

CHAPTER FOUR



COMMUNITY DESIGN

4. Community Design

The principals of design influence the look and layout of a community. It is an important planning tool used to assist with achieving a recognizable image for the community, enhance its quality-of-life, and promote greater economic vitality through the more efficient use of resources. Community design encapsulates the way places function and look and addresses the complex relationships among all of the elements of built and unbuilt spaces with a focus on:

- Context and structure;
- Connections between people and places;
- The relationship between buildings and streets, parks, and other spaces which compose the public domain;
- Patterns of movement;
- Nature; and,
- Human health.



Figure 4.0.1: Sheridan Market at northwest corner of Riosa and Camp Far West roads.

Municipalities use design guidelines to direct the form and character of new development and the redevelopment of existing buildings and sites. Design objectives and principals form an integral part of the County's land use planning and decision-making processes to achieve the goal of high quality and sustainable physical environments. They guide developers, builders, planners, architects, landscape designers and engineers in project design.

Residents have expressed their desire to maintain Sheridan's rural character while also strengthening its economy. They also seek to manage new growth in a way that promotes prosperity yet is sustainable over the long run. The Community Plan will help implement a vision that values rural character.

Overall, Sheridan is an attractive community. There are opportunities to enhance visually unattractive areas, improve its gateways, and to work with property and business owners to encourage them to invest in and maintain their properties.

Sheridan has a strong foundation to build on: the townsite is relatively compact (see Figure 4.0.2), it has an interconnected street system, there is suitable land and infrastructure capacity, though finite, for residential, commercial and industrial expansion, and the school, parks and convenience retail is within walking distance of most residents of the townsite. Sheridan is composed of diverse parcel sizes that provide a range of living environments from the large ranches on the outskirts of the Plan area to the higher density of the townsite.

Working agricultural land and natural resource extraction historically drove the economy in Sheridan. Sheridan grew as a place to trade goods and serves as a transportation hub that connected the land-based economy to markets. Historically, Sheridan was an economic, civic, cultural and social hub. Sheridan had many of the characteristics that even today are important attributes of attractive, healthy places. Land was used efficiently by clustering civic and commercial-related uses in the townsite and keeping farms and other working lands on the periphery as large swathes of land with little or no development to interfere with economic uses.



Figure 4.0.2: The townsite is relatively compact.

The existing development pattern and natural features of Sheridan will require a measure of flexibility in the design review process for new development and redevelopment/revitalization projects however. As guidelines, these recommendations generally do not regulate with the same rigidity as an ordinance. Rather, they encourage diverse architectural opportunities while maintaining an overall design character and quality. However, they indicate the County's intent regarding the various components of design that fit into the community's coordinated vision.

It is the purpose of the Community Design section to strengthen those features of the Plan area which characterize the unique nature and identifying traits of Sheridan, and to specify standards of site development for proposed projects which will implement the goals and policies of the Community Plan.

Special attention is paid to the townsite area and to 13th Street. New residential subdivisions within or adjacent to the Sheridan townsite will be required to expand the townsite's original

street grid pattern, relatively unique to Placer County, to the maximum extent possible. This will assist in maintaining the special character of the community's built environment.

By growing and revitalizing the historic townsite and ensuring that new growth and development reinforce traditional patterns, Sheridan can protect the way of life that their residents treasure while supporting economic growth and bringing new opportunities.

By focusing new development in the townsite, Sheridan will also be better able to meet the objective of becoming a sustainable community, while also accommodating new residents and businesses. Keeping the built environment more compact and avoiding building out into rural and environmentally significant lands can also reduce the need for and cost of further extending public infrastructure and make walking and cycling more viable.



Figure 4.0.3: 13th Street is the commercial hub of Sheridan and offers redevelopment opportunity.

13th Street is historically Sheridan's public gathering place. While much of the building fabric has been removed over time, its location, zoning and remaining character allow this street to again become a gathering place for the community that meets residents' basic commercial and service needs. New infill development and major renovations should enhance the "main street" feeling by maintaining the street wall and by following the scale and articulation of the historic Sheridan General Store building.

The majority of future growth in Sheridan will be focused within the townsite and residential development on larger lots will continue to take place on a limited scale. When considering new development within established areas, acknowledging neighborhood character is important. Building style, exterior finish, massing, and height, as well as tree preservation and infrastructure capacity, are factors that impact effective integration. It is also important to recognize that new approaches to building development and building styles can enhance neighborhood vitality.

Key Design Principles Include:**Places for People**

To be loved, places must be safe, comfortable, varied and attractive. Vibrant places provide opportunities both to socialize and to relax.

Enrich the Existing

Places should enrich the qualities of existing places. Whatever the scale, new developments should respond to and complement their settings.

Make Connections

Places must be easy to get to and well integrated both physically and visually with their surroundings so all people can easily move around the community.

Work with the Landscape

Places should use the site's intrinsic resources – climate, landform, landscape, and ecology – to minimize energy use.

Mix Use and Forms

Stimulating, enjoyable, and convenient places meet a variety of demands from the widest possible ranges of users, amenities, and social groups.

Manage the Investment

For places to be successful, they must be economically viable, well managed, and maintained.

Design for Change

Places must be flexible enough to respond to future changes in use, lifestyle, and demographics.

In addition to the Community Design principles contained in this Community Plan, other planning documents should be consulted. The ***Placer County Rural Design Guidelines (1997)*** have been developed for residential subdivisions (over four lots) where zoning is typically one acre or greater, and/or located in a predominantly rural area. In addition, the ***Placer County Design Guidelines Manual (2003)*** and ***Landscape Design Guidelines (2013)*** should be referenced.

Where there is conflict between the Community Plan principles, Rural Design Guidelines, and Placer County Design Guidelines documents, the principles of this Community Plan shall apply.

4.1 GOALS

There are a number of underlying goals that form the foundation of the Community Design section. These goals are based on the design principles above and input received from Sheridan residents through various forums such as surveys and public meetings.

1. Protect and preserve the unique rural character of the community and maintain the identity of Sheridan as a scenic, tranquil, family-oriented rural/residential community compatible with the area's physical constraints and natural features.
2. Safeguard and preserve important views and natural habitat.
3. Implement zoning and subdivision controls which protect and preserve significant natural open space and cultural resources in the Sheridan community and enhance the established townsite area.
4. Require high-quality designs which are attractive, safe, functionally efficient, and committed to sustainable practices by incorporating energy-efficient technology.
5. Promote new development which is integrated, connected and related to the existing land use and development pattern of Sheridan.
6. Provide a variety of housing types and opportunities.
7. Provide a detailed set of design guidelines for landscaping, architecture, lighting, and signage for non-residential development in the Plan area. Along 13th Street, require the design of new buildings that respect and complement the character of existing historic resources.
8. Plan for appropriate infill development along 13th Street.



Figure 4.1.1: The Community Plan seeks to protect the rural character of Sheridan.

4.2 POLICIES

1. Implement the design standards in this section to meet the specific goals of this Community Plan.
2. Through the design review process, apply design standards that promote the use of high-quality building materials, architectural and site designs, landscaping, signage and amenities.
3. Through the design review process, encourage site and buildings designs that are in scale and compatible with adjacent development with respect to height, bulk, form, mass, and community character.
4. Require the dedication of sufficient road right-of-way as outlined in the Circulation chapter of the Plan and the Placer County Highway Deficiency Report but consider street designs which are safe, may be more rural in character, and have less impact on the environment.
5. Require development projects to comply with the Placer County Landscape Guidelines, Land Development Manual, and the specific design standards herein, as applicable.
6. Where possible, preserve native trees and support the use of native, drought tolerant plant materials in all revegetation/landscaping projects. Landscapes should be designed to help lower on-going maintenance efforts and costs.
7. Encourage the development of non-residential project designs that do not detract from the rural character of the Sheridan area.
8. Townsite residential expansion shall incorporate its tightly laid out street grid (with major axes oriented east-west); its regular rhythm of rectangular housing lots, and its surviving early buildings.
9. Landscaping shall be used to reduce visual impact of all structures. Natural vegetation should dominate where possible. The use of native plant materials is encouraged. Landscaping plans and raw materials provide an informal character and smooth transition between buildings, parking lots, adjacent roadways, and open areas.
10. Require construction of cycle and pedestrian trails as described in the Parks, Recreation, and Trails chapter.
11. Encourage and promote preservation of historic and/or unique, culturally and architecturally significant buildings.
12. Allow for a mix of uses (office, commercial, residential, and live/units) along 13th Street.
13. “Dark Sky” principles of lighting control shall be required in all new development.

4.2.1 Site Planning

Successful communities can be identified by their character, the quality of the public and private realm, ease of movement, and adaptability and diversity. The public realm comprises a number of important components including public and open spaces, streets and streetscapes, schools, and parks. These are key shared assets that bond people and places together. The private realm includes the privately owned property not included in the public realm, and encompasses all the developable area of a parcel.

Although the private realm is less visually prominent than the public realm, the Design Guidelines contained in this section are intended to help strengthen the overall quality and character of development in the Sheridan Community Plan area.

New development should also have minimal environmental impact. It is imperative to consider how a new development will impact that which already exists in the area and to assess the opportunities where Low Impact Development (LID) techniques can be implemented feasibly. Low Impact Development is a practice that benefits water supply and contributes to water quality protection.

Unlike traditional storm water management which collects and conveys storm water runoff through drains, pipes and other conveyances to a centralized storm water facility or waterway, LID takes a different approach by using site design and storm water management to maintain the site's pre-development runoff rates and volumes. The goal of LID is to mimic a site's predevelopment hydrology by using design techniques that infiltrate, filter, store, evaporate, and detain runoff close to the source of rainfall.

Site Planning Policies

- 1) In considering applications for commercial or professional office uses adjacent to residential areas, give due regard to the minimization of environmental, noise, pollution and visual impacts.
- 2) Provide satisfactory access for automobiles, pedestrians, cyclists and persons with disabilities.
- 3) Encourage increased setbacks and/or buffers where commercial areas abut residential zones.
- 4) Every effort shall be made to design projects so that noise-generating uses are buffered from adjoining residential uses.
- 5) All mechanical equipment shall be screened from public view.
- 6) All trash enclosures and storage areas shall be as unobtrusive as possible.
- 7) All storm water runoff shall be diverted around trash storage areas to minimize contact with pollutants.

- 8) Trash and loading areas shall be located a sufficient distance from residential lots to avoid creating a nuisance.
- 9) Planting and fencing shall be used to create a buffer between residences and service areas.
- 10) Increase the amount of evapotranspiration and infiltration where possible to reduce the burden on storm water infrastructure and to enhance the opportunity for ground water recharge such as designing permeable paving solutions or bioswales where appropriate and feasible.
- 11) Retain storm water volume on-site to reduce the occurrence of flash-runoff from large paved surfaces and to optimize using water on-site for landscaping instead of relying on irrigation.

4.2.2 Highway Service District

Commercial uses are critical to Sheridan’s economic future. Commercially-zoned land (Highway Service district) along Highway 65 may provide small retail shops, restaurants and highway-oriented services. Big box retail is not envisioned anywhere in the Plan area. The 13th Street commercial area will predominantly serve the needs of Sheridan’s residents. Uses include cafes, personal services, groceries and specialty retail where mixed-use and live-work development is encouraged.

Highway Service (HS) District Design Policies

- 1) All projects in the Highway Service District are required to utilize Craftsman/Farmhouse design. This building style consist of wood exterior, low-moderate pitched gabled roof, shutters, wide overhang eaves with exposed roof rafters/beams/braces, and either a stone or brick base.
- 2) Buildings shall be designed for viewing from all sides. Appropriate massing and architectural design treatment (wall/roof articulation, doors, fenestration, masonry detailing, character lighting) shall be provided to avoid uninteresting expanses of roof and wall facades.
- 3) The use of plain concrete block, glass curtain wall, vinyl siding, metal siding, or industrial-looking ribbed precise wall panels is not permitted.



Figure 4.2.2.1: Sample commercial projects utilizing Craftsman style.

- 4) Distinctive building designs shall be provided at corner locations to reinforce their visibility in the streetscape.
- 5) In a commercial plaza with multiple buildings, complementary architecture treatment of individual buildings is required through recurring design elements such as wall finish, material, and color.
- 6) Windowed areas should be maximized along street frontages and main parking areas.
- 7) Corporate tenant architecture should be designed to fit the scale and character of Sheridan.

Basic Massing/Design

The basic volume is a simple rectangular form with gabled or hipped roofs. Traditional Craftsman styling includes a porch with a brick, stone, or sided base and tapered posts.

Elements

- Exposed rafter tails.
- Large entrance porch. Open trelliswork or pergolas are often found as an addition or extension of a porch.
- Porch or other columns are usually square and can be full height. More commonly, however, columns are half-size and placed on large bases of stone, block or brick. A typical design is to have full tapered columns, in which the neck is smaller than the base, or to have merely a tapered base and a square column.
- Large over-hanging roof eaves (generally greater than 24").
- Exterior walls clad with horizontal clapboard, brick, shingle or stone and coordinated details, such as beam-end details, knee braces, window and door trims, etc.
- Use of natural, local materials for chimneys, foundations, and porch piers.



Figure 4.2.2.2: A modern Craftsman design.

Roofs

Gabled or hipped roofs are used. The long axis can be either perpendicular or parallel to the street. Roof pitches are either 6 in 12 or 8 in 12, except for special gabled fronts which can use a

steeper roof pitch. Roofing material can be asphalt, wood shingle, tile, or metal for a more modern Craftsman interpretation.

Shed, gable and hipped roof dormers elaborate the style. They can be functional to allow additional head-room on a second floor or can be merely decorative and add light to an attic space.

Exterior Colors

Most Craftsman style structures are painted natural earth tones of brown, green, burgundy or yellow. The main body of the building is typically the darker tone, while a lighter trim color acts as an accent. Craftsman style structures should always be painted at least two tones. Numerous accent colors may occur in small amounts. Most paint stores have a designated Craftsman style or historic palette of colors from which to choose.

4.2.3 Town Center Commercial Combining District (–TC), 13th Street Corridor

There are vacant and underutilized lots along 13th Street, historically Sheridan’s ‘Main Street.’ There is limited demand for new commercial space in Sheridan. Allowing other types of uses is imperative to infill and redevelop 13th Street. To encourage a mix of residential, commercial, professional office, and live/work uses, the core of the 13th Street corridor is given a –TC, Town Center Commercial Combining District designation (see boundaries in Figure 4.2.3.5). This allows modification of the underlying General Commercial district regulations allowing for a different mix of uses and special standards and guidelines.



Figure 4.2.3.1: The historic, yet vacant, Sheridan Cash Store anchors the 13th Street corridor and provides a design aesthetic that should be repeated along the street.

New construction or substantial building renovations along 13th Street must be compatible with the historic resources and traditional design of Sheridan. New construction is to utilize the basic forms and elements of historic design and should draw inspiration from the historic architecture, particularly the Sheridan Cash Store, resulting in a reflection of the dominant building patterns and materials used historically in the community.

The Sheridan Cash Store sets the standard for the street and new sympathetic development would reinforce the unique and special character of Sheridan. New structures that appear excessively dissimilar to those found elsewhere in the townsite are not permitted, as are structures that utilize a mix of architectural styles.

13th Street Design Policies

- 1) Place new buildings on the street front rather than behind a parking lot (Figure 4.2.3.2). The intent of the zero building setback is to invite pedestrian activity and re-establish a sense of place. New infill buildings should recreate the historic scale of the street and extend the street wall. The only exceptions to the zero setback rule is at the corner of 13th Street and Riosa Road where gas stations are allowed (see Figure 4.2.3.5).
- 2) No off-street parking spaces shall be located between a building front and 13th Street.

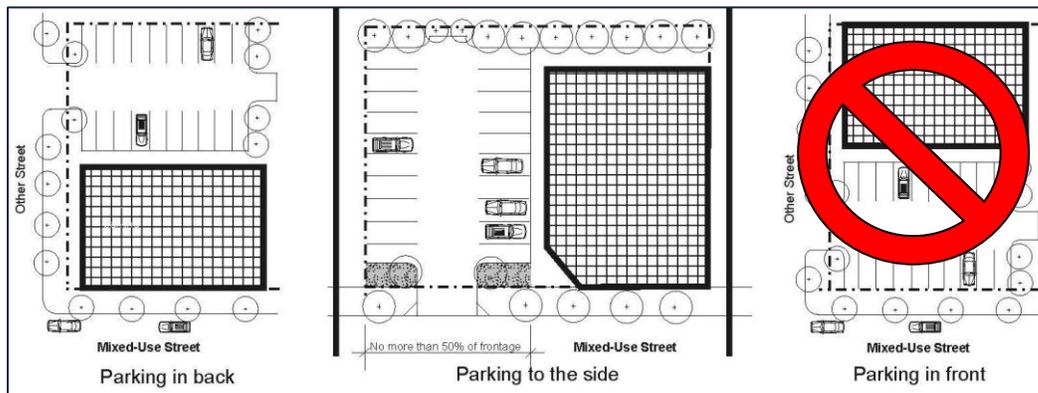


Figure 4.2.3.2: Off-street parking may be to the rear or side of a building but not in front.

- 3) Ground floor commercial/retail shall be oriented towards 13th Street. The street front/elevation of a building should consist primarily of storefronts with a minimum of 50 percent transparency (windows).
- 4) Principal building entries shall be oriented towards 13th Street.
- 5) Balconies, canopies, or canvas awnings may be used to protect covered sidewalks (which may require an encroachment permit).
- 6) Street parking is allowed. Front yard parking is not allowed. See Parking Section 4.2.6.
- 7) Provide bicycle racks to promote the use of bicycles.
- 8) Any fencing along 13th Street, i.e. to help screen parking lots, should consist of iron fencing and brick piers. A six foot tall masonry wall and landscaping is required around any exterior dumpster in the corridor.

- 9) Retail trade or service uses which conduct business while customers remain in their vehicles, such as drive-through facilities, shall be limited to parcels at the corners of 13th Street and Riosa Road (see Figure 4.2.3.5). Screening, buffering, and sound mitigation shall be provided between drive through facilities and adjacent residential uses.



Figure 4.2.3.3: New commercial development is encouraged to provide an outdoor public amenity.

- 10) Commercial and mixed-use developments are encouraged to provide an outdoor public amenity such as outdoor seating and dining. These public and semi-public spaces, such as courtyards, sidewalk cafes, or plazas, shall be designed for function, to enhance surrounding buildings and provide amenities for users in the form of textured paving, landscaping, lighting, outdoor dining, benches, fountains, etc.

- 11) Enhanced streetscape treatment is required along specific sections of the 13th Street corridor for all development (see Figure 4.2.3.4). Streetscape enhancements include a 6 feet concrete sidewalk, a minimum two foot decorative brick paver strip, shade trees 25 to 30 feet on center depending on species, pedestrian-scaled historic light standards 24 feet on center, and street furniture where appropriate. The decorative brick paving strip may be substituted with turf in front of an all-residential parcel.



Figure 4.2.3.4: Enhanced streetscape is planned for the 13th Street corridor.

- 12) Projects with multiple buildings shall include pedestrian connections between adjacent uses, structures and parking areas. Buildings should be complementary in design and shall create a well-organized, accessible and functional site.

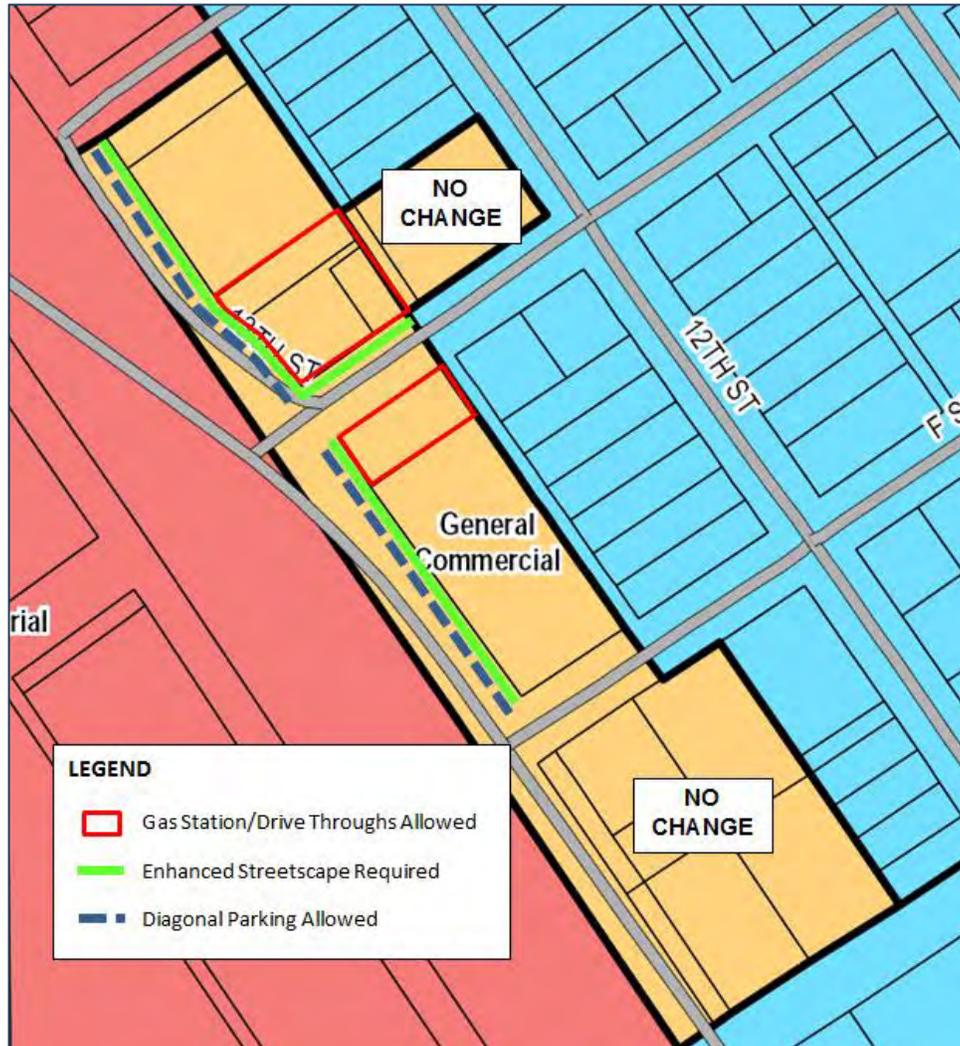


Figure 4.2.3.5: 13th Street corridor appropriate gas station/drive through parcels, enhanced streetscape areas, and areas where diagonal parking is possible.

Sheridan Cash Store

On August 14, 1989, the Board of Supervisors voted to uphold a decision to deny the demolition of the 1879 structure located at 5740 13th Street. Rehabilitation work should not destroy distinguishing qualities of the original character of the structure.

Restoration and reuse of the structure for residential and/or commercial use shall follow these guidelines:

- 1) Original architectural and decorative features should be preserved, maintained, and repaired.
- 2) Architectural features that have been removed should be replaced based upon their original design, materials, proportion, and details.
- 3) Architectural features should be repaired using compatible materials.
- 4) Architectural features should not be added to the building where none originally existed.

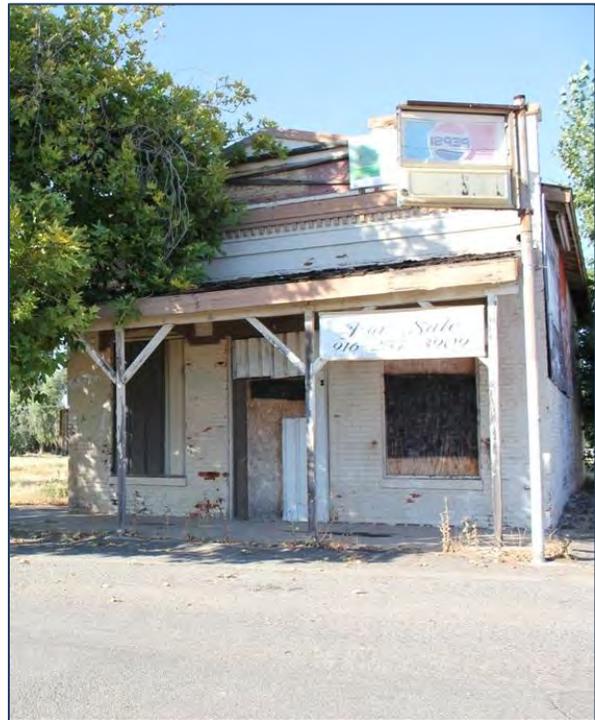


Figure 4.2.3.6: Preservation of the Sheridan Cash Store has Board of Supervisors' backing.

Expansion of the structure shall follow these guidelines:

- 1) Additions should be compatible with the original building in scale, proportion and rhythm of openings, size, and materials.
- 2) Additions should be of wood or brick construction.
- 3) When additions are constructed they should be designed to result in little or no damage to the original walls and details at the rear of the building. Connecting an original building with a wing should be via original door or window openings.
- 4) Adding additional floors or stories to the building should only occur if the addition will not be readily visible from the street or other major pedestrian viewpoints. Roof additions should be set back from the main facade. Roof forms should be consistent with the original building.
- 5) A side addition shall be setback from the street wall of the existing structure.

Basic Massing/Design for New Construction along 13th Street

Replication of historic style is required on all facades within public view. Public view is defined as being able to be viewed from anywhere on the street abutting a structure, including public sidewalk areas where a structure is located on a corner lot, both streets abutting the lot will be applied in the definition of public view.

The design of new construction shall be consistent with significant architectural and historical buildings in Sheridan. New construction should take into consideration the scale, design, materials, color siting, orientation, and texture of the surrounding buildings in the 13th Street corridor as well as adhere to current building code standards.



Figure 4.2.3.7: New construction along 13th Street should have a historic style.

Elements

- 1) Typical buildings heights should be one-story and a maximum building height of two stories. Building scale can be reduced through window patterns, structural bays, roof overhangs, siding, awnings, moldings, fixtures, and details.
- 2) Parapet walls may be used to add character to building facades.
- 3) For wide buildings, the 13th Street façade should be composed in 30 to 50 feet wide sections with an orderly relationship between elements to give the appearance of an assemblage of smaller buildings.
- 4) Buildings at corners should receive special architectural treatment such as a tower or a turret to create gateways into Sheridan and other measures to enhance the pedestrian experience, such as chamfered corners and corner entrances with additional architectural detail.
- 5) There should be an orderly relationship between windows and storefronts, i.e. punched window openings on a second floor with larger ground floor storefront windows.
- 6) Design massing and facades shall be consistent with the street's historic scale. Architecture features such as doors, windows, siding and trim should be proportioned as per a historic pattern.

- 7) Diverse building facades are encouraged that utilize historic materials including brick, shingle, native stone, or weathered wood-lap siding. Decorative cornices should be provided on the primary façade(s).
- 8) Enhance the primary entrance through canopies, architectural surrounds, porticos or other design features appropriate to the architectural style of the building.
- 9) First floors should be a minimum of 14 feet in height.



Figures 4.2.3.8-9: Late-19th Century and early-20th Century commercial buildings were simple vernacular designs with a traditional storefront and clustered linearly along a street.

Roofs

Roofs may be flat or sloped. Western false fronts are encouraged, but blank parapet walls around roofs are discouraged without architectural decoration. The visible portion of sloped roofs should be sheathed with a roofing material having a texture meaningful at the pedestrian scale, such as standing seam metal roofing, decorative shingle, or tile.

Roof form should be consistent and integrated into the building composition. The roof should be designed to screen rooftop equipment. Radical roof pitches, which create overly prominent or out-of-character buildings, such as A-frames or chalet style buildings, are not permitted.

Exterior Colors

The dominant exterior color of new buildings should relate to the inherent color of the building’s finish materials such as brick, stone, or wood. Large areas of intense white color should be avoided. While subdued, earth-tone colors usually work best as a dominant overall color, a brighter trim color might be appropriate.

Wherever possible, the number of contrasting colors appearing on the building exterior shall be minimized. Depending on the overall color scheme, an accent color (not including fluorescent colors) may be effective in highlighting the dominant color by providing contrast or by harmonizing with the dominant color. Primary colors shall only be used to accent building elements, such as door and window frames and architectural details.

Signage

Signage should have historic scale and character and also comply with the requirements of the Placer County Sign Ordinance and Zoning Ordinance.

A sign should not dominate the site or detract from the building's appearance and the sign's shape and appearance should be integrated with the exterior forms, colors, and materials of the building. The sign shape, size, and character shall be similar to those specified in the County's Historic Design Guide.

Primary Signs. Fascia signs should be mounted flush and flat to the building's front elevation in the space above the top of a storefront. Signs shall be placed so that architectural details and ornamental features remain uncovered. Natural materials like wood and metal are encouraged. Illumination should be external. Internally illuminated box signs are not permitted and signs shall not extend above an eave line or parapet.

Side Wall Signs. Appropriate for retail properties. Size should be no more than 10 percent of a side wall. Signage may be painted onto a brick side wall as was common in the early 20th Century.

Window Sign. Any sign placed within a window facing the street or thoroughfare, and shall be composed of applied letters or symbols. These signs shall not obscure the view of the interior of the store. Neon or flashing signs are not permitted. No sign shall take up more than 30 percent of the total window space; lettering must be proportional to overall window size. Gold, silver leaf, or painted copy is appropriate.

Projecting Signs. Projecting signs may be mounted on the front building elevation along the first floor level of the building near the primary entrance to a storefront. A covered sign may be placed under a porch roof or awning. Projecting or hanging signs may not exceed six square feet in area nor project more than two feet over public property. Wood either painted or etched with appropriate weather treatment may be used. Spot lighting is appropriate.

Pole Signs. Pole signs are not permitted along 13th Street.



Figures 4.2.3.10-12: Signage should have historic scale and character.

4.2.4 Residential Uses in –TC Town Center Commercial Combining District

Strengthening Sheridan’s existing assets and also helping reach its broadest market potential is a challenge Sheridan faces. Adding new residents to the Plan area will assist in increasing the demand for additional retail and services. Another way to bring more vitality to 13th Street is to encourage new mixed-use development and live-work units.



Figure 4.2.4.1: Vacant land along 13th Street is an opportunity for new, mixed-use development.

Mixed-Use Development

The purpose of the Town Center Commercial Combining District is to encourage small-scale business

and residential uses consistent with the historic and rural character of Sheridan. Uses and housing types are mixed or in close proximity to one another or mixed within the same property and/or building.

Providing for a mix of uses along 13th Street serves to meet several Community Plan priorities including locating additional services within the townsite, providing a variety of housing types, allowing for new residential development, and encouraging the redevelopment of the 13th Street corridor. The boundary of the Town Center Commercial Combining District is shown in Figure 4.2.3.5.

The Combining District is a mapped zoning district that imposes a set of requirements in addition to, and sometimes different than, those of the underlying zoning district. In this case the underlying zoning district is General Commercial (C2). Properties within the combining district are placed simultaneously in the two zones, and the property may be developed only under the applicable conditions and requirements of both zones.

The objective for this area is to develop a group of mixed use developments that work together to create a unified sense of place and purpose. Mixed-use and other buildings must adhere to the design guidelines for the 13th Street corridor in order to maintain the historical and commercial character of the district. The Town Center Commercial Zoning Combining District permitted uses are set forth in Chapter 3, Land Use.

Land uses in this area are intended to emphasize retail, restaurant and service uses along with attached or detached residential uses. While mixed-use is encouraged, it is not necessarily

required. Single-family detached dwelling units are permitted subject to the design policies in this chapter. Commercial-only structures or projects are also permitted.

Mixed-use development can be horizontally or vertically integrated. Horizontal mixed use development consists of two or more attached or detached buildings of differing use categories (e.g., residential and commercial) within the same project area. Vertical mixed use development consists of one or more different uses placed over another use within the same building (e.g., residential over commercial).

The parcel and street configuration of land within this focus area dictates that development will be smaller and potentially more incremental in nature. Accordingly, parcels within each block should be developed as one cohesive project where possible. Access from existing alleyways, once improved, will permit rear vehicular access while minimizing curb cuts along 13th Street.



Figure 4.2.4.2: Mixed-use development can come in a number of forms.

Single-Family Dwellings

Detached, single-family dwellings are allowed along 13th Street but are discouraged for corner sites. Smaller lots are appropriate along 13th Street with small front setbacks and alleyway-accessed garages are favored.

Zero Lot Line. A zero lot line development is where houses on a common street frontage are shifted to one side of their lot. This provides a greater usable yard space on each lot and also narrower lots. These developments require that planning for all of the house locations be done at the same time. Since the exact location of each house is predetermined, greater flexibility in site development standards is possible while assuring that single dwelling character is maintained.

The side building setback may be reduced to zero on one side of the house. This reduction does not apply to the street side setback or to the interior side setback adjacent to lots that are not

part of the zero lot line development. The reduced setback may be located anywhere between the lot line and the minimum setback required for the district. The remaining side yard setback must meet the minimum required (see Table 3.6.2.3).

Attached/Semi-Attached Dwelling Units. Townhouse or rowhouse-type developments are allowed and shall comply with the setback and other standards provided in Chapter 3 and the design guidelines for single-family dwellings found in this section.

Multi-Family Dwellings. Apartment or condominium buildings are allowed and shall comply with the setback and standards provided in Chapter 3 and the design guidelines for commercial and mixed-use buildings found in this section.

Residential Development Design

New residential construction should respect the historic scale of Sheridan and follow a historical pattern such as Craftsman bungalow or Farmhouse. A project with multiple dwellings should utilize a variety of façade treatment variation and architectural styles to provide visual interest.

Front porches are encouraged. Most historic homes have front porches, although some houses simply have a stoop cover or no porch at all. The porch size and decorative detail should vary with the architectural style.



Figure 4.2.4.3: New homes along 13th Street are envisioned on smaller lots with a Craftsman or Farmhouse design.

Low, yard defining picket fences are encouraged to frame both the street and front yard and provide a visual separation between the public and private realm.

Incorporate tall narrow windows in the design of a new residence especially on walls facing the street. Window openings traditionally were tall and narrow-- usually two to three times taller than they were wide. Historic windows were usually "double-hung"- divided into two moveable window sashes that could be each opened separately. In large side walls, several windows provided lighting. Some homes had bay windows.

Exterior Materials

New construction should use exterior materials that appear similar in color, texture, and dimension to those historically used in Sheridan. These exterior materials included clapboards, shiplap siding, board and batten, and, less commonly, brick and stucco. Acceptable exterior materials include brick, stone, concrete (hardiplank), wood and architectural shingles. Acceptable roof materials include tile, wood shakes, metal, and asphalt.

Side and rear facades may be simplified and secondary in design to that of the primary façades facing 13th Street or on corner lots, Riosa Road, H Street and F Street. However, the same materials should be utilized on secondary façades as that of the primary façade.

Exterior Colors

A building's exterior color scheme shall utilize primarily muted, neutral, or earth tone type colors. The primary use of extreme colors shall not be permitted.

Accessory Buildings

Accessory buildings support the function of the main residential building and include garages, workshops, or smaller outbuildings. New accessory buildings should be compatible in scale, materials, color and detail to the residence on site.



Figure 4.2.4.4: Alley-accessed garages allow for higher density and a more complete streetscape.

Parking

Each single-family dwelling shall have a two-car garage. Alley access to garages is encouraged. In a multiple lot subdivision along 13th Street, at least 60 percent of the units shall have rear-access garages. Where garages and driveways are accessed off of 13th Street, the garage shall be recessed a minimum of ten feet from the front façade of the structure.

Live/Work Units

In order to bring more vitality to 13th Street, live/work uses are encouraged in the Town Center Commercial Zoning Combining District. Live/work units typically combine ground-floor retail or work space with living quarters either to the rear or on upper floors. Live/work units are defined in the County Zoning Ordinance. This Community Plan sets design and other standards for such live/work units (see Section 3.6.2.2).

Live/work arrangements differ from home-based businesses in that they require a storefront, more space, or involve a more intensive use than is usually allowed in a strictly residential zone. For those who have these needs, live/work units offer a convenient and more affordable option than owning and/or renting separate spaces.

Typical uses include art and craft work such as ceramics, painting, photography; office uses by architects, attorneys, consultants, writers and owners of online commerce businesses, and similar uses; one-on-one and group services such as music, art, and dance lessons, tutors, licensed counseling and massage therapy, etc.; limited, brief, pet care services such as grooming (but not doggie day cares or kennels); and, furniture refinishing/antique restoration; hair salons, day spas, etc.

A live/work use is distinguished from a home occupation primarily in that a live/work use can include employees who are not residents of the home, involve a greater number of customers, can be located in a larger percentage of a home or accessory building, and can operate beyond the days and hours prescribed for home occupations.



Figure 4.2.4.5: Live/work structure examples.

Design Policies for Live/Work Units Town Center Commercial Zoning Combining District

New live/work units shall follow the design guidelines for 13th Street single-family residential structures found in this section and the setback, parking, size, use restrictions and other requirements contained in Chapter 3 also apply. Live/work units located at street level are subject to the development standards for ground-floor retail or commercial establishments as follows:

- a) A minimum of 80 percent of a live/work structure's front facade at street level shall be occupied by nonresidential uses. Each unit shall have a pedestrian-oriented frontage that publicly displays the interior of the nonresidential areas of the building.
- b) The signage requirements and restrictions for a commercial building along 13th Street also apply to a live/work building.
- c) Streetscape improvements are required.

4.2.5 Business Park and Industrial Park Districts

Both the Commercial and Industrial land use designations provide for economic and job opportunities in Sheridan. Industrial land uses are primarily located west of Sheridan Lincoln Boulevard. Permitted uses on the Industrial-zoned land include manufacturing and processing, warehousing, distribution, offices, storage yards and some limited retail and service uses.



Figure 4.2.5.1: Industrial land use along Wildflower Place.

Industrial uses have the potential to impact immediate neighbors and need to be sensitively integrated with their surroundings. Key components such as access, building scale and design, traffic generation, and visibility, together with an understanding of the proposed use, need to be considered in their siting.

The purpose of the Business Park zone district is for the development of a mixture of light industrial, office and commercial land uses in a campus-like setting. Unlike within the Industrial Park district, no outdoor manufacturing or storage is allowed in a Business Park zone district.

Business and Industrial Park Design Policies

- 1) No single architectural standard is required. Buildings should include a mix of material types and textures. Encouraged building materials include concrete, masonry block, wood frame or steel frame buildings with metal, wood or stucco siding, or a mixture of these materials. Metal-sided buildings are not permitted within the Business Park zone.
- 2) Walls which are completely unarticulated are prohibited. Building articulation can include entry indentations or projections; indented, or projected window glazing, vertical wall seams, and building facades with varied front setbacks, roof overhangs or other similar structural features. Landscaping and window glazing along the same plane as the wall surface cannot replace building articulation.
- 3) Buildings shall maintain window transparency of 30 percent on the primary façade facing a public road.
- 4) Roof-mounted equipment (i.e. air conditioners, fans, vents, etc) shall be screened by architectural elements such as parapets.

5) Loading and storage areas shall be screened from public view either by a fence or landscaped berm (Figure 4.2.5.2). Generally, loading and unloading areas should be situated to not face the street or they should be located in the rear of the building. Where loading and unloading areas are located perpendicular to the street frontage, opaque wall screening shall be placed between the front of the building and the loading and the unloading area.

6) All fencing shall be opaque with landscaping. At a minimum, this is to include the use of chain link fencing with non-wooden slats. Concrete block, brick, wood, or tilt-up concrete panels with form-liner articulation, are preferred materials where the fence is parallel to a public street.



Figure 4.2.5.2: Solid fencing with landscaping or landscaped berms are the required screening methods in the Industrial and Business Park zones.

- 7) Mini-storage facilities shall provide solid exterior walls and significant landscaping along their perimeter.
- 8) Landscape areas should represent 15 percent or more of the total land area of a site. Landscape areas may include portions of the property which contain high value habitat such as riparian corridors, wetlands or native tree stands. Turf areas shall be limited in favor of drought tolerant ground cover and/or shrubs.
- 9) Side and rear landscaping shall be designed to be aesthetically pleasing but shall also be designed to screen outdoor activity areas, outdoor storage areas, service areas including loading/unloading docks, waste storage bins, and electrical or mechanical equipment.

4.2.6 Landscaping

The streetscape helps to create a unified image and defined visual structure for an area. The design of the streetscape should provide an attractive foreground for a property and a setting for activity by creating an environment that is visually rich and satisfying and that complements the property or development.

A high quality of landscape treatment which reflects the needs of both the site users and passersby is required. Generally, natural features should be protected, trees shall be preserved where possible, and Best Management Practices should be incorporated to achieve an environmentally sustainable development. Landscaping should be used to reduce the visual impact of all structures, fences and walls that are visible from public view.

Refer to the Placer County Landscape Design Guidelines, individual land use sections within this chapter, and Section 4.2.13 for detailed design criteria for landscape requirements within the Plan area. The Landscape Design Guidelines are intended to ensure that public places are attractive, function efficiently, and provide an inviting and comfortable environment.

The focus of the County's Landscape Design Guidelines is the streetscape, parking lots and non-residential buildings, since these are most prevalent in the public's eye. However, the Guidelines include general provisions that apply to all types of development, such as the use of water-efficient plantings and irrigation systems, and even within the confines of a particular type of development, flexibility is integrated into the concepts.

4.2.7 Parking

Site planning for commercial, industrial and multi-family residential projects should minimize the visibility of parking areas as much as possible through their configuration including the use of landscaping and grading. This can be achieved by locating parking to the rear or sides of buildings and in areas that can be appropriately screened from the adjacent street and surrounding land uses.



Figure 4.2.7.1: Parking lot at the corner of Riosa and Camp Far West roads.

Parking Policies

- 1) Parking areas shall be provided as required by the Zoning Ordinance.
- 2) Parking areas should be organized into small units separated by landscaping and pedestrian facilities to provide safe, attractive pedestrian environments and visual enhancement.
- 3) Shade trees shall be provided on parking islands, along street edges and at other locations wherever feasible, and shall be consistent with the shading provisions of the Placer County Landscape Guidelines.
- 4) Convenient parking shall be provided for commercial areas without affecting the character of major streetscapes. Parking areas should be connected to the streetscape through pedestrian links.
- 5) Multi-family parking lots should be located to the rear to minimize visual impacts. Where parking lots cannot be completely screened, they should be landscaped or be placed behind a landscaped berm. If a berm is not feasible, then a solid fence with landscaping shall be used.



Figure 4.2.7.2: Landscaped areas should be incorporated throughout a site including the parking lot.

- 6) Access points to parking areas shall be minimized to reduce their potential impact on the surrounding streetscapes and to minimize potential vehicular conflict.

Town Center Commercial Combining District Parking

- 1) Common, shared parking facilities are encouraged. Required parking may be accommodated off-site in common, shared parking facilities through a Use Permit.
- 2) Street parking is encouraged. Diagonal parking on the east side of 13th Street is allowed.
- 3) No off-street parking spaces shall be located between a building front and 13th Street, Riosa Road, F Street or H Street (see Figure 4.2.3.2).
- 4) Residential and Live/Work projects are required to meet the parking requirements found in Section 3.6.2.
- 5) Commercial projects must meet the parking requirements contained in the Placer County Zoning Ordinance.
- 6) Mixed-use developments consisting of both residential and non-residential uses may be permitted a reduction in the parking spaces based on the reasonable expectation that there would be staggered parking demands between the two. Such reduction may be approved through a Use Permit.
- 7) Adjustments to the Zoning Ordinance parking requirements may also be granted to commercial and live/work projects that front 13th Street when public parking is available. Credit may be given to a project for the number of striped public parking spaces that abut the parcel. Residential uses require all parking facilities to be off-street. Such reduction may be approved through a Use Permit.

4.2.8 Signs/Lighting

The design and provision of signage on non-residential properties should balance the requirements for form and identity associated with the particular use with the need to complement the streetscape. Signage shall be designed in accordance with Placer County Sign Regulations (Placer County Zoning Ordinance 17.54.170 through 200). Guidelines for signage within the Town Center Commercial Combining District are contained in Section 4.2.3.

Signage Principles

- 1) The design of signage should be visually and thematically consistent with the building design(s) and coordinated throughout a site. Signage should contribute to the design vision for the building, site and neighborhood.
- 2) All developments outside of the Town Center Commercial district are permitted low-profile, free-standing monument-type signs. Monument type signs shall not exceed eight (8') in height that complement the overall design of the building.
- 3) Freestanding signs shall either be externally illuminated or only the individual letters shall be internally illuminated.
- 4) Ground-related signage structures should be integrated into the site plan and landscaping plan and contribute to the overall way-finding strategy of the site.
- 5) Individual tenant signs may be installed on the front of the building.
- 6) Pole signs in the Highway Services zone shall be limited to 35 feet. Pole signs in the Industrial, Industrial Park or Business Park zones shall be limited to 25 feet or height of building, whichever is lower.



Figure 4.2.8.1: Grounds signs are encouraged for commercial projects outside of the Town Center Commercial combining district area.

Lighting Principles

- 1) Lighting on site should be designed to promote pedestrian comfort and safety.
- 2) Any night lighting shall be designed to reduce the impacts of glare, light trespass and over-lighting; promote safety and security; and encourage energy conservation. Generally, upward lighting shall only be permitted

if it is low intensity (50 watts or less) and it is either used to externally illuminate a freestanding sign or it is used as accent lighting for landscaping.

- 3) Lighting for individual buildings should be integrated into the architecture.
- 4) Lighting shall be directed towards the ground and be designed to minimize projection into adjacent properties and onto adjacent roads.
- 5) The height of light standards in parking areas shall not exceed eighteen (18) feet.
- 6) Energy-efficient technology should be used wherever possible.
- 7) Floodlights, unshielded wall pack units, other types of unshielded lights and lights where the lens is visible outside of the light fixture is prohibited in the Town Center Commercial combining district.

4.2.9 Residential Design

Sheridan developed incrementally since the mid-1800s, resulting in a mix of architectural styles. Many of the homes in Sheridan are of the Modern-Ranch style (ca. 1935-1975). This style was originated in the mid-1930s by several creative California architects. It gained popularity during the 1940s to become the dominant style throughout the country during the following decades.

Ranch style is a one-story building, with low, silhouette, wide overhanging eaves and a long, wide porch. Ranch design has a conscious attempt to emphasize the rambling horizontal form and an open floor plan.

There is no single architectural style required for housing in the Community Plan area. The focus is on a high quality residential environment. Infill and rural lot housing development is an opportunity to enhance Sheridan's existing character.



Figures 4.2.9.1 & 2: Typical ranch style homes in the townsite.

Successful infill developments must take into consideration the capacity of public services to accommodate change and the existing character of neighborhoods. Maintenance of neighborhood character is of paramount importance when considering new developments within established areas. Building style, exterior finish, massing, and height, and protection of existing natural resources such as trees and drainages, are factors that impact on the ability of a new development to integrate into established neighborhoods.

Residential Design Principles

- 1) Design homes to create an open and inviting street frontage with “eyes on the street.”
 - a) Porches or extended roof overhangs are encouraged at entries.
 - b) Avoid using driveways as the only pedestrian access from the street.
 - c) Fences along front property lines are strongly discouraged unless they are low.
 - d) Porches, windows, entries and living spaces should be oriented towards the street.
 - e) Corner buildings should respond to both street frontages with a frontal appearance along both sides.

- 2) Minimize visual prominence of garages and garage doors.
 - a) Subordinate the garage portion of the residence to entries and other building elements (see Figure 4.2.9.3).
 - b) Locate garages behind the front façade of homes whenever possible.
 - c) Avoid circular drives with large amounts of paving in front setback areas and more than one curb cut.
 - d) Encourage alleyway access to garages.
 - e) Utilize a side-loading garage to ensure that dwelling facades and landscaping, rather than garages and driveways, dominate the streetscape.
 - f) The face of the garage shall be located a minimum of 20 feet from the edge of pavement of the roadway or the back of the sidewalk where sidewalks are present/required.

Minimize Prominence of Garages

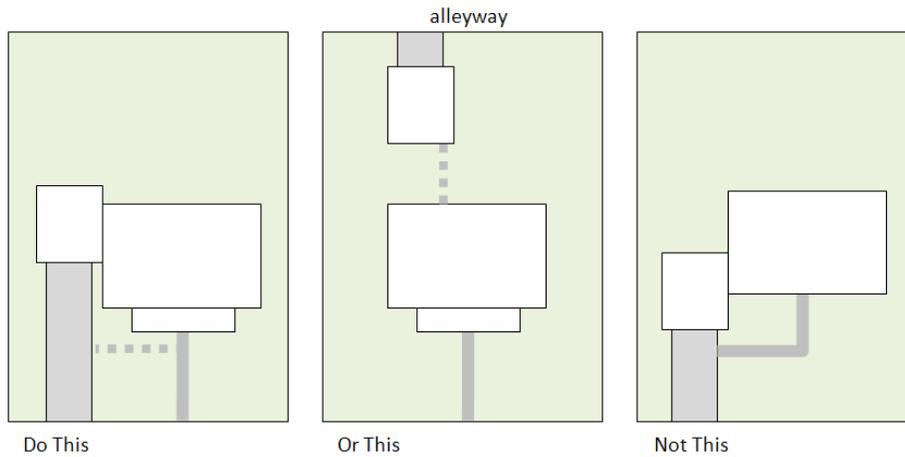


Figure 4.2.9.3: Garages should be recessed from the front of the home or set off an alley within the townsite.

- 3) Enhance neighborhood building patterns and forms.
 - a) Use building designs and architectural elements similar to and respectful of those in the immediate neighborhood.
 - b) Height, volume and bulk should be compatible with that of neighboring buildings.
 - c) New homes should have similar setbacks as adjacent homes.

- 4) Design multi-family projects to enhance the community.
 - a) Attached units should be designed to look like separate homes of a scale and character to existing homes in the neighborhood.
 - b) Design to have a street presence and create a similar scale to that of a lower-density residential neighborhood.
 - c) Use a combination of one and two-story forms rather than all two-story structures.
 - d) Provide balconies and other design features to break up large two-story building walls.
 - e) Include courtyards and gathering areas that are accessed by landscaped pedestrian walkways and paths.
 - f) Break large parking lots into smaller lots separated by buildings and landscaping.
 - g) Design garages and/or carports using forms and materials similar to the main structures.

190 feet. Original lots in the neighborhood were proportionately shorter along the street side and rectangular in shape. Through lot consolidations, the average building site is around 10,000 square feet in area and lots 50 feet to 65 feet in width. The creation of alleys allowed service vehicles to use the back half of the property.

This lot and block platting pattern has been reinforced by the alignment of buildings on the lots within that grid. Thoroughfares are 80 feet right-of-way, wide for residential streets. Wide streets and relatively deep lots contribute to a fairly consistent sense of 'openness' in the neighborhood.

The surviving street grid, and its existing subdivision lines, is the strongest reminder of the historical form of the townsite. Therefore, the pattern created by the Sheridan townsite grid should be respected in all site planning decisions.

Townsite Subdivision Principles

- 1) Streets and roads shall be laid out to connect with existing streets and where possible, expand the 400 feet x 400 feet block pattern with alleys. The alignment of the existing street grid system shall be maintained to the maximum extent feasible. New blocks, lots, and streets shall be organized and aligned to connect new through streets and alleys with adjoining, existing streets and alleys.
- 2) A rectangular lot shape is preferred to a square one, as the rectangular lot pattern is more in keeping with Sheridan.
- 3) Maintain the typical lot widths of 50 to 65 feet and the relatively uniform spacing of buildings that occur along blocks.
- 4) When new roads are constructed:
 - a) curbs, gutters and sidewalks shall be installed
 - b) utilities shall be undergrounded
 - c) 80 feet right-of-way required
- 5) New alleys shall be paved and used for rear access to lots. Alleys shall have a minimum of 20 feet of paved width with a minimum eight feet driveway apron to the face of the garage.
- 6) Cul-de-sacs are discouraged and flag lots are not permitted within the townsite.

As an alternative to a cul-de-sac, a subdivider should provide a street stub. If the size of a proposed subdivision does not allow for a complete block, then street stubs shall be required at certain locations to allow for future connections. The street stub shall be located so that future development may connect to the street stubs in such a way to form a 'standard' Sheridan block

of 400 feet by 400 feet (see Figure 4.2.10.2). Temporary vehicle turnaround areas to Placer County standards may be required at the end of a street stub until such time as it is connected to future development.

Creation of flag lots ((a parcel of land shaped like a flag, with a narrow strip (“flag pole”) providing access to a right-of-way and the bulk of the property (“flag” portion) containing no frontage)) is not allowed within the Plan area.

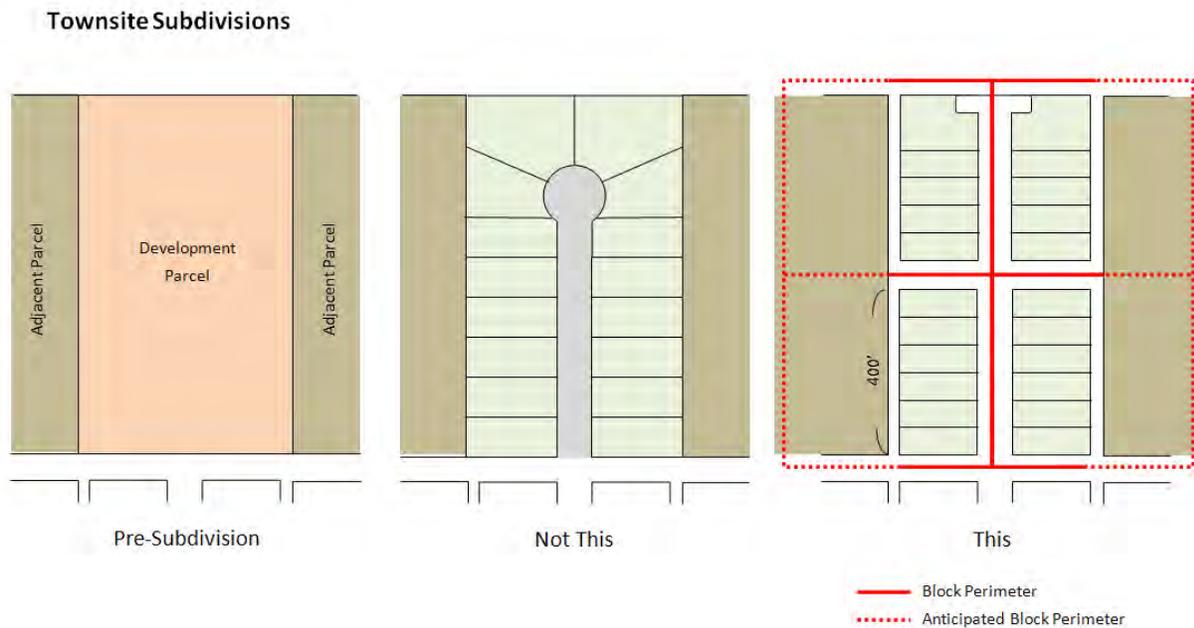


Figure 4.2.10.2: Subdivisions within or adjacent to the townsite shall continue and extend the grid street pattern.

A loop lane (Figure 4.2.10.3) may be used as an alternative to a cul-de-sac.

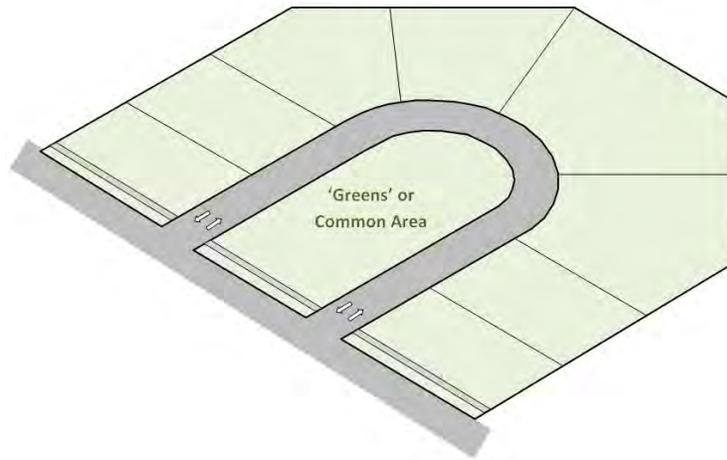


Figure 4.2.10.3: Loop lanes are an appropriate alternative to a cul-de-sac.

A loop lane) is a two-way street with a landscaped interior area that has a width of at least 75 feet. Efforts should be made to provide connectivity of loop lanes to the traditional grid system.

Landlocked Townsite Infill

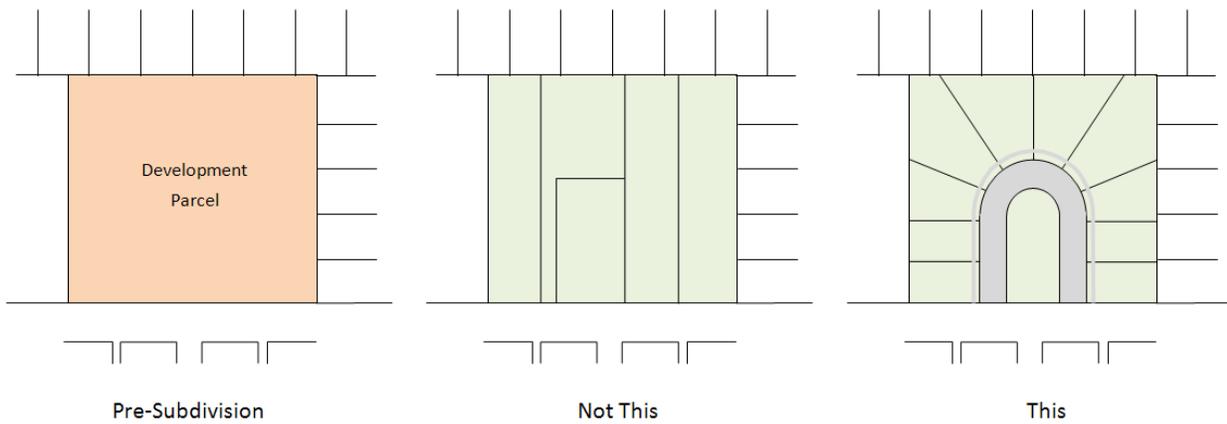


Figure 4.2.10.4: Flag lots such as in the center example are not permitted in the plan area.

Outside Sheridan Townsite

Rural Sheridan is valued by its residents and by those from outside the area for its natural beauty and its agricultural and rural lifestyle. The diversity of the natural environment and variety of environmental features remain today, primarily as a result of ongoing stewardship by local residents and Placer County's leadership in implementing environmental protection measures to retain the rural character of the area and the health of its natural systems.



Figure 4.2.10.5: Most properties outside of the townsite are zoned Farm with a minimum parcel size of 4.6 acres.

Subdivision planning and construction outside of the townsite should be designed to have a low impact on the environment and be consistent with the character of the community.

A critical planning issue facing the unincorporated areas of Placer County is to devise a workable balance between the desire to develop suburban residential acreages, rural home sites, and large-lot suburban/rural subdivisions (4.6+ acre lot size), while at the same time not create, or at least minimize, conflicts between homeowners and farmers. The value of rural land is recognized by the County in the General Plan and Subdivision Ordinance which aim to protect and preserve the resources on these lands.

Non-Townsite Subdivision Principles

- 1) The number of lots permitted in a subdivision is dependent on the specific characteristics of the area, as well as the minimum lot area required by ordinance. However, the number of lots permitted by a zoning designation should be considered only as a maximum and is not a guarantee of the density that is allowed.
- 2) An overriding consideration in the design of any subdivision project shall be the conservation of the natural slope, the conservation of natural drainage channels and swales (since they serve in place of artificial drainage systems), the preservation of existing natural resources including wildlife habitat and trees, and preservation of cultural or historic resources.
- 3) Visibility of structures, preservation of natural land form and natural resources, topography, noise exposure, maintenance of rural quality and relationship to the surrounding properties, and access to transportation corridors and services shall all be considered in preparing subdivision

designs. Subdivision density, or number of lots, will ultimately be determined by these factors.

- 4) Lots shall be adequate in size and shape to accommodate those primary and accessory uses which are in keeping with the particular residential characteristics of the specific location without:
 - a) Creating a feeling of overcrowding.
 - b) Creating measurable negative environmental impacts which cannot be adequately mitigated.
 - c) Creating the need for variances.
- 5) Creation of flag lots is not allowed.
- 6) Street patterns shall be clear and understandable to promote ease of orientation and convenient access.

Grading Principles

- 1) Mass grading shall not occur outside of commercial, industrial and high-density residential areas.
- 2) As required by the Placer County Grading Ordinance, all grading exceeding 250 cubic yards of material, and exceeding four feet in vertical height (cut or fill), shall require review and approval by Placer County. In addition, other grading activities may require a grading permit per Placer County Ordinance Section 15.48.060 and 15.48.070.

Vegetation Removal/Landscaping

- 1) Native tree removal shall be kept to a minimum and is subject to prior approval by Placer County.
- 2) Every effort shall be made to preserve as much natural vegetation as possible.
- 3) Revegetation/landscaping plans shall emphasize the use of native and compatible, drought-tolerant plant materials. A revegetation plan shall be submitted and approved by Placer County for all disturbed areas.
- 4) All natural streams, drainage areas and floodplains shall be maintained in their natural state unless specific approval for modification is given by the County and other appropriate agencies and/or such work is necessary for maintenance of a free-flowing channel.

4.2.11 Residential Subdivision Gating

To help preserve the rural character of Sheridan and promote interconnectivity between neighborhoods, gated subdivisions are not allowed in the Community Plan area under any circumstances. Individual properties and driveways may be gated however.

4.2.12 Secondary Housing Units

One way for a community to increase housing options in an existing neighborhood that is zoned for single-family residences is by allowing property owners to build what are commonly called granny flats. Second units are efficient to produce because they use existing land and public infrastructure. Under State housing law, these second units are allowed on most residentially-zoned lots. The County has the authority to regulate the size, setback, design and parking for second units. Second units must have an adequate water supply and sanitary (waste water) facilities.

These accessory dwelling units can serve several functions. For aging homeowners who need assistance, they can provide caregiver or caretaker quarters. Second units also help stabilize neighborhoods because they provide a source of income for home owners. In addition, they provide housing for elderly parents or adult children who could not otherwise afford to remain in the community.

The Placer County Zoning Ordinance establishes standards for secondary dwelling units in Sheridan. A secondary dwelling unit is defined as an additional self-contained living unit, either attached to or detached from, the primary residential unit on a single lot. It has cooking, eating, sleeping, and full sanitation facilities.

Secondary dwelling units are permitted with an Administrative Review Permit (ARP) in all residential districts including the Farm (F) district subject to the following standards:

- 1) The lot contains an existing single-family dwelling.
- 2) If construction of a secondary unit is proposed on a vacant lot, elevations and floor plans for both the main unit and the secondary unit must be submitted for approval, along with a representative photograph of the main unit.
- 3) In zoning districts where the minimum lot area is 10,000 square feet or less, the minimum lot area for the lot containing the secondary unit must be 150 percent the minimum lot area for that specific zoning district.
- 4) Secondary dwellings on parcels smaller than one acre in size must either be attached to the primary unit or integrated with a detached accessory building (such as a garage).
- 5) The maximum floor area allowed for a secondary dwelling is to be based on the area of the lot as shown in Table 4.2.11 below.
- 6) The secondary dwelling must be architecturally compatible with the primary residence. For attached units, the appearance of the building should remain that of a single-family residence.
- 7) A secondary dwelling of 640 square feet or less must be provided one off-street parking space; a larger secondary dwelling shall be provided two spaces.

- 8) Using existing/shared driveway connection to reduce potential vehicular conflicts on roadways is encouraged.
- 9) Encroachment permits and traffic fees are required for a new driveway connection serving a secondary dwelling.

Table 4.2.12
Maximum Floor Area Allowed for Second Units

Lot Area of Site	Maximum Floor Area (sq. ft.)
Less than 1 acre	640
1 acre to 2.29 acres	840
2.3 to 4.59 acres	1,000
4.6 acres or more	1,200

Source: Placer County Zoning Ordinance, Section 17.56.200