



## 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

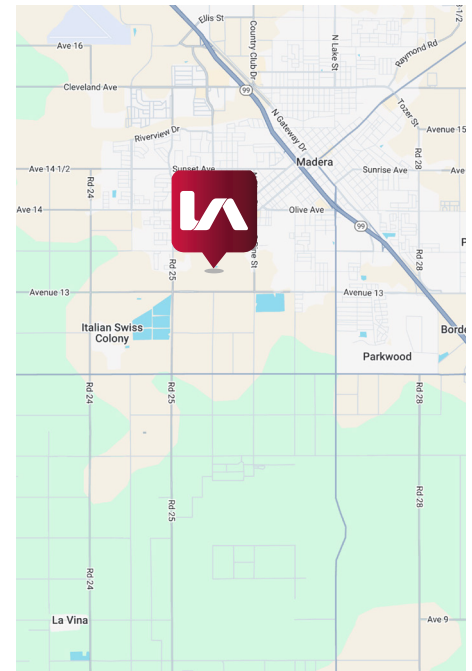
- Indoor self-storage is permissible by-right
- Outdoor storage (boats, RVs, etc.) may also be permissible if ancillary/incidental to primary indoor storage.
- Formal approval requires:
  - Site Plan Review
  - Determination of Use Application (concept plan + project narrative)

### 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.



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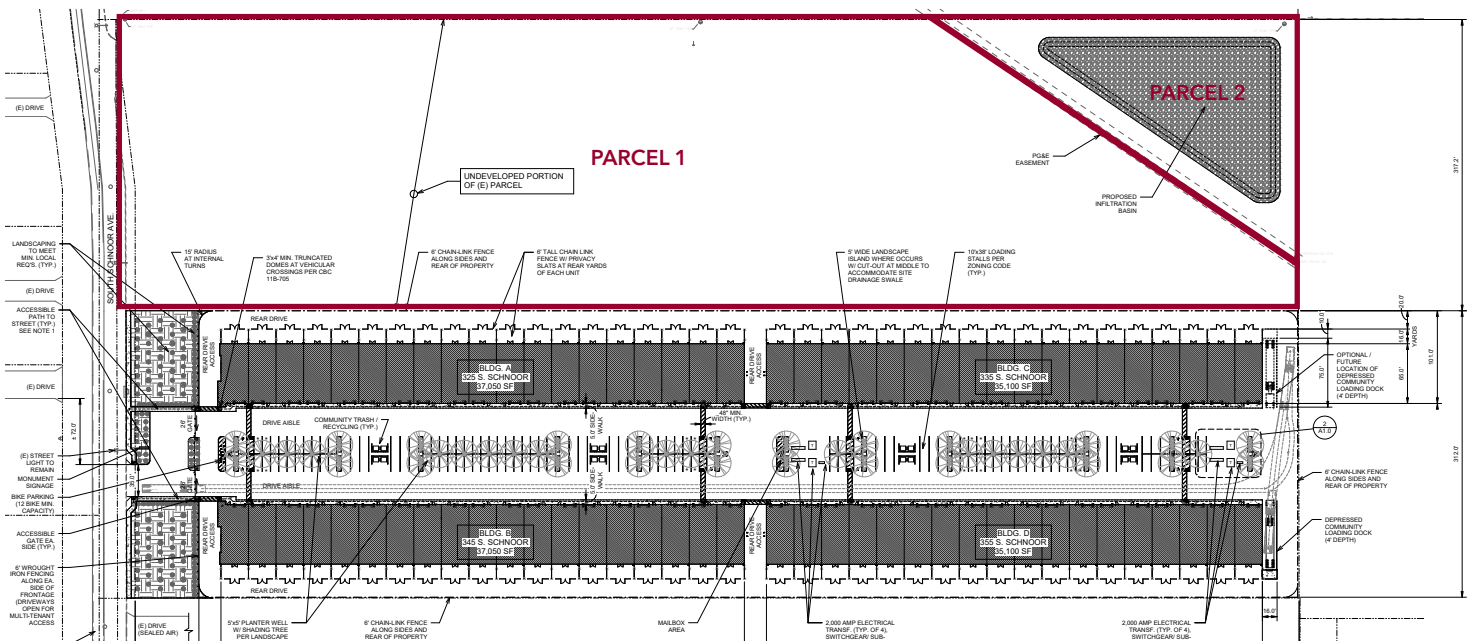
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## PARCELS



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