

325-355 S SCHNOOR AVE | MADERA
APN: 009-330-044 (± 8.17 AC) - 009-330-045 (± 1.09 AC)



ZONING & ENTITLEMENT SUMMARY - SELF STORAGE DEVELOPMENT OPPORTUNITY

- **Zoning:** Industrial (I) – City of Madera

By-Right Development Potential

- The property is zoned Industrial (I), which permits a wide range of warehouse, storage, and light manufacturing uses.
- Mini/self-storage facilities are defensible as a by-right use under the Industrial designation.
- The City of Madera Community Development Director has confirmed self-storage within buildings as consistent with permitted uses.

City Guidance

- Indoor self-storage is permissible by-right
- Outdoor storage (boats, RVs, etc.) may also be permissible if ancillary/incidental to primary indoor storage.
- Formal approval requires:
 - Site Plan Review
 - 2Determination of Use Application (concept plan + project narrative)

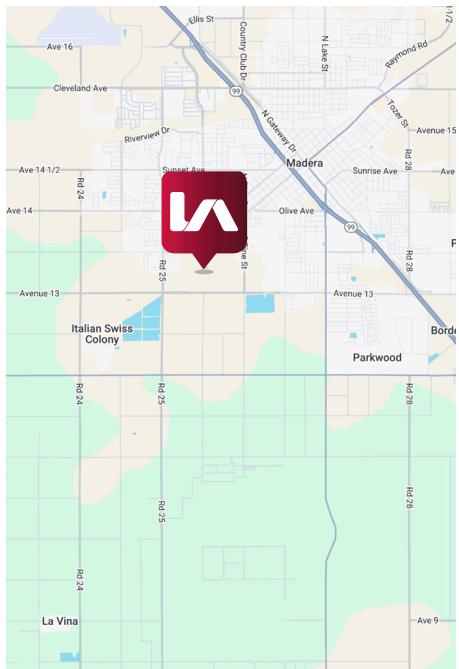
Supporting Entitlement Infrastructure

- Parcel division completed Dec. 2024, resolving ingress/egress and ponding basin access issues
- Drainage & maintenance covenants recorded, ensuring long-term basin access and cost sharing.
- ALTA survey (Mar. 2025) confirms zoning as Industrial, with no restrictions preventing storage development.

Buyer Advantage

- Low entitlement risk: A straightforward staff-level process can lock in a written zoning determination before acquisition.
- Fast track to development: No Conditional Use Permit required.

For More Information, Contact:



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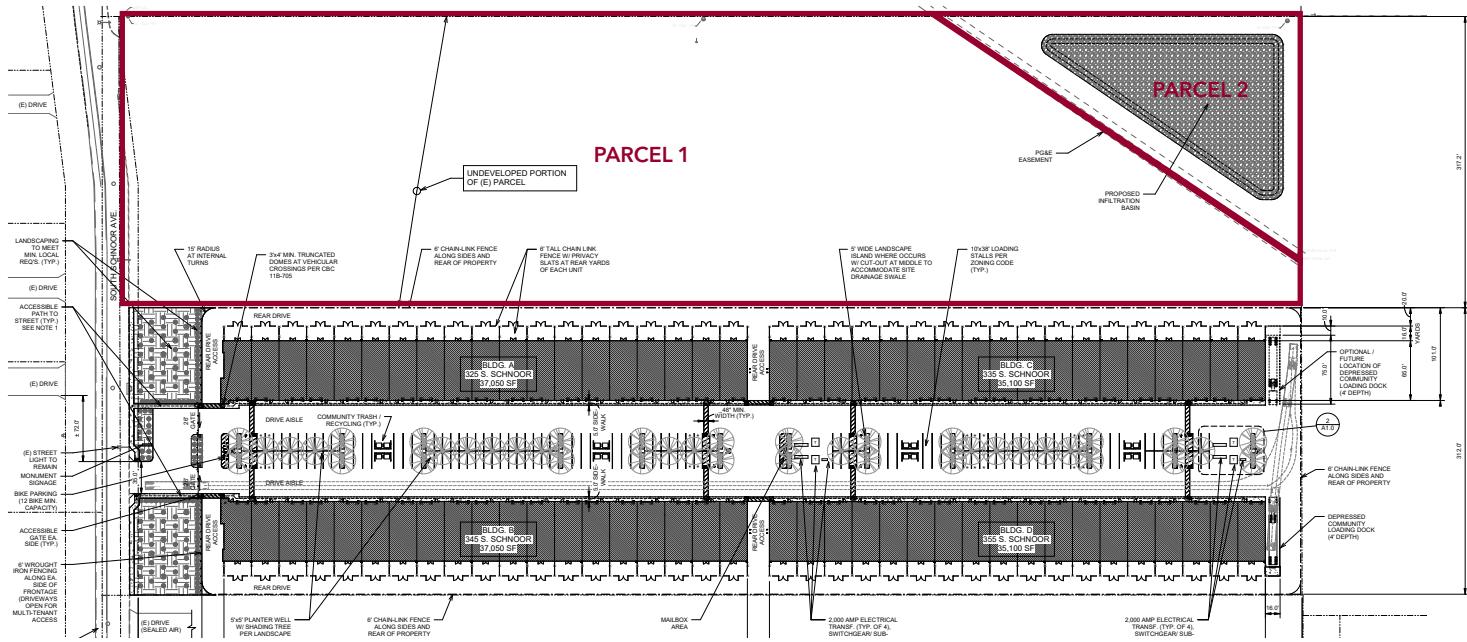
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PARCELS



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