

MULTI-FAMILY LAND OPPORTUNITY

Address: 0 Sequoia St., Apple Valley, CA 92308

APN: 0434-051-92-000

Price: \$799,000

MULTI-FAMILY ZONING – PERMITTED USES OVERVIEW

PERMITTED USES (P)

- Multi-family housing (1–50 units)
 - Small residential care facilities
 - Community care facilities
 - Senior housing
 - Intermediate care facilities (6 or fewer residents, state licensed)
 - Handicapped residential care facilities
 - Public schools
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CONDITIONAL USE PERMIT (CUP) REQUIRED

- Multi-family housing (51+ units)
- Large residential care facilities
- Large community care facilities
- Residential care facilities for the elderly (large scale)
- Intermediate care facilities (7+ residents, state licensed)
- Group homes (2+ residents, not state licensed)
- Transitional housing facilities
- Supportive housing facilities
- Single Room Occupancy (SRO) facilities
- Churches, convents, and religious institutions
- Convalescent homes

- Private recreational facilities:
 - Country clubs
 - Tennis & swimming clubs
 - Golf courses
 - Racquetball & handball facilities
 - YMCA / YWCA
 - Public service facilities:
 - Libraries
 - Parks & recreation centers
 - Civic uses
 - Public utilities & infrastructure:
 - Substations
 - Reservoirs
 - Pumping plants
 - Places of assembly
 - Cemeteries
 - Fire and police stations
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SPECIAL USE PERMIT (SUP) REQUIRED

- Short-term rentals
 - Bed & breakfast inns (any size)
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PROPERTY HIGHLIGHTS

- ✓ Flexible zoning with diverse residential & institutional uses
- ✓ Ideal for developers, care facilities, and community-serving projects
- ✓ Opportunities for both small and large-scale developments

Prime development opportunities with flexible zoning for residential, care, and community-based uses. Contact me today for more information.