

Presented by Kyla Nored
Broker & Owner
No 01930997

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±6.98 Acres Mitchell Road
Eureka, CA 95503

\$250,000



707-834-7979

Property Information

Description:

Redwood forest sanctuary totaling ± 6.89 acres conveniently located just 5 minutes from Redwood Acres! Ready to build with community water available. PG&E to the property's edge, completed perc test, and building site located at the top of the property.

APNs:

303-172-008 & 303-172-009

Zoning:

RS (Residential Suburban) - See attached page for details.

Parcel Location:

Parcel Center Latitude 40.7643

Parcel Center Longitude -124.1135

314-6 Residential Zone Districts

6.1 RS: RESIDENTIAL SUBURBAN ZONE

The Residential Suburban or RS Zone is intended to be applied in areas of the County which are particularly suited to large-lot development. The following regulations shall apply in all Residential Suburban or RS Zones. (Former Section INL#314-21; Ord. [1057](#), Sec. 3, 12/8/75; Amended by Ord. [1738](#), Sec. 1, 5/20/86; Amended by Ord. [1848](#), Sec. 9, 9/13/88; Amended by Ord. [1876](#) Sec. 4, 9/26/89)

314-6.1	RS: RESIDENTIAL SUBURBAN
Principal Permitted Uses	
One-family dwellings.	
Accessory dwelling unit.	
Servants' quarters and guest houses.	
Keeping of no more than eight (8) household pets on each lot.	
Uses Permitted with a Use Permit	
Private institutions.	
Private recreation facilities, including golf courses.	
Manufactured home parks at a density no greater than allowed by the minimum parcel size in the zone or as may be modified by a combining zone.	
Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the RS zone.	
Other Regulations	
Minimum Lot Area	One (1) acre.

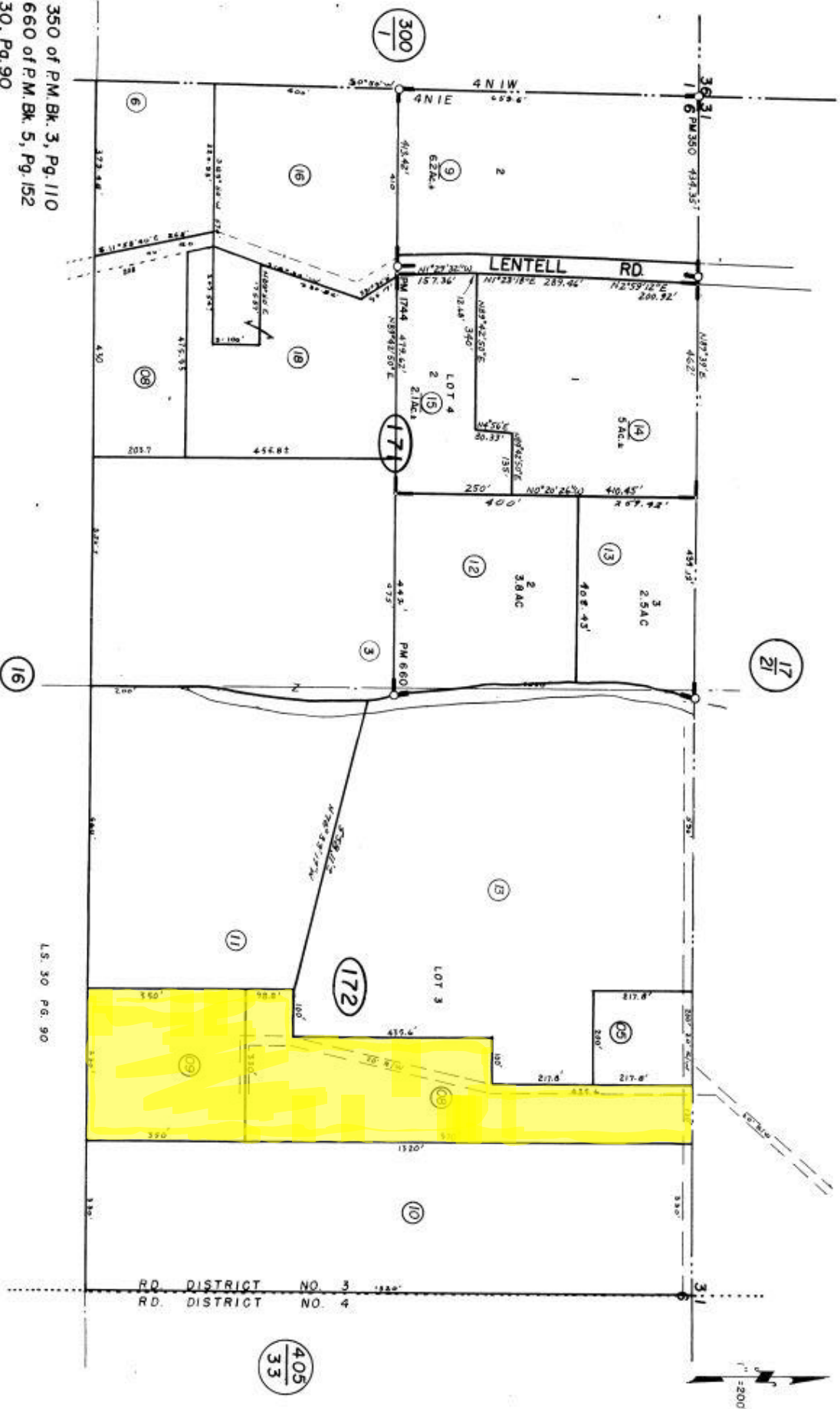
314-6.1	RS: RESIDENTIAL SUBURBAN
Minimum Lot Width	One hundred twenty-five (125) feet.
Minimum Lot Depth	One hundred ten (110) feet.
Minimum Yard Setbacks*	
Front	Twenty (20) feet.
Rear	Ten (10) feet.
Interior Side	Five (5) feet.
Exterior Side	Same as front or one-half (1/2) the front if all parts of the main building are more than twenty-five (25) feet from the rear lot line, and the exterior side yard does not abut a collector or higher order street. (In questionable cases, the Public Works Director shall classify the subject street.)
Double Frontage Lots	Front and rear twenty (20) feet, except the rear yard setback may be reduced to ten (10) feet where such yard abuts an alley.
Flag Lots	For flag lots, the Director, in consultation with the Public Works Department, shall establish the minimum yard that is required for a vehicular turn around on the lot.
Maximum Ground Coverage	Thirty-five percent (35%).
Maximum Building Height	Thirty-five (35) feet.

* **Note:** Setbacks may be modified by other provisions of this Code or State law. For example, see Section [314-22.1](#), "Alquist-Priolo Fault Hazard" and the "Fire Safe" Regulations at Title III, Division 11.

(Former Section INL#314-21(a)(1-3); INL#314-21(b)(1-3); INL#314-21(c)(1-6))

N/2 OF NW/4 SEC. 6, T. 4 N., R. 1 E., H. B. & M.

303-17



PM. No. 350 of P.M. Bk. 3, Pg. 110
 PM. No. 660 of P.M. Bk. 5, Pg. 152
 R.S. Bk. 30, Pg. 90
 PM. No. 1744 of P.M. Bk. 15, Pg. 67

L.S. 30 Pg. 90

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