

A. INTRODUCTION – MIXED USE

1. GENERAL DESCRIPTION

The Mixed Use (MU) Planning Area will serve the business, commercial and residential needs of the Wrench Ranch Phase I Master Plan. The area will include a mixture of businesses, housing, restaurants and offices. The area is intended to be pedestrian-oriented and to be characterized by buildings with outdoor corridors that lead people through the development.

B. PRINCIPAL USES

The following Table (MU Permitted Uses–Mixed Use) the symbol "P" indicates the uses that shall be permitted in the Mixed–Use District. Uses not permitted are indicated with the symbol "X".

TABLE MU PERMITTED USES–MIXED USE	PERMITTED
A. RESIDENCES & OTHER LIVING ACCOMMODATION	
Single Family Housing	P
Boarding, rooming houses	P
Family-care homes	P
Group-care homes	P
Group-care institutions	P
Residential rehabilitation facility	P
Town home dwelling	P
Two, three and four family dwellings	P
Mobile Home Parks	X
Hotel	P
B. CONSUMER GOODS AND SERVICES	
Bed and breakfast establishments	P
Commercial Shopping Center	P
Copy shops and printing services including typesetting	P
Daycare Centers	P
Daycare Home	P
Financial Institutions	
1. Financial site, drive-up facility not located on same lot as principal use.	P
2. Financial Automatic teller Machines	P
Gasoline sales in conjunction with or without retail use	P
Hardware, building materials or Garden Stores	P
1. With outdoor display	X
Office uses including: Medical or dental offices and clinics, professional offices, & general business use	P
Personal service shops	P
Retail sales-General	P
Retail sales-Ambulatory Vendor	P
Retail sales-Mobile Vendor Cart	P
Small Animal Veterinary clinics & hospitals	P
C. BUSINESS-TO BUSINESS GOODS AND SERVICES	
Business service establishments	P
Catering establishment	P
Commercial laundries and linen services	P
Data, radio, TV or other broadcasting facilities	P
1. Without outdoor transmission or receiving facilities	P
2. With outdoor transmission or receiving facilities	X
General administrative offices	P
Medical, dental and optical laboratories and research facilities	P
D. EDUCATIONAL, RELIGIOUS, AND CULTURAL USES	
Colleges, universities (Satellite Office)	P
Convention and Conference Centers	X
Libraries, museums or art centers including accessory education facilities	P
Performing areas centers, auditoriums and other places of assembly	X
Places of religious assembly including churches, synagogues or temples	P
Schools, daycare center facilities, offices other than the administration of the principal use of commercial activities (eg. Retail Stores)	P
Public and private schools for kindergarten, elementary or secondary education	P
Special schools such as martial arts, dance or other similar personal skills instruction	P
Trade or vocational schools	P
E. RECREATION, SOCIAL, AND ENTERTAINMENT USES	
Adult or Sexuality oriented businesses are specifically prohibited within all areas of the Master Plan	X
Indoor commercial recreation facilities	P
Live entertainment establishment with indoor and outdoor seating or activity area	P
Private membership clubs for health, recreation and athletic facilities	P
Public and private open space	P
Public and private parks and playgrounds	P
Public and private play fields, courts, recreation centers and other public recreation facilities with associated dining facilities	P
Reception/banquet hall	P

TABLE MU PERMITTED USES–MIXED USE (con't.)	PERMITTED
Restaurants	P
1. Restaurants with outside eating area	P
2. Restaurants with drive-in facilities	P
Social, fraternal clubs and lodges	P
F. STORAGE, PARKING, AND TRANSPORTATION USES	
Bus, railroad, public transit terminal	P
Parking lots to serve other principal uses within the district	P
G. PUBLIC AND INSTITUTIONAL USES	
Emergency services, rescue squad/ambulance services	P
Essential municipal, private and public utility uses, facilities, services, and structures	P
Government administrative and service offices	P
Medical facilities including but not limited to urgent care, outpatient clinic, and medical and dental clinics	P
H. AGRICULTURAL USES	
Continued agricultural production on undeveloped portions of the Master Plan	P

C. ACCESSORY USES

Accessory structures are defined as any building or use which is subordinate in purpose, area or intensity of the principal building or use served, is normally associated with the principal building or use, contributes to the needs of the occupants, business enterprise or industrial operation within the principal building or use served and is located on the same lot as the principal building or use.

USE	Permitted
Accessory dwelling unit	P
Automated Teller Machine (ATM)	P
Cafeteria, Dining Halls and Similar Food Services	P
Car Wash Bay	P
Shelter for household pets	P
Dwelling unit for owner, caretaker or employee	P
Fences, hedges or walls	P
Home occupation	P
Offices to operate principal use	P
On-premise signs	P
On-site daycare centers (for employees children)	P
Porches, patios, cabana, porches and gazebos	P
Incidental household storage buildings	X
Play lots, recreation facilities, on-site management office, laundry facilities for use by residents only	P
Production of fermented malt beverages, malt, special malt and various and spirituous liquors (brew pub)	P
Recycling collection point	P
Residential garages and carports	P
Restaurants, bars, newsstands, gift shops, clubs, managerial offices and lounges	P
Retail sales of goods as part of permitted industrial and warehouse uses	P
Retail sales of goods produced onsite as part of allowed agricultural uses	X
Satellite dish antennas accessory to residential uses	P
Satellite dish antennas accessory to nonresidential uses (not including home occupations)	P
Storage or parking of trucks, cars or major recreational equipment, including but not limited to boats, boat trailers, camping trailers, motorized homes and house trailers	X
Swimming pools and hot tubs accessory to residential uses	P
Other accessory uses as determined by the City Planning Director to meet accessory criteria	P

D. MIXED-USE DISTRICT: SETBACK & HEIGHT STANDARDS

The Guidelines, Standards, and Regulations of this Master Plan were written with the intent of complying with the City of Sheridan Gateway Ordinance (Ord. 2066) contained within the City of Sheridan Municipal Code. In regards to building setback (excluding required landscape buffers), height and density; this Master Plan shall take precedence over municipal code. In all other matters, development of the Wrench Ranch Mater Plan Phase I shall be fully compliant with the City of Sheridan Municipal Code.

TABLE MU-2
MIXED-USE SETBACK & HEIGHT STANDARDS

Location	Width/Height
Building Setback	
Arterial	15'
Local-through Street	15'
Local Internal Streets	15'
Commercial Side (20' Combined)	5' Minimum
Side "Common Wall"	0'
Residential Side	5'
Front	15'
Rear	15'
Height Limitations (varies by location, see Master Plan)	
Commercial Principal Use	45',35'
Residential Principal Use	45',35'
1. Setbacks = all setback are measured from the Property Line/R.O.W.	

8. BUILDING HEIGHT

Building Height will be measured as follows:

- a. Building height is measured from the average of finished grade at the center of all walls of the building to the top of the parapet or highest roof beam (whichever is higher) on a flat or shed roof, to the top of the parapet or deck level (whichever is higher) of a mansard roof, or the average distance between the highest ridge and its eave of a gable, hip or gambrel roof.
- b. Structure height (not including buildings) is measured from the average of finished grade of each support of the structure to the highest point of the structure.
- c. Finished grade shall be consistent with an approved grading and drainage plan, as applicable, and best management practices and shall be consistent and compatible with surrounding properties.

9. DIMENSIONAL STANDARDS

Each of the (4) defined planning areas shall include specific dimensional standards.

10. DESIGN STANDARDS

Each of the (4) defined planning areas shall include Design Guidelines and Standards. These will be in harmony with the Junction Corridor Requirements and the Gateway Ordinance.

D. NOTES AND PROVISIONS

- 1. TOTAL ACREAGE: 180 +/- acres
- 2. EXISTING ZONING: City of Sheridan Gateway District
- 3. The Wrench Ranch will be developed in phases. This Master Plan covers only Phase I. See Phasing Diagram (Sheet P-1).
- 4. PARKING REQUIREMENTS

USE	SPACES	UNIT
Churches	1	Per five seats
Single Family	2	Per dwelling unit
Two Family	2	Per dwelling unit
Multi-family	1.5	Per dwelling unit
Medical Facilities including but not limited to: urgent care, Out-patient, medical and dental clinics	1	Per bed or 100 SF
Convalescent, nursing and other health homes and institutions, homes for aged, one additional space children's homes and welfare or correctional institutions	1	Per three beds, plus one additional space per employee
Bed and Breakfast	1	Per unit
Veterinary Clinic	1	Per 200 SF
Commercial	1	Per 100 SF
Colleges and Universities	1	Per 5 seats
Recreation Facilities	1	Per 250 SF
Private club	1	Per 200 SF
Office and Institution	1	Per 350 SF
Restaurant or Bar	1	Per 2.5 seats
Banks, post office, business and professional and government offices	1	Per 300 SF
Hotel	1	Per bedroom
Retail	1	Per 200 SF

- a. Parking shall be accessed by alleys or rear lanes, when such are available.
- b. Open parking areas shall be masked from the street frontage by a building or plantings. See Landscape Standards (Sheet L-2).
- c. Residential garage parking spaces shall count towards meeting the parking requirement.
- d. All uses not covered in the above parking table shall follow the standards established by the City of Sheridan's zoning ordinance.

5. Landscaping will meet or exceed the City of Sheridan Municipal Code Landscaping Standards. Final Landscape Design will be submitted for approval as part of a Subdivision submittal or development approval process.

6. Landscape buffers and setbacks will be provided throughout the Master Plan and will be subject to review at the time of Subdivision submittal or development approval process.

7. Setbacks, screening, landscaping and berming will be used to buffer development.

8. The Light Industrial zone will be used as a transition between the existing Heavy Industrial property along Industrial Drive and the Mixed Use zone to the North. The Light Industrial zone will be buffered from the Mixed Use zone by specific setback, screening and landscaping requirements that will be subject to review at the time of Subdivision submittal or development approval process.

9. North Main/Decker Road is Wyoming State Highway 338 and is under the jurisdiction of WYDOT and is anticipated to be developed in compliance with WYDOT standards.

10. The developer is responsible for providing conduit crossings of the roadways, detached walks, and other surface features, including ditches. Specific crossing locations will be determined when system design is complete and provided at the time of final plat.

11. Per the Gateway Ordinance, detention areas with the intent of continuation of historic drainage routes and flows will be dedicated to the City of Sheridan.

12. Drainage will be conveyed to detention ponds throughout the Master Plan area through a combination of surface and underground facilities. Surface water will be detained and released at the historic rate per City of Sheridan Standards.

13. Final street names will be provided at the time of final plat.

14. All activity within the Master Plan area shall meet applicable City noise standards for the appropriate planning area at the boundary of the Master Plan.

15. PROCEDURES FOR DESIGN REVIEW

All new development and redevelopment that meets the criteria for Substantial Improvement per City of Sheridan Zoning Ordinance shall be required to submit site plan and detailed façade drawings. Requests for building and site review shall be reviewed and approved by the Planning Commission of the City of Sheridan prior to building permit approval for any such project.

- a. Project review shall undergo the review process described in City of Sheridan Ordinance, Appendix A 'Zoning', Section 15.
- b. Documents to be reviewed must include: Site plan, Building Plans, Building Elevations, Landscape Plan, & Grading Plan.

16. SPECIFIC SUPERSEDES THE GENERAL

The Table of Permitted Principal Uses identifies uses both specifically and generally. If a use is not specifically identified, then the more general listing of similar uses shall apply. However, if a use is specifically identified, that listing, not the general shall determine the appropriate zone for the use.

17. ACCESSORY USES INCLUDED

All accessory uses, structures, and activities shall be subject to the general, dimensional, operational, and use-specific regulations stated in the Master Plan except as otherwise expressly approved by the City for an accessory dwelling unit, no accessory structure or building shall include a dwelling unit.

19. All sketches provided on sheets LU-1 through LU-5 are purely conceptual and should not be considered a limiting factor in design.

E. SPECIAL STANDARDS

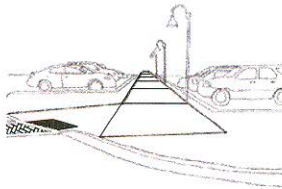
Special development standard related to MU Mixed-Use include the following:

1. ENCROACHMENTS/PROJECTIONS INTO SETBACKS:

- a. Eaves, roof projections, awnings, projection signs and other features may project into required yards a maximum of three (3) feet, provided such appendages are supported at or behind the building setback line.
- b. Open overhead trellises may encroach into a required setback adjacent to a street behind the R.O.W. line.
- c. Encroachments and projections into easements must be approved by the easement holder and the City of Sheridan.
- d. Encroachments and projections shall be constructed of fire-rated or fire-resistive construction if required by the Building Codes.

F. SITE PLANNING PRINCIPLES

- 1. Site and orient buildings to concentrate and reinforce pedestrian activity along sidewalks.
- 2. Provide safe and efficient vehicular parking lots while minimizing the negative visual impacts commonly associated with large paved areas. Developers are required to provide pedestrian walkways or other means to convey pedestrians from the parking lots to the building entries.



G. SITE PLANNING GUIDELINES

1. BUILDING SITING AND ORIENTATION

- a. Site buildings to face the primary street frontage.
- b. Provide clearly articulated pedestrian-oriented entries.
- c. It is encouraged that developments include pedestrian spaces such as plazas, squares, and forecourts.
- d. Create continuous building facades along the street and public space. Avoid blank facades and "dead" or vacant spaces within the streetwall.
- e. Site buildings to concentrate continuous pedestrian activity along the street and within formal open space areas.
- f. Define urban open space with building masses and pedestrian amenities. The edges of courtyards, plazas and greens should contain residential entrances, retail storefronts, restaurants and/or offices designed to enhance the pedestrian experience. Blank walls and dead spaces without pedestrian interest shall be minimized.

2. VEHICULAR CIRCULATION AND PARKING

- a. Segment large parking lots into smaller courts to minimize the perceived scale of the total parking area.
- b. Locate parking areas within internalized parking courts or to the sides or rear of buildings.
- c. Provide bicycle parking.
- d. All parking requirements shall meet or exceed the City of Sheridan Municipal Code.

3. SERVICE DELIVERY AND OUTDOOR EQUIPMENT STORAGE

- a. Avoid placing service areas where they are visible from adjacent buildings or streets.
- b. Provide 6' high opaque screen fence or wall around trash/recycling enclosures.
- c. Locate loading docks, trash enclosures and service areas behind buildings accessed from alleys or internal parking courts.
- d. Provide separate parking areas for delivery trucks and service vehicles located behind buildings.
- e. Create shared service areas. Align service areas with those of adjacent buildings so that service drives may be shared.
- f. Locate accessory structures behind buildings.

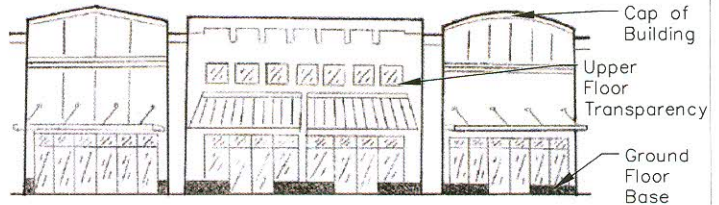
H. ARCHITECTURE - MIXED USE PRINCIPLES (MU)

- 1. Design clearly articulated human scale buildings.
- 2. Use tower elements at corners designed to punctuate street intersections.
- 3. Orchestrate building structural bays to create repetitive building rhythms.

I. ARCHITECTURAL GUIDELINES - MIXED-USE (MU)

1. BUILDING MASSING AND FORM

- a. Segment buildings into three major components: the ground floor base that anchors the building to the ground; the upper story façade that provides transparency, and the cap that terminates the top of the building.

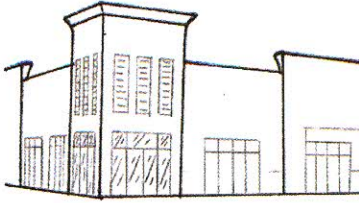


- b. Divide large buildings into a series of individual storefronts, commonly occupying single or multiple structural bays of similar design and proportion.
- c. Provide scale-giving building massing, elements, ornament, patterns & textures to provide human scale to the final design.
- d. Design the building masses to provide continuity with adjacent structures.
- e. Terminate the top of the building with a distinctive pitched roof or cornice.



- f. Avoid large, monumental, undifferentiated and scale-less building masses.

- g. Punctuate the skyline with corner towers. Tower elements provide a proper termination of converging street walls, accentuating the corner.

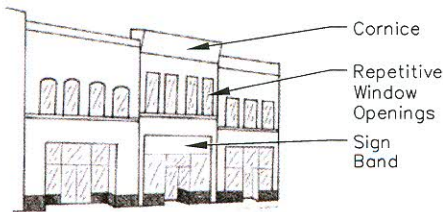


2. GROUND FLOOR STOREFRONT BASE

- a. Use commercial storefront heights to allow natural light to penetrate interiors. Storefront minimum height: 10'.

3. UPPER STORY FACADES

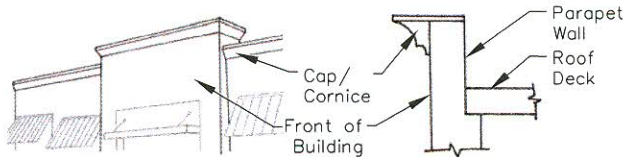
- a. Emphasize horizontal building features such as continuous cornice elements, repetitive window openings and sign bands that provide architectural continuity between neighboring buildings.



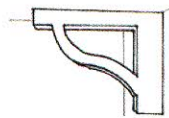
4. ROOF CAP

- a. Terminate the top of the building with a distinctive roof cap and/or cornice. Design roof caps using the following techniques:

- I. Terminate the top of the flat roof with a distinctive cap and/or cornice and parapet wall.



- II. Align cornice lines with neighboring buildings to avoid clashes in styles and materials.
- III. Support pitched roof eave overhangs with corbels or brackets.



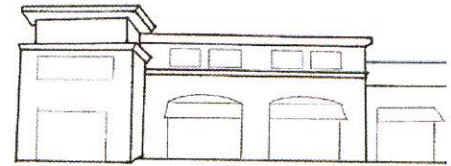
- IV. Sheath sloped roofs with a durable roofing material that is complimentary to the architectural style of the building.
- V. Avoid radical roof pitches that create overly prominent or out-of-character buildings.

- VI. Avoid continuous roof planes. Pitched roof planes exceeding 50 linear feet should incorporate articulated roof elements that include the following:

- Cross Gables
- Roof Monitors
- Vertical Tower Elements
- Roof Dormers



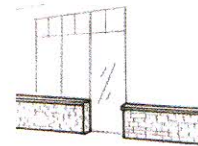
Vary Roof Lines/Heights



- VII. Conceal rooftop mechanical equipment, antenna, satellite dishes, etc. All rooftop mechanical equipment shall be completely screened within a penthouse or hidden behind a roof parapet.

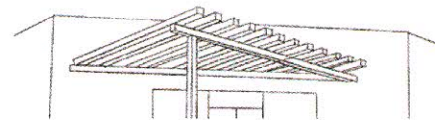
5. MASONRY OR STONE BASE

- a. Define the base of buildings with a masonry or stone base designed to anchor structure to the ground plane.



6. AWNINGS/SUNSHADES

- a. Design awnings to compliment the structural framework of the building. Awnings should express the shape and proportion of window openings and structural bays.



- b. Do not obstruct transom windows with awnings.
- c. Internally illuminated awnings are prohibited. Awnings shall not be back-lighted.
- d. Construct awnings of durable material.

7. BUILDING MATERIALS

- a. Use building materials such as brick, stone and wood that help interpret the size of the building.
- b. Avoid large, featureless building surfaces such as large all glass curtain walls or unarticulated tile concrete.
- c. Avoid an excessive variety of façade materials.

d. The following building materials are permitted:

I. Building Base and Facades:

- Concrete, Precast
- Masonry, Brick
- Masonry, CMU (Integrally colored)(Recommend split face)
- Masonry, Stone (ie. Ashler-laid, broken rangework, pitched faced, quarry faced)
- Masonry, Stone Veneer (ie. Brownstone, sandstone, slate)
- Metal, Structural
- Stucco
- Metal wall panels, Corrugated, standing seam, etc. (Use with discretion) (Less than or equal to 15% coverage)
- Tile
- Cultured Stone

II. Roofs:

- Composite Roofing (Architectural grade dimensional fiberglass mat shingles)
- Concrete Shakes (Raked to mimic a natural wood shake)
- Metal, Standing Seam (Seams shall be spaced a maximum of 18 inches)
- Rolled metal or single-ply membrane roofing screened from public view by a parapet
- Slate (real or cultured)
- Tile, Flat Concrete (Modern Slate)
- Brackets, Corbels and Beams
- Wood, Dimensional (Beams)

III. Windows:

- Glass, transparent or tinted (not mirrored)

IV. Use wall materials based upon the following recommendations:

- Board and Batten (wood or cementitious)
- Brick
- Corrugated Metal (Less than or equal to 15% coverage)
- Siding, Clapboards (wood or cementitious)
- Siding, Fishscale (wood)
- Siding, Drop (wood or cementitious)
- Siding, Lap (wood or cementitious)
- Siding, Shingle (cedar, redwood or cementitious)
- Siding, Tongue and Groove (wood or cementitious)
- Stone (natural)
- Stone (cultured)
- Stucco (exterior plaster)
- EIFS

