

Presented by Kyla Nored
Broker & Owner
No. 01930997

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±42 Acres Pilot Creek
Mad River, CA 95526

\$95,000



707-834-7979

Property Information

Description:

Extremely remote ±42 acre parcel located approximately 40 minutes outside of Mad River on Pilot Creek. Enjoy complete privacy with this off the grid, end of the road location. Offering a combination of Oak and Fir and sloping topography, this rustic cabin is the perfect getaway.

APN:

208-042-007

Zoning:

U (Unclassified) - See attached page for details.

Parcel Location:

Parcel Center Latitude 40.5398

Parcel Center Longitude -123.5763

314-8 Unclassified Zone Regulations

8.1 U: UNCLASSIFIED ZONE

As provided in this Code, all of the unincorporated area of the County not otherwise zoned is designated as the Unclassified or U Zone. This area has not been sufficiently studied to justify precise zoning classifications. The following Code sections have been adopted to protect the health, safety and general welfare of the citizens and to insure orderly development in conformance with the General Plan. (Former Section INL#314-2(a); Ord. [894](#), Sec. 1, 12/19/72)

314-8.1	U: UNCLASSIFIED ZONE
Principal Permitted Uses	
One family dwelling.	
Accessory dwelling unit.	
General agriculture.	
Rooming, and boarding of not more than two (2) persons.	
Manufactured home.	
Uses Permitted with a Use Permit	
All other uses not specified in the subsection, Principal Permitted Uses, may be permitted upon the granting of a Use Permit.	
Other Regulations for All Permitted Uses	
Minimum Lot Area	Six thousand (6,000) square feet.
Minimum Lot Width	Fifty (50) feet.
Maximum Lot Depth	Three (3) times the width.

314-8.1	U: UNCLASSIFIED ZONE
Minimum Lot Depth	One hundred (100) feet.
Minimum Yard Setbacks*	
Front	Twenty (20) feet.
Rear	Ten (10) feet.
Side	Five (5) feet.
Minimum Distance Between Major Buildings	Twenty (20) feet.
Maximum Ground Coverage	Forty percent (40%).
Maximum Building Height	(None specified.)
Other Regulations for Uses Permitted with a Use Permit	
The building height, site area, setbacks and other requirements for all other uses shall be as required by the Planning Commission in the granting of a Use Permit.	

* **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 Sections INL#314-2(b)(1-4); INL#314-2(c); INL#314-3(a)(1-4); INL#314-3(b)) (Ord. 2678, § 6, 7/13/2021)

SECS 22, 23, 24, 25, 26 & 27, 2N 5E & PTN SECS 19 & 30, 2N 6E

NOTE: ASSESSMENT ROLL DESCS PLACE TURN TO NORTH OF PILOT CRK. 1/2 MILE WEST OF LOCATION SHOWN ON THIS PAGE. 208-042-01 IS DESG. AS THAT PTM OF NW/2 OF NW/4 LYING WEST OF CRK. SEE 317 P. 11.

TIMBERLINE RANCH ESTATES
L.S. 24 P. 24-32
30 P. 147

208-04
T.C.A. 158-000











