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Land Agents & Realtors
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±14 Acres Pacific Avenue
Rio Dell, CA 95562

\$330,000



707-476-0435

Property Information

Description:

Two parcels totaling ±14 acres conveniently located in the City of Rio Dell! Property features redwoods, beautiful views, spring, and subdivision potential. Adjacent parcels also listed for sale. Great horse property!

APNs:

053-081-002 & 053-261-001

Zoning:

S (Suburban Low) & UR (Urban Residential) - See attached page for details.

Parcel Location:

| | |
|-------------------------|-------------|
| Parcel Center Latitude | 40.498361 |
| Parcel Center Longitude | -124.109135 |

17.20.090 Suburban or S zone.

The suburban or S zone provides for a mix of small-scale agriculture and low density residential areas. The following regulations shall apply in all suburban or S zones:

(1) Principal Permitted Uses.

(a) General agricultural uses, including crop production and animal grazing;

(b) Residential uses, including detached residential units.

(2) Uses Permitted with a Conditional Use Permit.

(a) Commercial uses, including retail sales of items produced on the property, nurseries and greenhouses;

(b) Lodging uses, including bed and breakfast inns and rooming and boarding houses in a residential unit or in an accessory building;

(c) Civic and cultural uses, including parks;

(d) Any use not specifically enumerated if it is similar to and compatible with the uses permitted in the zone.

(3) Other Regulations. See Table 17.20.090 for development standards in the suburban (S) zone.

Table 17.20.090

Development Standards in the Suburban or S
Zone

| Site Development Standard | Zone Requirement |
|---------------------------|----------------------|
| Minimum Lot Area: | 1 acre |
| Maximum Ground Coverage: | 25% |
| Minimum Lot Width: | 100 ft. |
| Minimum Yard | |
| Front: | 20 ft. |
| Rear: | 20 ft. |
| Side: | 20 ft. |
| Maximum Building Height: | 2 stories or 35 feet |

[Ord. 252 § 4.17, 2004.]

17.20.030 Urban Residential or UR zone.

The purpose of the urban residential or UR zone is to provide neighborhood residential areas with varying densities for single-family dwellings. The following regulations shall apply in all urban residential or UR zones:

- (1) Principal Permitted Uses.
 - (a) Detached single-family dwellings.
- (2) Uses Permitted with a Use Permit.
 - (a) Attached dwellings with a minimum lot size of 4,000 square feet;
 - (b) Rooming and boarding of not more than two persons not employed on the premises;
 - (c) Public and private non-commercial recreation facilities;
 - (d) Schools, churches, civic and cultural uses including City offices and day care centers.
 - (e) Uses not specifically identified, but similar to and compatible with the uses permitted in the zone.
- (3) Other Regulations. See Table 17.20.030 for development standards for the urban residential (UR) zone.

Table 17.20.030

Development Standards for the Urban Residential or UR Zone

| Site Development Standard | Zone Requirement |
|---------------------------|-------------------|
| Minimum Lot Area: | 6,000 square feet |
| Maximum Ground Coverage: | 50% |
| Minimum Lot Width: | 60 feet |
| Minimum Yard | |
| Front: | 20 feet |
| Rear: | 10 feet |
| Side: | 5 feet |
| Maximum Building Height: | 35 feet |

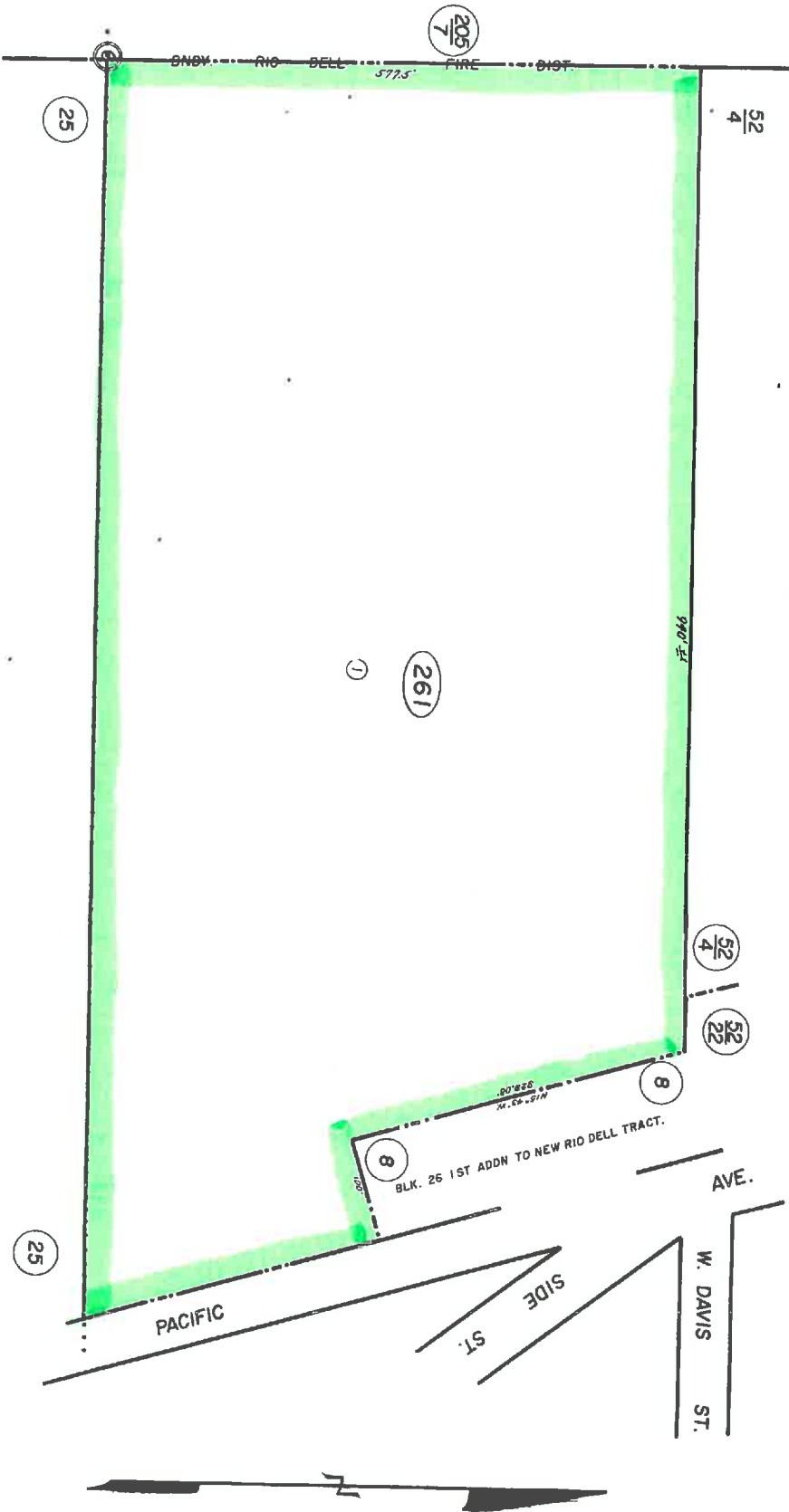
[Ord. 252 § 4.03, 2004 & Ord. 280 §17.20.030(2)(a), 2012]

PTN SW 1/4 OF NE 1/4 SEC 6 IN 1E

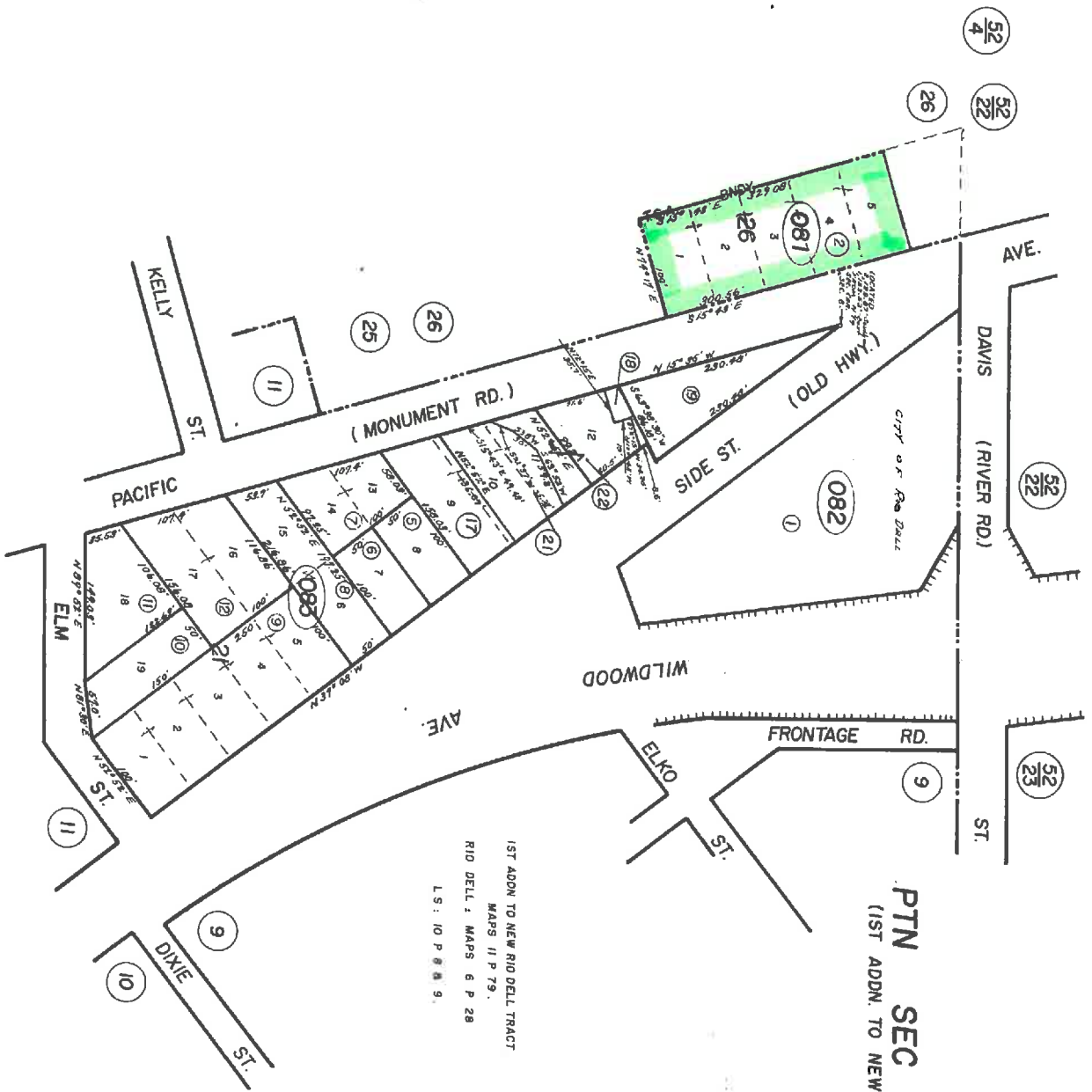
53-26

1" = 100'

LS : 28 P 60



ET



PTN SEC 6 IN 1E
 (1ST ADDN. TO NEW RIO DELL TRACT)

1ST ADDN TO NEW RIO DELL TRACT
 MAPS 11 P 79,
 RIO DELL 1 MAPS 6 P 28
 L.S. : 10 P 8 9.



1" = 100'

53-08

H



Rio

Water Tank

101

BM 126

x695

