

PROPERTY INFORMATION

120 W WILLIAMS ST

BARSTOW, CALIFORNIA 92311

APN 0181-092-08-0-000

Approx. 7,500 sq. ft. lot | Existing 2 bed / 1 bath residence

CITY-PROVIDED ZONING SUMMARY

MDR - MEDIUM DENSITY RESIDENTIAL

OUTSIDE DOWNTOWN SPECIFIC PLAN

The City of Barstow advised in writing that the property is zoned MDR and is not within the Downtown Specific Plan. MDR is primarily intended for higher-density residential uses, including multifamily housing, subject to all applicable approvals and standards.

POTENTIAL RESIDENTIAL OPTIONS

- **Existing residence** Continued residential use is consistent with the MDR district.
- **ADU / additional unit** May be possible under local and California ADU requirements.
- **Garage or addition** Potentially possible with building permits and development standards.
- **Multifamily development** MDR allows multifamily housing; published density is up to 20 units per acre, but actual capacity requires City review.

GENERAL MDR STANDARDS

6,000 sq. ft. minimum lot | 15 ft front setback | 5 ft side and rear setbacks | 24 ft street-facing garage/carport setback |
Maximum height: 4 stories

IMPORTANT BUYER NOTICE

This flyer is informational only and is not a zoning certification, guarantee, legal opinion, or representation that any proposed use or development has been approved. Information was obtained in good faith from the City of Barstow and public sources. Buyer must independently verify zoning, overlays, permitted uses, density, permits, utilities, building condition, parking, fire, accessibility, and all development requirements directly with the appropriate agencies before relying on this information.

RESIDENTIAL + BUSINESS USE GUIDE

120 W Williams St | MDR - Medium Density Residential

RESIDENTIAL USES

- **Existing single-family residence** Residential use may continue, subject to legal occupancy and property condition.
- **Multifamily housing** Permitted in MDR. Published maximum density is 20 units per acre; actual unit count depends on City review and all site constraints.
- **ADU / additional unit** Potentially allowed under Barstow Section 19.10.060 and California ADU law; requires plans and applicable permits.
- **Garage / residential addition** Potentially allowed with building permits, setbacks, parking, fire and design compliance.
- **Boarding / supportive housing** Listed in MDR, subject to the specific definitions, licensing and operational standards.
- **Residential care** Six or fewer persons is listed as permitted; seven or more requires Planning Commission approval.

COMMERCIAL / BUSINESS USES

- **Home occupation** Potentially permitted only when secondary to the residence and compliant with Section 19.10.080, business licensing and operational limits.
- **Professional home office** May qualify as a home occupation. A stand-alone public-facing commercial office is not automatically permitted in MDR.
- **Medical or dental office** Listed as requiring Planning Commission approval under the conditional-use process.
- **Daycare** Potentially allowed as an accessory use, subject to California licensing and local standards.
- **Salon / personal services** Not automatically permitted. It may operate only if the City confirms it qualifies as a home occupation or grants another required approval.
- **Retail / commercial business** Not listed as an ordinary MDR use and must not be represented as approved. Rezoning or another land-use approval may be required.
- **Mixed residential-commercial use** Not generally authorized by MDR. Commercial activity must independently qualify as a permitted or conditionally approved use.

APPROVALS MAY INCLUDE

Home occupation permit, business license, conditional use permit, site plan review, development or building permits, change of occupancy, parking compliance, fire review, accessibility compliance, landscaping and utility approvals. A variance addresses specific development standards and does not automatically authorize a prohibited use.