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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

A. INTRODUCTION – COMMERCIAL

1. GENERAL DESCRIPTION

The Commercial (C) Planning Area will serve the business and commercial needs of the Wrench Ranch Phase Two Master Plan and will serve as a commercial hub for the North end of Sheridan. The area will include a mixture of vehicular and pedestrian–oriented businesses, restaurants, and offices. The area is intended to be able to be reached by pedestrians from the Mixed–Use (MU) zone of the Master Plan as well as by vehicle from out of the district.

B. PRINCIPAL USES

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

TABLE C PERMITTED USES–COMMERCIAL	PERMITTED
A. OFFICES USE TYPES	
General Offices	P
Financial Offices	P
Medical Offices	P
B. COMMERCIAL USE TYPES	
Agricultural sales & Service	P
Business Park	P
Commercial center	P
Communication services	P
Construction sales & service	P
Consumer repair services	P
Copy shops and printing services including typesetting	P
Food sales	P
General retail	P
Laundry	P
Liquor sales	P
Medical clinic	P
Veterinary clinics	P
Veterinary hospitals	P
General administrative offices	P
Adult or Sexually oriented businesses are specifically prohibited within all areas of the Master Plan	X
Indoor commercial recreation facilities	P
Bus, railroad, public transit terminal	P
Parking lots to serve other principal uses within the district	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
Automated Teller Machine (ATM)	P
Cafeteria, Dining Halls and Similar Food Services	P
Car Wash Bay	P
Fences, hedges or walls	P
Nurseries and greenhouses	P
Offices to operate principal use	P
On–premise signs	P
Recycling collection point	P
Retail sales of goods as part of permitted industrial and warehouse uses	P
Sale of motor vehicles provided the interior of the lot is appropriately landscaped with areas containing sod, native grasses, shrubs, bushes and trees	P
Satellite dish antennas accessory to nonresidential uses	P
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	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
Other accessory uses as determined by the Planning Director to meet accessory criteria	P

D. PROHIBITED USES

Prohibited Uses shall be as described in Sheridan Zoning Code Zone B–2.

E. COMMERCIAL 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 Two shall be fully compliant with the City of Sheridan Municipal Code.

TABLE C–2
COMMERCIAL SETBACK & HEIGHT STANDARDS

Location	Width/Height
Building Setback	
I–90	50'
N. Main	15'
Local Internal Streets	15'
Side Yard–Within Planning Area	15'
Side "Common Wall"	0'
Rear	15'
Height Limitations	
Commercial Principal Use (4 story Max.)	45'

F. SPECIAL STANDARDS

Special development standard related to Commercial include the following:

1. SETBACKS – All setback are measured from the Property Line.
2. ENCROACHMENTS/PROJECTIONS INTO SETBACKS AND OFFSET(YARDS)

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 or offset line.

b. Encroachments and projections into easements must be approved by the basement holder and the City of Sheridan.

c. Encroachments and projections shall be constructed of fire–rated or fire–resistive construction if required by the Building Codes.

G. 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 encouraged to provide pedestrian walkways or other means to convey pedestrians from the parking lots to the building entries.

3. Locate stand alone satellite building at site entrances to "announce" entry.

H. SITE PLANNING GUIDELINES

1. BUILDING SITING AND ORIENTATION

a. Create continuous building facades along the street and public space. Avoid blank facades and "dead" or vacant spaces within the streetwall.

b. Site buildings to concentrate continuous pedestrian activity along the street and within formal open space areas.

c. Orient primary building storefront openings towards the street or formal open space areas as opposed to rear parking areas.

d. Site buildings to face the main street frontage.

e. Provide clearly articulated pedestrian–oriented entries.

2. VEHICULAR CIRCULATION AND PARKING

a. Segment large parking lots into smaller courts enclosed by buildings and framed by tree rows designed 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. Locate loading docks, trash enclosures and service areas behind buildings accessed from alleys or internal parking courts.

c. Create shared service areas. Align service areas with those of adjacent buildings so that service drives may be shared.

d. Locate accessory structures behind buildings.

e. Provide 6' high opaque screen fence or wall around trash/recycling enclosures.

f. Provide separate parking areas for delivery trucks and service vehicles located behind buildings.

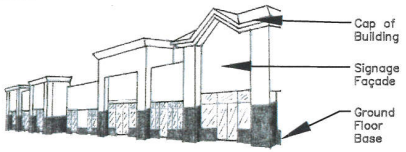
I. ARCHITECTURE – COMMERCIAL USE PRINCIPLES (C)

1. Design clearly articulated human scale buildings.
2. Orchestrate building structural bays to create repetitive, non–monotonous building rhythms.

J. ARCHITECTURAL GUIDELINES – COMMERCIAL (C)

1. BUILDING MASSING AND FORM

a. Divide large buildings into a series of individual storefronts, units, or multiple structural bays of similar design and proportion.



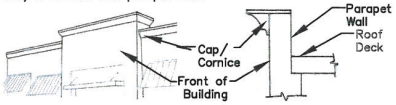
b. Provide scale–giving building massing, elements, ornament, patterns & textures to provide human scale to the final design.

c. Avoid large, monumental, undifferentiated and scale–less building masses.

2. ROOF CAP

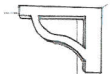
a. Terminate the top of the building with a distinctive roof cap and/or cornice. Design roof caps using the following techniques:

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:

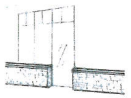
Cross Gables
Roof Monitors
Vertical Tower Elements
Roof Dormers

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.

3. MASONRY OR STONE BASE

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



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Rev.	Date	Description	By	Proj. Engr.	Client Repr.	Rev. Request
0	4/15/2015	Issued for client review, estimating,	DLH	WEP	---	---

MASTER PLAN PHASE TWO
WRENCH RANCH PROPERTIES

Prepared By:
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Client: JOHN E. RICE & SONS, INC
DBA WRENCH RANCH
247 DECKER ROAD
SHERIDAN, WYOMING 82801

WRENCH RANCH PROPERTIES
MASTER PLAN - PHASE TWO
COMMERCIAL PRINCIPLES, GUIDELINES & STANDARDS
SHERIDAN, WYOMING

Drawn:	Design:	Checked:	Survey:
DLH	DLH	WEP	X

Client Contact:	Date:	Scale:	Project No.:	Task No.:	Sheet:	Rev.:
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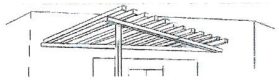
4. AWNINGS/SUNSHADES

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.

5. 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. Ashlar—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 Grove (wood or cementitious)
- Stone (natural)
- Stone (cultured)
- Stucco (exterior plaster)

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WRENCH RANCH PROPERTIES
MASTER PLAN - PHASE TWO
COMMERCIAL PRINCIPLES, FUTURE OPEN SPACES/RIGHT OF WAY GUIDELINES & STANDARDS

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