- N. Media production.
- O. Mixed-use developments of two (2) or more uses permitted pursuant to this section.
- P. Personal services.
- Q. Printing and publishing.
- R. Public and quasi-public facilities.
- S. Residential uses:
  - 1. Duplex residential.
  - 2. Emergency shelters pursuant to Section 17.92.110 (Emergency shelters).
  - 3. Multifamily residential.
  - 4. Residential care home.
  - 5. Single-family residential.
  - 6. Small employee housing.
  - 7. Supportive housing.
  - 8. Transitional housing.
- T. Retail food establishments.
- U. Retail sales.
- V. Small adult day programs.
- W. Transient occupancy uses:
  - 1. Bed & breakfast inns pursuant to Chapter 17.104 (Bed and Breakfast Inns).
  - 2. Hostels, forty (40) guests or fewer.

**3. Hotels and motels, thirty-five (35) guest rooms or fewer.**

**17.36.030 Accessory uses.**

When established or constructed concurrently with or subsequent to the principally permitted use, the following uses are permitted in the MU-3 zoning district subject to issuance of a building permit, business license, or other required permit(s):

- A. Accessory dwelling units and junior accessory dwelling units pursuant to Chapter 17.116 (Accessory Dwelling Units).
- B. Certified farmers' markets.
- C. Cottage food operations pursuant to Section 17.96.050 (Cottage food operations).
- D. Family childcare homes.
- E. Home occupations pursuant to Section 17.96.040 (Home occupations).
- F. Mobile food sales pursuant to Chapter 17.112 (Mobile Food Sales).
- G. Second dwelling units pursuant to Section 17.92.040 (Second dwelling units).
- H. Short-term rentals pursuant to Chapter 17.100 (Short-Term Rentals).
- I. Signs pursuant to Chapter 17.80 (Signs).
- J. Temporary outside sales such as sidewalk or patio sales not exceeding three (3) days in any thirty (30)-day period.
- K. Usual and customary structures associated with a principally permitted use, including fences and walls pursuant to Section 17.92.120 (Fences, walls, hedges, and equivalent screening).

**17.36.040 Conditional uses.**

The following uses are permitted in the MU-3 zoning district upon approval and validation of a conditional use permit in addition to any other permits or licenses required for the use.

- A. Animal grooming, animal hospitals, and veterinary offices.
- B. Automobile and vehicle sales and rental.
- C. Automobile service stations.
- D. Building material stores and yards.
- E. Car washing and detailing.
- F. Drive-in and drive-through sales and services.
- G. Equipment sales and rental.
- H. Event centers.
- I. Funeral homes.
- J. Garden centers and plant nurseries.
- K. Hospitals and hospice care.
- L. Indoor entertainment facilities.
- M. Mobile food commissaries.
- N. Mobile food courts pursuant to Chapter 17.112 (Mobile Food Sales).
- O. Off-site parking and shared parking facilities pursuant to Chapter 17.76 (Off-street parking).
- P. Outdoor commercial recreation facilities.
- Q. Places of worship and spiritual assembly.
- R. Public and private schools.
- S. Residential uses:
  - 1. Dormitories.
  - 2. Dwelling groups.
  - 3. Manufactured home parks pursuant to Section 17.92.060 (Manufactured home parks).
  - 4. Residential care facilities.
  - 5. Single-room occupancy pursuant to Section 17.92.100 (Single-room occupancy).
- T. Restricted personal services.
- U. Restricted retail sales.
- V. Theaters and playhouses.
- W. Transient occupancy uses:
  - 1. Hostels, more than forty (40) guests.
  - 2. Hotels and motels, more than thirty-five (35) guest rooms.
  - 3. Recreational vehicle parks pursuant to Section 17.92.080 (Recreational vehicle parks).
- X. Vehicle storage.
- Y. Vehicles for hire.
- Z. Other uses similar to those listed in this section.

**17.36.050 Lot requirements.**

- A. Minimum parcel size: Five thousand (5,000) square feet.
- B. Minimum width: Fifty (50) feet.
- C. Minimum depth: Seventy-five (75) feet.

**17.36.060 Development standards.**

**A. Dwelling units per acre: One (1) to forty (40) units.**

**B. Maximum lot coverage: Seventy-five (75) percent.**

**C. Maximum building height.**

**1. All uses, except as specified herein: Fifty (50) feet.**

**2. Single-family residential: Thirty-five (35) feet.**

**3. Accessory structures: Fifteen (15) feet.**

**4. Building and structures taller than established height limits may be permitted pursuant to Section 17.92.180 (Height limits).**

**D. Minimum setbacks.**

**1. Front yard: Ten (10) feet.**

**2. Rear yard.**

**a. All uses, except as specified herein: Ten (10) feet.**

**b. Accessory structures: Five (5) feet.**

**3. Side yard: Five (5) feet.**

**E. Minimum distance between buildings: As required by California Building Code.**

**F. Minimum parking: As specified in Chapter 17.76 (Off-Street Parking).**



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Buyer to independently verify all information regarding property, including but not limited to lot size, zoning, development feasibility, etc. Broker and Seller accept no liability for any errors or omissions in offering information.

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