

9C GD Gateway District.

A. Purpose. To create a mixed use district that constitutes a natural social and economic part of the community and encourages development that preserves community character, natural space, and scenic vistas of gateway areas by requiring adequate open space, context sensitive design, and appropriate land use. The Gateway District may be applied to any land located along or near a major entrance into the City of Sheridan, primarily I-90, Main Street, 5th Street, Brundage Lane, Big Horn or Coffeen Avenue.

B. Master Plan Required.

1. Prior to the subdivision and development of land or issuance of any building permits for an area zoned as part of a Gateway District, a master plan must be submitted to the Planning Division for review.

2. The required master plan shall be consistent with relevant planning documents adopted by the City, and shall be no less protective of community character, natural spaces and vistas than planning documents adopted by the City for adjacent areas.

3. The minimum area described by a master plan shall be fifty (50) acres, except in cases where the total size of the Gateway District exceeds one hundred (100) acres. If the district size is in excess of one hundred (100) acres the minimum area described in the initial master plan shall be one hundred (100) acres, or 50% of the district area, whichever is less.

4. The master plan shall have at a minimum sections addressing the following areas:

i. Proposed land uses;

ii. Proposed building envelopes and setback;

iii. Proposed landscaping, including buffer areas and provisions for long term maintenance;

iv. Proposed location of public and private utilities;

v. Proposed multi-modal transportation network;

vi. Proposed open space, parkland, areas of protected natural habitat;

vii. A conceptual transportation plan;

viii. A conceptual drainage plan;

ix. Architectural design standards, including proposed building heights, that meet or exceed Junction Corridor standards and incorporate design principles found in relevant planning documents adopted by the City.

5. The master plan must demonstrate the compatibility of both internal land uses, and compatibility with land uses on adjacent properties. Potential impacts may be reduced via setbacks, open space placement, landscaping, or other acceptable method.

6. Open space areas and landscaping shall be configured in such a way as to protect viewsheds from public roads and recreational areas. Open space shall also be used to buffer existing uses to help ensure compatibility with future development.

7. No open space or recreational area shall be acceptable unless dedicated to the City of Sheridan, or placed in a permanent easement that precludes its use for anything other than agricultural, recreational, or open space uses. As a general rule, open space areas must be configured with no dimension less than one hundred feet. Limited exceptions to this rule may be made, for example, for trail connections or for landscaping buffers beyond those required in subsection D. Open space areas may include drainage areas, if the outcome is to preserve historic drainage, or provide water for landscaped areas. Areas under surface utility easements (e.g., transmission line), existing conservation easements,

or road easements shall not be acceptable as open space. Areas with underground utility easements (e.g., fiber optic and water and sewer lines) are acceptable as open space. Areas occupied by drainage channels, draws, cliffs, and land areas with grades in excess of six percent shall not compromise more than fifty percent of the required open space area.

8. All open space uses shall be accessible to the general public, except in cases where they preserve sensitive habitat, and the land is permanently maintained in a natural state.

9. The total amount of open space set aside in any master plan must be sufficient to protect the character of primary viewsheds but in no event shall be less than 17% of the total area described in the master plan. This area shall not include landscape buffers between uses required in subsection D below.

10. Wherever practical, the master plan shall allow for the extension of existing pathways, recreational areas, and open space, particularly when the open space protects a natural or scenic amenity.

11. Upon completion of review by City staff, the master plan shall be scheduled for the next available Planning Commission meeting. The Planning Commission may recommend approval, approval with conditions, or denial for any master plan applying to a Gateway District. Upon receiving recommendation from the Planning Commission, the City Council, shall consider the plan at their next available Council meeting. The Council shall approve, approve with conditions, or deny the master plan.

12. The Planning Commission may consider a preliminary plat submittal for the area contained in the master plan at the same time the master plan is considered, as long as no final plat submittal is considered prior to the acceptance of a Gateway District master plan by the City Council. The applicant for a gateway district shall also demonstrate compliance with any conditions of the master plan approval prior to bringing forward a final plat submittal.

13. Once approved by the City Council, the master plan becomes the governing document for land use considerations except where restricted in subsection C, or in any other applicable section of City Code. In any matter not addressed by the master plan, the applicable rules and regulations of this appendix shall apply.

14. The City Council and the Planning Commission encourage submission of proposed master plans and elements of a master plans for Gateway Districts and adjacent areas that set standards more protective of community character, natural spaces and vistas than the standards set forth herein.

15. Procedures for Design Review in Gateway Districts. Prior to approval and issuance of a building permit, all new development and redevelopment of multi-family, commercial and industrial projects that meet the criteria for Substantial Improvement under the Zoning Ordinance shall be required to receive design approval as established in Appendix A Section 15, and as guided by the design review guidelines established for Junction Corridors of the Entryway and applicable master plans and planning documents adopted by the City.

i. Project review shall undergo the collaborative process as described in Section 15 of the Zoning Ordinance, with the goal of ensuring compatibility of design with community character and applicable master plans, protecting land values of adjacent development and ensuring business viability during the collaborative process.

ii. Design Review Guidelines for Gateway Districts. In reviewing new multi-family, commercial and industrial projects and multi-family, commercial, and industrial projects for which redevelopment meets the criteria

for Substantial Improvement, the Design Review Board shall be guided by the Design Review Guidelines established for Junction Corridors, the architectural design, landscaping, and other standards contained

in applicable master plans and planning documents adopted by the City, and the standards contained in this appendix.

C. Prohibited Uses.

1. The following uses shall be prohibited in a Gateway District:

i. Heavy manufacturing or manufacturing processes that generate significant dust, odor, or noise.

These prohibited uses shall include, but not be limited to:

a. Mining or quarrying of materials.

b. Extraction or refining of petroleum or natural gas or any byproducts. This prohibition includes pipe yards and well drilling outfits.

c. Salvage, scrap, or used material storage, sorting, or recycling.

d. Manufacture or mass storage of caustic or toxic materials or substances.

e. Feedlots, animal butchery and rendering operations.

f. Ore mills.

g. Crematoriums.

h. Adult businesses as defined in Section 2 of this appendix.

ii. Outdoor storage or sale of vehicles, trailers, equipment, materials, products or other items except:

a. Screened outdoor storage or sale of construction materials, plants, and gardening materials located adjacent to a retail establishment and not exceeding five percent of the gross indoor floor area of the retail establishment.

b. Nurseries and greenhouses.

c. Sale of motor vehicles provided the interior of the lot is appropriately landscaped with areas containing sod, native grasses, shrubs, bushes, and trees.

2. All other uses may be considered as long as their location is detailed in the required master plan, and the master plan has been accepted by the City Council.

D. District Standards.

1. Building setbacks, lot dimensions, height and area restrictions shall be as set forth below. Limited exceptions to these rules may be made if necessary to further the purposes of this section, and only if approved as part of the master plan and if the City Council finds that any proposed exception does not adversely impact a significant viewshed, and is not contradictory to any planning document adopted by the City.

i. Residential Uses.

a. Maximum height – 45 feet or four stories.

b. Front yard – 15 feet.

c. Rear Yard – 15 feet.

d. Side Yard – 5 feet, unless part of an attached duplex or town home in which case a zero lot line may be used.

e. Lot area – 4,000 square feet per family for a single family dwelling, 3,000 square feet per family for a two family dwelling, and 800 square feet per family for dwellings serving more than two families.

ii. Commercial Uses.

a. Maximum height – No building shall exceed forty-five (45) feet or four (4) stories. Final building envelopes and heights are subject to master plan approval.

b. Front yard – 15 feet.

c. Rear Yard – 15 feet.

d. Side Yard – 15 feet except in the case of buildings sharing a common wall in which case no side yard shall be required between such buildings.

e. Required front, rear and side yards shall include an area at least fifteen feet in width adjacent to the lot line that shall be appropriately landscaped with any of the following sufficient to buffer adjacent uses:

(A) Sod, native grasses, shrubs, bushes, and trees.

(B) Pedestrian amenities such as benches, tables, plazas, patios, pathways, or artwork.

f. Lot area – No minimum for commercial use.

iii. Industrial Uses.

a. Maximum height – No building shall exceed seventy-five (75) feet; provided that any building over forty-five (45) feet will be permitted only if approved as part of the master plan and if the City Council finds that any proposed height does not adversely impact a significant viewshed and is not contradictory to any planning document adopted by the City. Final building envelopes and heights are subject to master plan approval.

b. Front yard – 50 feet.

c. Rear Yard – 50 feet.

d. Side Yard – 50 feet.

e. Required front, rear and side yards shall include an area at least fifteen feet in width adjacent to the lot line that shall be appropriately landscaped with any of the following sufficient to buffer adjacent uses:

(A) Sod, native grasses, shrubs, bushes, and trees.

(B) Pedestrian amenities such as benches, tables, plazas, patios, pathways, or artwork.

f. Lot area – No minimum for industrial use.

E. General Provisions.

1. All uses must meet the parking requirements established in Section 10 of this Appendix A.

2. Property zoned Gateway District shall comply in all other respects to applicable portions of City Code. (Ord. No. 2066, § 1, 3-16-09; Ord. No. 2114, § 1, 9-6-11.)