

CHAPTER THREE



LAND USE

3. Land Use

The purpose of the Land Use section is to provide goals and policies that address the unique land use issues of the Plan area that are not included in the Placer County General Plan.

Land use policies contribute fundamentally to the character and form of a community. A community can define the type of development it wants primarily laid out in the Land Use and Community Design sections of the Community Plan.



Figure 3.0.1: Manufactured home community at the north end of 10th Street.

Policy decisions about the community's land use, including zoning code revisions, will directly impact all other elements of this plan. Several key ideas recur throughout this chapter, including: the protection of Sheridan's unique landscape through the preservation of significant natural, scenic, and agricultural lands; the importance of directing future growth towards infilling the townsite; improving the County's fiscal health through strategic land development; and the need to guide new development in a manner that respects Sheridan's history and existing community character.

Permitted densities in land use districts are affected by policies of other sections, particularly the Public Services chapter. Similarly, other portions of the Plan are directly affected by the Land Use chapter. For example, the need for water and public sewer, park facilities and circulation system improvements is based on the cumulative density identified by the location and size of the various land use districts.

Land use policies are designed to prevent overuse of land and control intensity of use. The overuse or overcrowding of individual sites with buildings, structures and/or accessory uses can create environmental impacts such as excessive traffic, drainage problems, soil erosion, loss of vegetation and other resources, and can destroy the open, rolling terrain, and natural characteristics of a community.

The perception of land use intensity is generally identifiable by: population density, building coverage, extent of impervious surfaces, public service requirements, traffic movement, topography, natural hazards, fire safety, and natural resources.

3.1 GOALS

1. Promote the wise, efficient, and environmentally sensitive use of land in Sheridan to help meet the present and future needs of residents and businesses.
2. Maintain and support agricultural uses such as orchards, farms, animal raising, and large lot residential as the predominant land use on rural lands.
3. Create a balanced land use pattern with an appropriate mix of uses to help accommodate resident employment, service and social needs.
4. Encourage a land use mix and pattern which accommodates and promotes alternative transportation modes for ease of access.
5. Take full advantage of Sheridan's existing infrastructure.
6. Develop a land use diagram which recognizes known constraints in public services, transportation facilities and environmental conditions.
7. Support the development of mixed-use commercial, office, and live/work spaces along 13th Street.
8. Identify key locations for business development and adopt land use regulations that can help broaden the tax base while discouraging inappropriate businesses, big box retail, heavy industrial uses, etc.
9. Designate specific areas suitable for industrial development and reserve such lands in a range of parcel sizes to accommodate a variety of industrial uses. Industrial use types include, but are not limited to:
 - a) Warehousing, storage, manufacturing, production and assembly
 - b) Incubator or small-scale businesses
 - c) Campus-type business parks
 - d) Offices and business support services
10. Guide new housing growth so as to minimize impact on Sheridan's open space and small-town rural character.
11. Utilize design standards that will preserve existing community character including the preservation of historic buildings.
12. Promote a mix of housing choices that support a range of lifestyles in the community, ranging from higher density within the townsite to more rural areas on the fringes of the Plan area.
13. Continue the rural lifestyle that preserves the unique character of the Plan area.

3.2 POLICIES

1. Any new growth in Sheridan should be designed to protect the Plan area's natural resources and preserve its existing character.
2. Encourage infill projects that are contiguous to existing development and that allows for cost-effective, orderly growth that is compatible with existing and potential future development.
3. Provide ample opportunities for residents to live, learn, work, recreate and shop in Sheridan.
4. Ensure that an adequate supply of land designated for a range of commercial and industrial uses is provided.
5. Provide land for light industrial and commercial development for clean businesses, retail and services, professional offices, and other appropriate business uses.
6. Through the development review process, ensure that commercial and industrial activities are compatible with surrounding land uses in terms of visual appearance, traffic generation, noise, and air quality effects.
7. Provide for commercial uses at the Riosa Road/Highway 65 intersection to provide services for the travelling public and residents of the Plan area without being a detriment to the existing community. Commercial development should not be strung along the highway.
8. Support agricultural uses and animal-raising activities that are established in association with rural residential uses to ensure the continuation of an important lifestyle in the Plan area.
9. Provide transitional land uses or a landscaped buffer wherever necessary to minimize the conflicts inherent to adjoining properties of different zoning intensity, density, or adverse uses.
10. New development shall provide appropriate infrastructure and meet County service standards.
11. Establish guidelines and standards specifically for 13th Street to allow for a mix of residential, commercial, professional office and live/work uses.

3.3 EXISTING CONDITIONS

This section summarizes the key land use conditions.

Current land use pattern:

Dominant land uses include high/medium density residential (1.2 percent of land area), rural estate/rural residential (6.1 percent), agricultural lands (81.2 percent), conservation/open space (7.9 percent), and water influence (3 percent). Sheridan has a relatively small amount of land (less than one percent) designated as commercial or industrial zones.



Figure 3.3.1: Orchards are prevalent in areas south of the Bear River.

Generally, commercial uses are centered along 13th Street, industrial uses are located along Wild Flower Place and the northern portions of 13th Street, higher density residential is located in the townsite, multi-family residential is located at the terminus of 10th Street, and low density residential/agriculture land uses are found at the edge of the Plan area.

Land preservation priorities: Preservation of the community's unique rural landscape is a key priority in Sheridan. Thirty-four percent (7,396 acres) of the Plan area's land currently enjoys limited protection from development through the Williamson Act, and 1,697 acres, or 7.9 percent of the community's total land area, is permanently protected.

The continued protection of these significant land areas will help the community retain its rural character, even as some growth occurs.

Need for focused development: Ultimately, the preservation of land in the Plan area must be coupled with the development in appropriate areas of the community. More land can be conserved if development is directed to the townsite where higher densities are possible due to public infrastructure.

Directing growth to the townsite uses infrastructure in which public money has already been invested. Development that is outside of these areas does not take full advantage of the investment in public sewer and water facilities. The townsite and surrounding industrial district have a variety of vacant sites that can provide development opportunities.

Need to protect community character: The Sheridan community takes pride in the historic character of its developed areas. Even as development occurs, design standards (see Chapter 4, Community Design) can help to ensure that such new development is in accordance with the character and needs of the community. Design standards can also be used to support the development of well-connected neighborhoods.

The objectives and strategies and the Land Use Plan Map discussed in the remainder of this chapter provide a coherent framework for approaching Sheridan’s future land use and reconciling the need to preserve land while supporting growth that benefits residents and businesses alike.

The Community Plan helps to ensure that development is done in a way that enhances the entire community. In communities that are surrounded by open space and that are not experiencing much growth, the edge of the townsite can be a transition zone where homes on small lots give way to agricultural uses.

3.4 LAND USE DISTRICTS

The goals and policies of the Sheridan Community Plan are implemented in several ways and with the use of different types of planning tools. This section identifies various categories of land use (i.e. land use districts) as the first step in implementation of the Plan. The Plan designations are then more specifically defined through the adoption of precise zoning of each parcel in the Plan area. In all cases, the zoning of property must be consistent with the Plan. For this reason, the Zoning Map was prepared along with the Community Plan.

The usefulness of the Community Plan depends upon the degree to which its goals and policies are implemented. Along with zoning ordinances, several other programs are necessary to implement the Plan. Capital improvement programming at the County and service district level is important, as will be the administration of subdivision ordinances, building codes, grading ordinances, and design guidelines.

Decisions made by private landowners will have the greatest impact of all on the character of the Plan area. The goals, policies, and implementation measures of this Plan will guide such decisions and make possible higher-quality development in Sheridan.

The Plan area is comprised of residential, commercial, industrial, open space, and agricultural uses. Nine land use designations are used to control and direct development. Table 3.4.1 provides a summary of the acreages for each of these land use categories.

**Table 3.4.1
Distribution of Community Plan Land Use Districts**

Land Use	Plan Designation	Acreage	Percentage of Plan Area
Low Density Residential (.4-2.3 Ac Min.)	LDR	54.9	.25%
Medium Density Residential (2-4 DU/Ac)	MDR	133.7	.62%
High Density Residential (4-10 DU/Ac)	HDR	74.0	.34%
Rural Residential (2.3-5 Ac. Min.)	RR	841.0	3.9%
Rural Estate (5-20 Ac Min.)	RE	483.0	2.2%
Agriculture/Timberland (10 Ac Min.)	AG	2,738.0	12.7%
Agriculture/Timberland (20 Ac Min.)	AG	9,852.7	45.6%
Agriculture/Timberland (80 Ac Min.)	AG	4,964.7	23.0%
General Commercial	GC	23.3	.11%
Industrial	IND	101.2	.49%
Open Space	O	1,697.6	7.9%
Water Influence	W	649.3	3.0%
Total		21,613	100%

Source: Placer County GIS Database, 2013

The Land Use Map illustrates the various types and distribution of land uses planned for Sheridan. It represents, in a general manner, the land use development intentions of the community of Sheridan as expressed in this Community Plan. It is a broad, collective vision created by residents during the outreach and planning process. With input from the community, the County has created a development framework that focuses most new development within and adjacent to the townsite.

The majority of new residential and commercial development will be selectively directed into existing built areas. New infill and redevelopment within the townsite will have to abide by sensitive design and density controls intended to preserve and enhance existing character. Existing outlying farmlands, wetlands, and orchards are predominantly shown on the map as permanently preserved lands or as farmland with large lot size minimums.

The land use designation descriptions in the following sections, along with the Land Use Map, provide a rational and orderly approach to land use, development and maintenance of public uses and open space by identifying the types and nature of development allowed in particular locations throughout the community.

3.4.1 Low-Density Residential (LDR)

The Low Density Residential designation covers 54.9 acres (.25 percent) of the Plan area. This designation includes areas suitable for single-family residential neighborhoods ranging in density from 0.4 to 2.3 acres per dwelling unit. This designation is located adjacent to the townsite where commercial and public service uses are located.



Figure 3.4.1: Low-Density Residential is found north of the townsite along Camp Far West Road.

3.4.2 Medium Density Residential (MDR)

The Medium Density Residential designation covers 133.7 acres (.62 percent) of the Plan area. This designation is applied to much of the townsite area where some lower-density multifamily residential development may be appropriate. The principal use of land is the single-family residence; provision is made for related recreational, religious, and educational facilities normally required to provide the basic elements of a balanced and attractive residential area. Residential density ranges from 2 to 4 dwelling units per acre.

3.4.3 High Density Residential (HDR)

The High Density Residential designation covers 74 acres (.34 percent) of the Plan area. This district encourages multiple family developments representing a broad variety of housing types. It allows for residential neighborhoods to have grouped or clustered single-family dwellings, mobile homes, duplexes, apartments, and other multifamily attached dwellings such as condominiums, with a density ranging from 4 to 10 dwelling units per acre.

3.4.4 Rural Residential (RR)

The Rural Residential designation covers 841 acres (3.9 percent) of the Plan area and allows for a density ranging from 2.3 to 5 acres per dwelling unit. This designation often serves the same purpose as the Rural Estate district, by allowing agricultural uses, including equestrian uses. Generally, the smaller lot sizes that are allowed are a result of either the availability of public services, particularly sewer and water, or soils and hydrologic conditions that would permit on-site sewage disposal on smaller lots. The Rural Residential land use designation is used to maintain the rural character of the Plan area.

3.4.5 Rural Estate (RE)

The Rural Estate designation covers 483 acres (2.2 percent) of the Plan area. A density ranging from 5 to 20 acres per dwelling unit is permitted. This designation allows for the continued operation and preservation of rural or agricultural uses in the Plan area. The country estates and ranchettes help protect a rural lifestyle that many Sheridan residents desire to retain. Agricultural uses that are allowed in this land use district include both small farm or hobby farm use and small livestock and equestrian uses.

This designation typically includes areas unsuitable for smaller residential lot sizes due to environmental constraints that exist such as soil characteristics, protection of natural resources such as streams, geology, hydrologic factors; and infrastructure constraints such as a lack of adequate roadways or public sewer and water facilities.

3.4.6 Agriculture/Timberland (AG)

This designation comprises 17,555 acres (81.2 percent) of the total Plan area. Parcels sized 10-acres and larger are included in the Agricultural designation to retain large enough parcels to support continued agricultural use. It is not intended that this district provide a lower standard of development than is authorized in other districts.



Figure 3.4.2: Grazing land outside of the townsite.

Regulations for use, area, and intensity of use are designed to encourage and protect agricultural endeavors within the Plan area.

Typical land uses allowed include: tree farms, orchards, grazing, pasture, hobby farms, wineries, and row crops. Allowable residential development in areas designated Agriculture includes one principal dwelling and one secondary dwelling per lot, caretaker/employee housing, and farmworker housing.

3.4.7 General Commercial (GC)

The General Commercial land use designation covers 23.3 acres (.11 percent) of the Plan area. The commercial land uses are concentrated along 13th Street. Typical land uses allowed include: all types of retail stores, restaurants, offices, service commercial uses, medical offices, and child care facilities. Commercial land use districts also permit residential uses. For purposes of this Plan, such residential uses within commercial zones, when allowed, may not exceed a density of 10 dwelling units per acre.

3.4.8 Industrial (IND)

Industrial land uses are an important component of Sheridan’s economy and provide needed jobs. The Industrial land use designation covers 101.2 acres (.49 percent) of the Plan area. The Industrial designation is applied to areas along Wind Flower Place and “north” 13th Street. The designation generally allows for a wide range of activities including manufacturing, assembly, wholesale distribution and storage.



Figure 3.4.3: Commercial and industrial properties on Wind Flower Place.

3.4.9 Open Space (O)

The open space designation covers 1,697.6 acres (7.9 percent) of the Plan area. It is applied to lands owned by public and/or private entities that have been reserved for open space uses such as mitigation and conservation banks, watershed preservation, wetlands, wildlife habitat and corridors, lakes, trails, parks, and similar uses. The focus is on the preservation of natural open space and restoration and enhancement of native habitat.



Figure 3.4.4: The Silvergate Mitigation Bank, permanently protected from development, has been given an Open Space designation.

3.4.10 Water Influence (W)

This designation encompasses 649 acres within and adjacent to Camp Far West Reservoir (3 percent of Plan area). When this designation is located adjacent to the Resort designation, it indicates areas potentially suitable for the development and operation of water-oriented, public and private recreational and commercial uses and facilities. Typical land uses allowed include parks and necessary public utility and safety facilities; and launching areas, marinas, and supporting commercial uses.



Figure 3.4.5: Camp Far West Reservoir.

Sheridan Land Use Designations

The following land use designation descriptions for the Sheridan Community Plan Area are derived from the allowed land use classifications in the County’s General Plan. The mix and distribution of these ten different land use designations are described below and shown on the Land Use Map.

**Table 3.4.2
Sheridan Land Use Designations**

Land Use Designation	Description	
<p>Low Density Residential (.4 – 2.3 units/acre)</p>	<p>The Low Density Residential district is intended to provide areas for residential development characterized by detached single-family homes and is typically located adjacent to the townsite where commercial and public services are located.</p>	
<p>Medium Density Residential (2 – 4 units/acre)</p>	<p>The Residential Single-Family district is intended to provide areas for residential development characterized by detached single-family homes such as those found within the townsite or in standard subdivision form.</p>	
<p>High Density Residential (4 – 10 units/acre)</p>	<p>This district provides areas for residential neighborhoods of single-family dwellings, multiple single-family dwellings on one lot, halfplexes, duplexes, apartments, and other multiple-family attached dwelling units such as condominiums.</p>	
<p>Rural Residential (2.3 – 5 acre minimum)</p>	<p>This designation allows for the continued operation and preservation of rural or agricultural uses in the Plan area. Agricultural uses that are allowed include both small farm or hobby farm use and small livestock and equestrian uses. These parcels typically lack access to public sewer and water.</p>	
<p>Rural Estate (5 – 20 acre minimum)</p>	<p>This designation allows for the continued operation and preservation of rural or agricultural uses. This designation also includes areas unsuitable for smaller residential lot sizes due to environmental and infrastructure constraints.</p>	

<p>Agriculture/ Timberland</p>	<p>These designations identify lands set aside for the production of food, grazing and conservation uses. Parcel sizes 20 acres and larger are included in the Farm designation to retain large enough parcel sizes to support agricultural uses and to retain large single ownerships.</p>	
<p>General Commercial</p>	<p>Characterized by office and retail uses (including restaurants) providing for small-scale, day-to-day convenience shopping and services for residents and travelers.</p>	
<p>Industrial</p>	<p>The Industrial Zone District is intended for a wide range of industrial activities including manufacturing, assembly, wholesale distribution, and storage.</p>	
<p>Open Space</p>	<p>This classification provides for land which is essentially unimproved and devoted to open space use, including areas for conservation of natural resources and habitat values, for protection of public health and safety. Outdoor recreation such as trails and agricultural uses are also allowed.</p>	
<p>Water Influence</p>	<p>The Water Influence District identifies significant lakes, reservoirs, and other bodies of water. Typical land uses allowed include parks and necessary public utility and safety facilities, launching areas, marines and supporting commercial uses.</p>	

Sheridan Community Plan

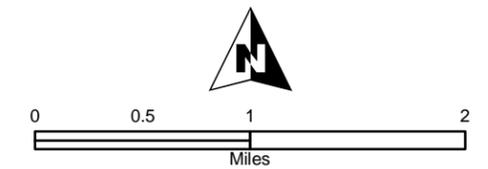
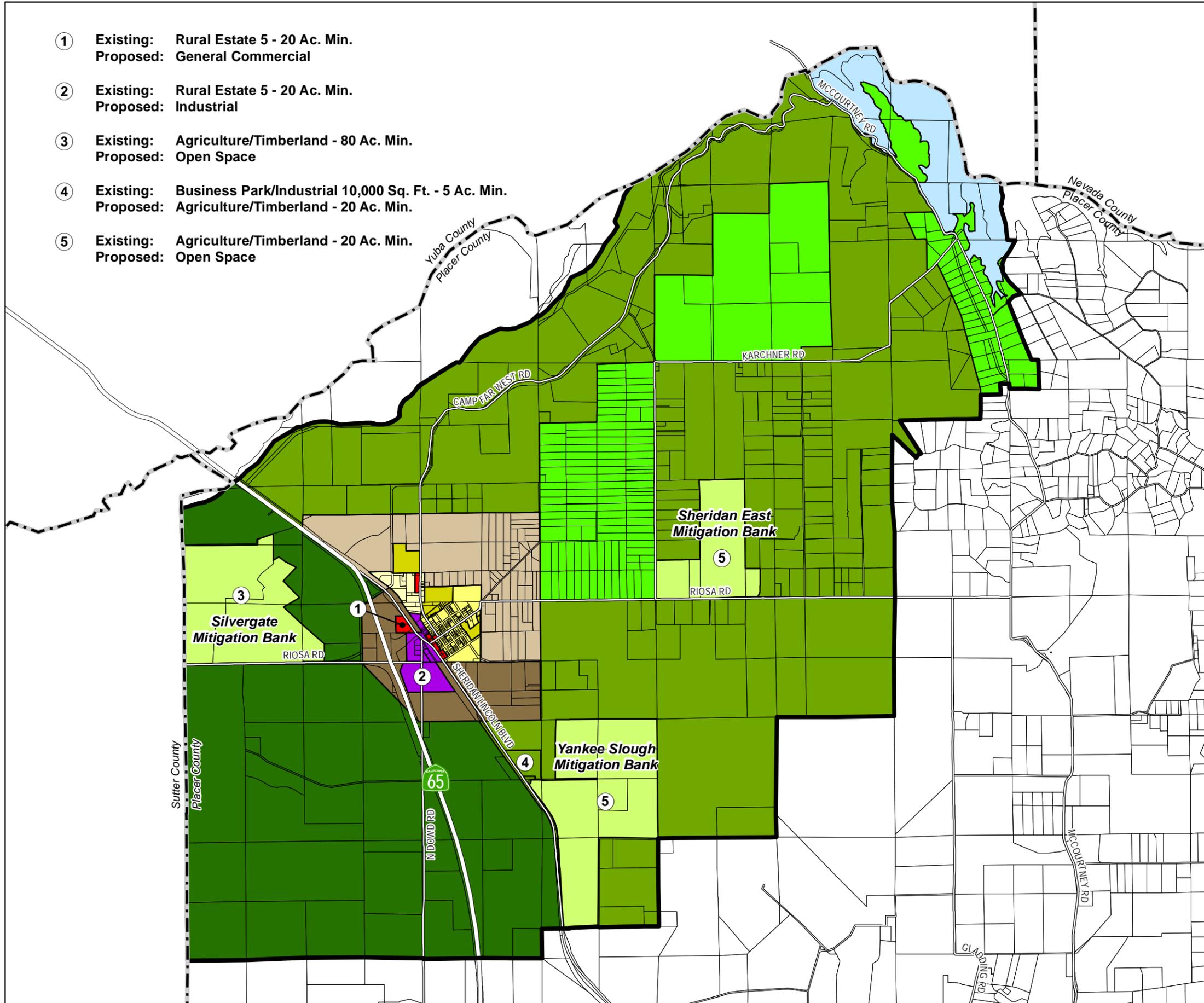
Proposed Land Use

DRAFT

- ① Existing: Rural Estate 5 - 20 Ac. Min.
Proposed: General Commercial
- ② Existing: Rural Estate 5 - 20 Ac. Min.
Proposed: Industrial
- ③ Existing: Agriculture/Timberland - 80 Ac. Min.
Proposed: Open Space
- ④ Existing: Business Park/Industrial 10,000 Sq. Ft. - 5 Ac. Min.
Proposed: Agriculture/Timberland - 20 Ac. Min.
- ⑤ Existing: Agriculture/Timberland - 20 Ac. Min.
Proposed: Open Space

LEGEND

- COUNTY BOUNDARY
- PLAN AREA
- PROPOSED LAND USE**
- AGRICULTURE/TIMBERLAND - 10 AC. MIN.
- AGRICULTURE/TIMBERLAND - 20 AC. MIN.
- AGRICULTURE/TIMBERLAND - 80 AC. MIN.
- OPEN SPACE
- GENERAL COMMERCIAL
- INDUSTRIAL
- HIGH DENSITY RESIDENTIAL 4 - 10 DU/AC.
- MEDIUM DENSITY RESIDENTIAL 2 - 4 DU/AC.
- LOW DENSITY RESIDENTIAL 0.4 - 2.3 AC. MIN.
- RURAL RESIDENTIAL 2.3 - 5 AC. MIN.
- RURAL ESTATE 5 - 20 AC. MIN.
- WATER INFLUENCE



DATA DISCLAIMER:
The features on this map were prepared for geographic purposes only and are not intended to illustrate legal boundaries or supercede local ordinances. Official information concerning the features depicted on this map should be obtained from recorded documents and local governing agencies.

3.5 ZONING

The Plan area contains eleven base zoning districts. In addition to the base zone districts, there are also seven combining districts (see Section 3.6). Table 3.5.1 identifies the zoning districts in the Plan area and provides their total acreages. This Community Plan update introduced five new base zone districts to the expanded Plan area:

Highway Service (HS) – This new district with 10.1 acres is intended to provide commercial facilities for the traveling public along Sheridan Lincoln Boulevard and Highway 65. Commercial uses permitted are typically those types which directly serve automobile needs and provide basic convenience goods for both travelers and residents.

Business Park (BP) – The Business Park designation is intended to provide for the development of office, research and limited manufacturing uses in high visibility locations along Highway 65. Development in this 25.4 acre district is characterized by an absence of nuisances in a clean and aesthetically attractive setting.

Industrial Park (INP) – An Industrial Park designation on 33.6 acres allows for a wide range of industrial activities including manufacturing, assembly, wholesale distribution and storage.

Open Space (O) – The Open Space areas with 1,697 acres protects important natural resources by limiting allowable land uses to low intensity agricultural and public recreation uses. This designation has been applied to two conservation/mitigation banks that have been permanently protected from development through conservation easements.

Resort (RES) – The Resort zone district is applied to mountainous areas, water-oriented, or other areas with significant natural amenities and commercial recreational potential. There are 108.5 acres on the south shore of Camp Far West Reservoir with Resort zoning. Typical land uses allowed include parks, camping facilities, resort facilities including residential, transient lodging, and commercial uses in support of such facilities, necessary public utility and safety facilities, and similar and compatible uses.

**Table 3.5.1
Acreage by Zoning District**

Zoning District	Acreage	Percentage of Plan Area
Neighborhood Commercial Combining District Use Permit, Design Corr. (C1-UP-Dc)	.74	< .5%
General Commercial Combining District Design Corridor (C2-Dc)	5.0	< .5%
General Commercial Combining Town Center Commercial (C2-TC)	5.3	< .5%
Highway Service Combining Use Permit (HS-UP)	10.1	< .5%
Industrial Combining Agricultural (IN-AG)	42.3	< .5%
Industrial Park Combining Use Permit (INP-UP)	33.6	< .5%
Business Park Combining Use Permit (BP-UP)	25.4	< .5%
Residential Single-Family (RS)	98.4	.5%
Residential Single-Family, Building Site 6,000 sq.ft. Minimum (RS-B-X-6,000 SQ.FT. MIN.)	31.5	< .5%
Residential Single-Family, Building Site 6,500 sq.ft. Minimum (RS-B-X-6,500 SQ.FT. MIN.)	10.8	< .5%
Residential Single-Family, Combining Ag, Bldg. Site 20,000 sq.ft. Min. (RS-AG-B-20)	33.7	< .5%
Residential Single-Family, Building Site 5 Acre Minimum (RS-B-X 5 AC. MIN.)	12.2	< .5%
Residential-Multifamily, Density Limit 10 units/acre, Design Corridor (RM-DL10-Dc)	23.9	< .5%
Farm, 4.6 Acre Minimum (F 4.6 AC. MIN.)	386.7	1.8%
Farm, 10 Acre Minimum (F-B-X 10 AC. MIN.)	2,182.7	10.0%
Farm, 20 Acre Minimum (F-B-X 20 AC. MIN.)	9,645.1	44.6%
Farm 20 Acre Minimum, Planned Residential Development Density = .1 (F-B-X 20 AC. MIN. PD = 0.1)	1,098.3	5.1%
Farm 40 Acre Minimum (F-B-X 40 AC. MIN.)	130.7	.6%
Farm (F) 80 Acre Minimum (F-B-X 80 AC. MIN.)	5,105.8	23.6%
Farm (F) 20 Acre Minimum, Mineral Reserve, Special Purpose (F-B-X-MR-SP 20 AC. MIN.)	889.5	4.1%
Farm (F) 80 Acre Minimum, Mineral Reserve (F-B-X-MR-SP)	36.0	< .5%
Open Space (O)	1,697.0	7.9%
Resort (RES)	108.5	.5%
Total:	21,613	100%

Source: Placer County GIS Database, 2013

The table below indicates how Zoning Districts correspond to each of the Community Plan designations.

**Table 3.5.2
Zoning Compatibility**

Community Plan Designations	Compatible Zone Districts
GENERAL COMMERCIAL	General Commercial, Neighborhood Commercial, Residential Multi-Family, Highway Service
INDUSTRIAL	Industrial, Industrial Park, Business Park
HIGH DENSITY RESIDENTIAL	Residential Multi-Family, Residential Single-Family
MEDIUM DENSITY RESIDENTIAL	Residential Single-Family
LOW DENSITY RESIDENTIAL	Residential Single-Family
RURAL RESIDENTIAL	Residential Single-Family, Farm
RURAL ESTATE	Residential Single-Family, Farm
AGRICULTURE/TIMBERLAND	Residential Single-Family, Residential Agricultural, Farm, Resort
OPEN SPACE	Open Space, Farm
WATER INFLUENCE	Farm

**Note: The maximum residential density permitted in the Sheridan Community Plan area is 10 dwelling units per acre.*

3.6 COMBINING DISTRICTS

Combining districts are established to provide specialized consideration of unique or sensitive areas. The purpose of a combining district is to modify use and site development regulations to address the specific circumstances presented by a site. Combining districts are applied to property together with one of the other agricultural, residential, or commercial zoning districts, to highlight areas where important site, neighborhood, or area characteristics require particular attention in project planning.

When added to a base zoning district, the standards established in the combining district may require more or less restrictive regulations than allowed in the base zone. Except as noted, allowed uses within the base district are also allowed within each applicable combining district subject to approval of the same land use permit and level of review required in the Zoning Ordinance.

3.6.1 Design Review (-Dc) Combining District

The Design Review (-Dc) combining district provides special regulations to protect and enhance the aesthetic character of lands and buildings within public view; to protect historic buildings; to minimize any adverse impacts of conflicting land uses; and to provide special project review procedures for lands and uses which by their nature require special attention to landscaping, circulation, and or/energy conservation.

Within the Plan area, Industrially-zoned properties along Wind Flower Place and north 13th Street, General and Neighborhood Commercial properties outside of the Town Center Commercial combining district, and the Multi-Family Residential properties at the north end of 10th Street have the –Dc designation.

3.6.2 Town Center Commercial (–TC) Combining District

The Town Center Commercial (–TC) combining district along 13th Street allows a variety of housing types along with commercial uses that cannot be achieved within a standard commercially-zoned district. Property so classified is regulated on the Zoning Map by both the underlying zone and the –TC Combining District. As such, not all of the uses allowed by the underlying General Commercial (C2) zoning district are permitted in the district (see Table 3.6.2.1-2) and there are district-specific setback standards (see Table 3.6.2.3). Projects in the district must also adhere to the design guidelines contained in Chapter 4 of this Community Plan.



Figure 3.6.2: Development-ready land at the corner of 13th and F streets.

In the event of a conflict between the provisions of the combining district and the provisions of the underlying zone, the provisions of –TC district prevail. If the Town Center Commercial combining district is silent to any development standard, the development standard identified in the underlying C2 zone district prevails.

3.6.2.1 Permitted Uses in –TC District

Many of the allowed uses within the base General Commercial district are also allowed within the Town Center Commercial combining district subject to approval of the same land use permit and level of review. The –TC District allows detached residential units and does not allow several types of commercial uses.

Single-family dwelling units are not a permitted use in the General Commercial zone district but will be allowed in the combining district. The single-family dwellings may be detached or semi-detached. Zero lot line housing is also permitted.

**Table 3.6.2.1-1
Town Center Commercial Combining District
Allowed Land Uses Not Allowed in General Commercial Zone**

Use Type
Residential Uses
Single-Family Dwellings Including zero-lot line developments.
Live/Work Units

Residential uses may include single-family detached, single-family attached, multifamily residences such as apartments, lofts and condominiums, and residential and business mixed-use including live/work dwellings (see Section 3.6.2.2).

**Table 3.6.2.1-2
Town Center Commercial Combining District
Disallowed Land Uses**

Use Type
Manufacturing and Processing
Recycling Collection Stations
Recreation, Education and Public Assembly Uses
Golf Driving Ranges
Outdoor Commercial Recreation
Residential Uses
Mobile Home Parks
Retail Trade
Auto, Mobile Home, Vehicle and Parts Sales
Building Material Stores
Drive-in and Drive Thru Sales *
Service Uses
Construction/Contractors
Repair and Maintenance – Vehicle
Service Stations *
Storage, Mini-Storage Facilities
Storage Yards and Sales Lots
Storage of Petroleum Products for On-Site Use
Transient Lodging
Recreational Vehicle Parks
Transportation and Communications
Heliports
Vehicle Storage

**Allowed only at the corner of Riosa Road and 13th Street.
See Section 4.2.3 for more information.*

3.6.2.2 Live/Work Units in –TC District

A live/work unit in the Town Center Commercial district is subject to the requirements of this section. The provisions of this section are for live/work units created through new construction or through the conversion of existing commercial buildings that were designed, constructed and received an occupancy permit for such non-residential uses.

Development Standards

1. Neither the Dwelling nor the work component of the live/work unit shall be less than 25 percent of the total floor space of the live/work unit.
2. The dwelling portion of the unit shall be a minimum of 650 square feet. The living space within the live/work unit shall include cooking space, sanitary facilities and sleeping space in compliance with all applicable provisions of the County Code and any other applicable health, safety, building and fire codes, ordinances, laws, rules, and regulations.
3. The living space within the live/work unit shall be contiguous with and an integral part of the working space, with direct access between the two areas, and not as a separate stand-alone dwelling unit; provided, however, mezzanines and lofts may be used as living space, and living and working space may be separated by corridors, hallways, interior courtyards or similar private space. The living space within the Live/Work Unit shall not have a separate street address from the working space. Where more than one live/work unit is proposed within a single building, each live/work unit shall be separated from other live/work unit and other uses in the building.
4. The dwelling unit and commercial space shall be under single ownership, together in one structure. This does not preclude more than one live/work unit in one structure.
5. Living and working spaces shall not be rented or sold separately.
6. The commercial square footage initially approved for live-work areas within a unit shall remain commercial in nature and shall not be converted to residential use with subsequent owners.
7. The work space shall be designed to allow activities compatible with residential use with respect to noise, smoke, vibration, smell, electrical interference and fire hazard.
8. Live/work units and buildings must comply with any requirements imposed by the Building Services, Fire, Sheriff, and Environmental Health departments intended to protect the public health, safety, and welfare.
9. Live/work units are prohibited in retail strip center-type developments.

Business Practices

1. At least one resident in each live/work unit shall maintain a valid business license for a business on the premises.
2. The commercial activity shall not have more than two employees or regular assistants on the premises at one time (such employees may be in addition to residents of the live/work dwelling employed or working in the commercial activity portion of the use).
3. No outdoor storage of materials or equipment related to the business activity shall be permitted.
4. The hours of operation for commercial uses shall be no earlier than 7:00 a.m. and no later than 10:00 p.m. daily.

Allowed Uses

1. A live/work unit is limited to those uses permitted in the base zoning district in which the Live/Work Unit is located.

Parking

1. For a live/work unit of less than 2,000 square feet, two parking spaces are required for each unit. For a live/work unit greater than 2,000 square feet in size, two parking spaces plus .5 parking spaces for each 1,000 square feet of work space is required.
2. Parking location and design shall comply with the requirements found in Section 4.2.3.

Signage and Lighting

1. As allowed elsewhere in the combining district. See Section 4.2.3.

3.6.2.3 Development Standards for –TC District

A combining district allows for modification of use, height, setbacks or other development standards of the base district with which it is combined (in this case C2). The purpose of the –TC is to establish more specific standards for development in order to implement the goals and policies of this Community Plan and provide standards which are appropriate for the 13th Street neighborhood.

Development in the –TC Combining District shall comply with the development standards in Table 3.6.2.3.

**Table 3.6.2.3
Town Center Commercial Combining District
Area, Height and Placement Requirements**

Area/Design Features	Single-Family Detached or Live/Work Dwelling	Zero Lot Line	Single Family Attached Dwelling	Multi-Family Dwelling	Mixed-Use or Commercial Structure
Minimum Lot Area	5,000	4,500	2,000	6,000	6,000
Maximum Density	8 units/acre	9 units/acre	10 units/acre	10 units/acre	10 units/acre
Minimum Lot Width	45' (50' max)	40' (45' max)	20'	55'	50'
Front Setback Min.	10' ¹	10'	10'	0'	0'
Front Setback Max.	15'	15'	15'	15'	0'
Rear Setback ²	15'	15'	20'	36'	50'
Side Setback	5'	10' one side	5'	10'	0'
Building Height	30'	30'	30'	45'	45'
Parking Required	Two-Car Garage ³	Two-Car Garage	One-Car Garage	per Zoning Ordinance	per Zoning Ordinance

¹ A front setback on a live/work dwelling unit may be reduced to zero.

² Alley-accessed garages may be placed eight feet from rear property line.

³ For a live/work unit, a two car garage is required. For a Live/Work Unit greater than 2,000 square feet, a two car garage is required plus an additional .5 parking spaces for every 1,000 square feet of work space.

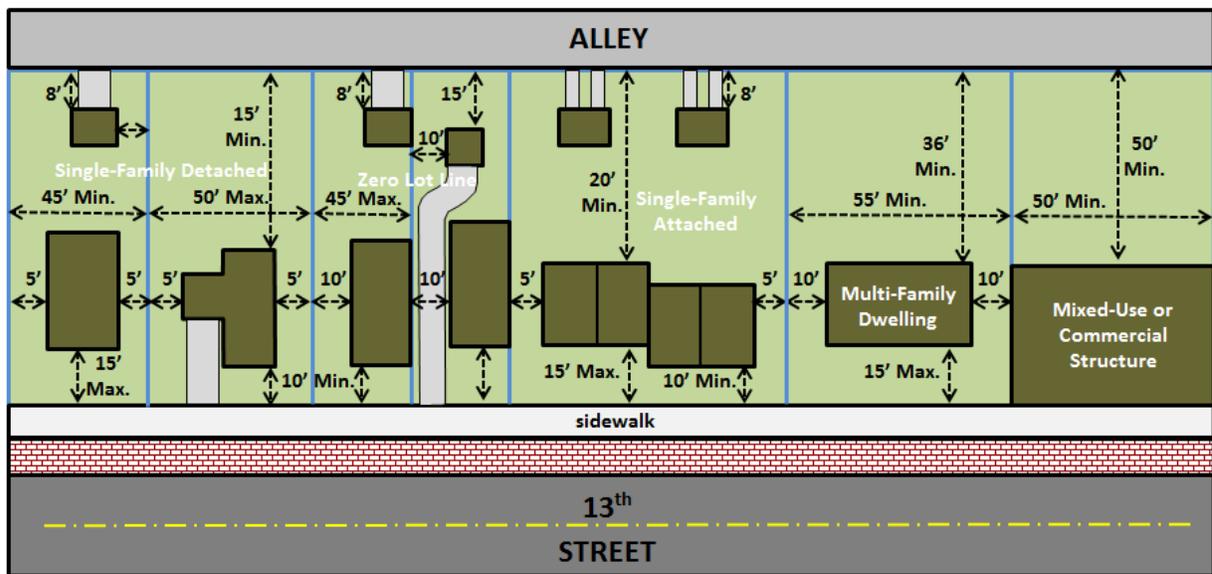


Figure 3.6.2.3: Selected setback requirements for –TC District.

3.6.3 Use Permit (–UP) Combining District

As part of the Community Plan update, several parcels have been rezoned to Highway Service, Business Park, or Industrial Park. Each of these parcels has also been given a –UP, Use Permit combining district designation. Combining Districts are established to provide specialized consideration of unique or environmentally sensitive areas.



Figure 3.6.3: Several properties along Wind Flower Place have been rezoned for business and industrial use.

The County recognizes that use of these sites, due to the lack of public water and waste water west of Sheridan Lincoln

Boulevard, requires special review to determine if the use proposed is feasible, or through the imposition of development and use conditions, can be made feasible.

The requirements and standards that apply to land uses within the combining district are the same as otherwise allowed for the applicable zone with which the –UP district is combined, except that Conditional or Minor Use Permit approval is required for all uses. The Planning Services Director determines, based on the proposed use, site and circumstances, whether a Conditional Use Permit (heard by the Planning Commission) or a Minor Use Permit (heard by the Zoning Administrator) is required.

The Planning Commission and Zoning Administrator are empowered to grant and deny applications for Conditional and Minor Use Permits and to impose reasonable conditions upon the granting of a permit. Conditions attached to conditional use permits may include provisions concerning use, height, area, setbacks, parking, loading, signs, improvements, site design, operation characteristics, land use compatibility, public services and facilities to serve the development, time limits for commencing the construction or use authorized, and other conditions the Planning Commission or Zoning Administrator may deem appropriate and necessary.

3.6.4 Agriculture (–AG) Combining District

The purpose of the Agriculture (–AG) combining district is to identify areas where parcel sizes and neighborhood conditions are suitable for the raising and keeping of a variety of farm animals in addition to household pets without compatibility problems with surrounding residential uses.

3.6.5 Mineral Reserve (-MR) Combining District

The Mineral Reserve (-MR) combining district identifies lands that may contain valuable mineral resources, protects the opportunity for the extraction and use of such resources from other incompatible land uses, to provides for the extraction of mineral resources and the reclamation of lands subsequent to such extraction, so as to maintain the economic viability of mining while assuring that mining activities do not detrimentally impact the environment or surrounding land uses.



Figure 3.6.5: The CEMEX, Patterson Aggregates property along the Bear River.

3.6.6 Planned Residential Development (-PD) Combining District

Planned Residential Developments permit greater flexibility and, consequently, more creative and imaginative designs for the development of residential areas than generally is possible under conventional zoning or subdivision regulations. These regulations are intended to promote more economical and efficient use of the land while providing a harmonious variety, type, design and layout of dwellings. The combining district is designated on the zoning maps by the letters -PD followed by a number which specifies the maximum number of dwelling units per acre allowed in the area designated on the map.

In the Sheridan Community Plan area, there are 1,098 acres with a -PD designation. These lands are located on the north side of Karchner Road east of Porter Road owned by the United Auburn Indian Community of the Auburn Rancheria (UAIC). UAIC has proposed development of 110 single-family residences on five-acre parcels along with associated community facilities including a community center, school, recreational facilities, and a wastewater treatment plant.

3.6.7 Special Purpose (-SP) Combining District

Mineral extraction operations, airports, community sewage treatment plants, and waste disposal facilities are of such importance to the health, safety, economy, and general welfare of the public that special consideration of surrounding land use is appropriate. The Special Purpose combining zone is created to identify specific areas in the vicinity of such uses where land use compatibility issues are of particular importance. When applied to a particular parcel of land, the purpose of the district is to require a discretionary review of the proposed use of that land and to restrict the use of that land to uses that are determined to be compatible with the special use in the vicinity.

Sheridan Community Plan

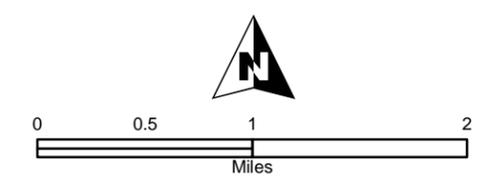
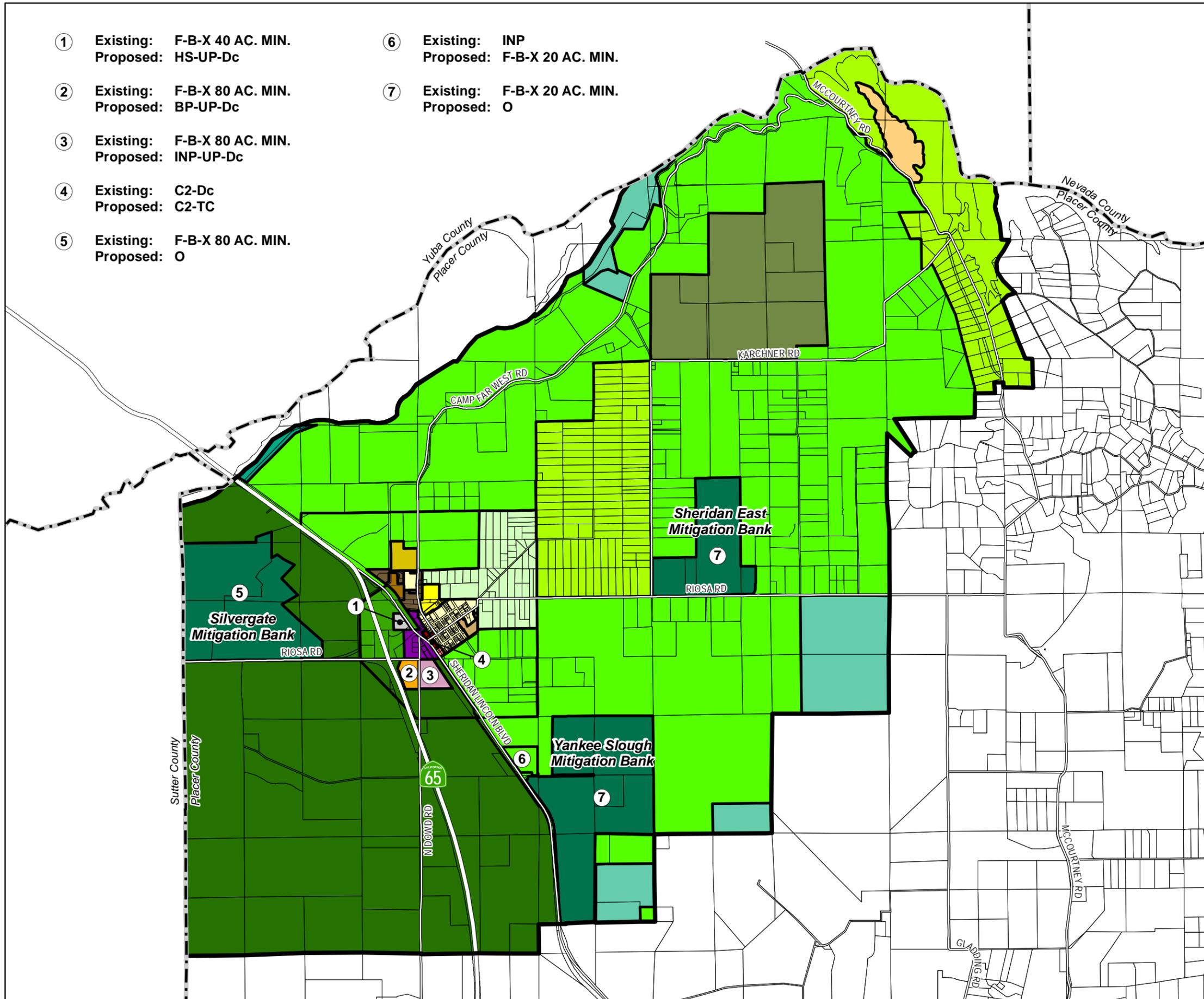
Proposed Zoning

DRAFT

- ① Existing: F-B-X 40 AC. MIN.
Proposed: HS-UP-Dc
- ② Existing: F-B-X 80 AC. MIN.
Proposed: BP-UP-Dc
- ③ Existing: F-B-X 80 AC. MIN.
Proposed: INP-UP-Dc
- ④ Existing: C2-Dc
Proposed: C2-TC
- ⑤ Existing: F-B-X 80 AC. MIN.
Proposed: O
- ⑥ Existing: INP
Proposed: F-B-X 20 AC. MIN.
- ⑦ Existing: F-B-X 20 AC. MIN.
Proposed: O

LEGEND

- COUNTY BOUNDARY
- PLAN AREA
- PROPOSED ZONING**
- C1-UP-DC
- C2-DC
- C2-TC
- BP-UP
- F 4.6 AC. MIN.
- F-B-X 10 AC. MIN.
- F-B-X 20 AC. MIN.
- F-B-X 40 AC. MIN.
- F-B-X 80 AC. MIN.
- F-B-X-MR-SP 20 AC. MIN.
- F-B-X-MR 80 AC. MIN.
- O
- HS-UP
- IN-AG-DC
- INP-UP
- RES
- RS
- RS-B-X 6,000 SQ. FT. MIN.
- RS-B-X 6,500 SQ. FT. MIN.
- RS-B-X 5 AC. MIN.
- RS-AG-B-20
- RM-DL10-DC



DATA DISCLAIMER:
The features on this map were prepared for geographic purposes only and are not intended to illustrate legal boundaries or supercede local ordinances. Official information concerning the features depicted on this map should be obtained from recorded documents and local governing agencies.