

## 39 Prime Development Acres in Plymouth CA, Amador County

Plymouth is known as “The Gateway to the Shenandoah Valley” and is noted for Wine Country. It is home to over 42 Wineries and counting! The subject 39 acres is directly in the path of development located within the city limits just a mile from the heart of the quaint historic mining town of Plymouth, considered a popular tourist attraction.

Current zoning on the property is Standard Residential (SR). Which allows for and encourages a full range and variety of single-family residential building forms, including detached and attached dwellings. Multiple-family developments can be permitted subject to open space requirements that preserve the character and overall density of the district. A variety of lot sizes and setbacks are allowed in order to create interesting vibrant and unique new developments. An average density of 4.4 homes (dwelling units, DUs) per acre and an average lot size of six thousand (6,000) square feet allows for densities and lot sizes to vary within a development in the district. Buffer yard requirements (setbacks) and design standards (height, lot coverage, bulk, rooflines) ensure adequate separation and buffering from other, less intensive uses within the neighborhood.

Utilities: water, sewer and electricity are readily available (Buyer to verify). The topography consists of rolling hills and oak trees typical within the elevated region of the Sierra foothills.

The unique 39 acres of undeveloped land is offered at \$995,000.