

CITY OF SUTTER CREEK

**GOLD RUSH RANCH AND GOLF RESORT
SPECIFIC PLAN**

ZONING DISTRICTS

TITLE 18

**CHAPTER 18.80 CONSERVATION AND OPEN SPACE
PRESERVE**

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CHAPTER 18.80
COSP ZONE – CONSERVATION AND OPEN SPACE PRESERVE

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18.80.060	Yard - Side
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18.80.100	Buildings – Maximum Area

18.80.010 Regulations designated. The following regulations apply in the Conservation and Open Space Preserve (COSP) zone in the Gold Rush Ranch and Golf Resort Specific Plan area, unless otherwise provided in this title.

18.80.020 Purpose. The COSP zoning district is designated for the protection and preservation of oak woodland habitat and a broad range of wildlife species; oak tree, wetland, and wildlife habitat mitigation; and passive recreational uses such as hiking and picnicking.

18.80.030 Permitted Uses. Uses permitted in the COSP zone are:

- A. Environmental preservation;
- B. Environmental mitigation;
- C. Parks;
- D. Trailhead parking;
- E. Hiking trails;
- F. Information booths; and
- G. Buildings for storage of equipment and materials necessary for the maintenance of trails, information booths, signage, and mitigation areas.

18.80.040 Buildings Height Limitations. The maximum height in the COSP Zone shall be limited to two (2) stories and shall not exceed twenty-five (25) feet.

18.80.050 Yard - Front. There shall be a front yard of not less than twenty-five (25) feet.

18.80.060 Yard – Side. There shall be a side yard of not less than twenty-five (25) feet.

18.80.070 Yard – Rear. There shall be a rear yard of not less than twenty-five (25) feet.

18.90.080 Buildings – Required Distance Between. There shall be a minimum distance of one hundred (100) feet between buildings.

18.80.090 Buildings – Lot Coverage. Building lot coverage shall not exceed one (1) percent of the lot area.

18.80.100 Buildings – Maximum Area. Building area shall not exceed five thousand (5,000) square feet.

CHAPTER 18.82
MXCR – MIXED-USE COMMERCIAL, OFFICE, AND RESIDENTIAL

Sections:

18.82.010	Regulations Designated
18.82.020	Purpose
18.82.030	Permitted Uses
18.82.040	Buildings – Height Limitations
18.82.050	Yard - Front
18.82.060	Yard - Side
18.82.070	Yard - Rear
18.82.080	Buildings - Required Distance Between
18.82.090	Buildings - Lot Coverage

18.82.010 Regulations designated. The following regulations apply in the Mixed-Use Commercial, Office, and Residential (MXCOR) zone in the Gold Rush Ranch and Golf Resort Specific Plan area, unless otherwise provided in this title.

18.82.020 Purpose. The MXCOR zoning district is designated for commercial, office, public, duplexes, stacked flats, townhouses, attached dwellings, and associated amenities.

18.82.030 Permitted Uses. Uses permitted in the MXCOR zone are:

- A. Neighborhood commercial uses are permitted on the ground floor of any building, including but not limited to:
 - a. Banks and automatic teller machines;
 - b. Bars and cocktail lounges;
 - c. Beauty shops;
 - d. Book stores;
 - e. Convenience stores;
 - f. Dry cleaning, and laundry;
 - g. Florist shops;
 - h. Gift shops;
 - i. Grocery stores;
 - j. Real estate sales;
 - k. Restaurants, cafes, and coffee shops;
 - l. Specialty clothing stores;
 - m. Stationery stores;
- B. Uses permitted on the second floor of any building include:
 - a. Residential; and
 - b. Business and professional offices.
- C. Public parks and open space.
- D. Public utilities and facilities.

18.82.040 Buildings-Height Limitations. Maximum building height in the MXCOR zone shall be limited to four (4) stories and shall not exceed fifty-five (55) feet.

18.82.050 Yard - Front. None.

18.82.060 Yard - Side. There shall be a side yard of not less than five (5) feet, except that on the street side of corner lots there shall be a side yard of not less than ten (10) feet.

18.82.070 Yard - Rear. There shall be a rear yard of not less than ten (10) feet.

18.82.080 Buildings – Required Distance Between. None.

18.82.090 Buildings - Lot Coverage. Building lot coverage shall not exceed fifty (50) percent of the lot area.

CHAPTER 18.84
MXCR – MIXED USE COMMERCIAL/RECREATION

Sections:

18.84.010	Regulations Designated
18.84.020	Purpose
18.84.030	Permitted Uses
18.84.040	Buildings – Height Limitations
18.84.050	Yard - Front
18.84.060	Yard - Side
18.84.070	Yard - Rear
18.84.080	Buildings - Required Distance Between
18.84.090	Buildings - Lot Coverage

18.84.010 Regulations designated. The following regulations apply in the Mixed-Use Commercial/Recreation (MXCR) zone in the Gold Rush Ranch and Golf Resort Specific Plan area, unless otherwise provided in this title.

18.84.020 Purpose. The MXCR zoning district is designated for golf recreational uses and associated amenities.

18.84.030 Permitted Uses. Uses permitted in the MXCR zone are:

- A. Golf course;
- B. Accessory facilities and uses including:
 - 1. Golf course clubhouses;
 - 2. Bars;
 - 3. Restaurants;
 - 4. Locker and shower facilities;
 - 5. Driving range;
 - 6. Tennis facilities;
 - 7. Pro shops for on-site sales of golfing and related sports equipment;
 - 8. Golf cart storage and sales facilities;
 - 9. Equipment maintenance and storage;
 - 10. Storage of herbicides and pesticides for golf course maintenance;
 - 11. Public parks and open space;
 - 12. Reclaimed water storage and disposal;
 - 13. Public facilities and utilities;
- C. Other uses typically associated with golf course development and use;
- D. Hotels and motels;
- E. Neighborhood commercial uses including but not limited to:
 - 1. Banks and automatic teller machines;
 - 2. Bars and cocktail lounges;
 - 3. Beauty shops;
 - 4. Book stores;

5. Convenience stores;
 6. Dry cleaning, and laundry;
 7. Florist shops;
 8. Gift shops;
 9. Grocery stores;;
 10. Real estate sales;
 11. Restaurants, cafes, and coffee shops;
 12. Specialty clothing stores;
 13. Stationery stores;
- F. Business and professional office uses;
- G. Vacation ownership uses;
- H. Public parks and open space; and
- I. Public utilities and facilities.

18.84.040 Buildings-Height Limitations. Maximum building height in the MXCR zone shall be limited to four (4) stories and shall not exceed fifty-five (55) feet.

18.84.050 Yard - Front. There shall be a front yard of not less than ten (10) feet.

18.84.060 Yard - Side. There shall be a side yard of not less than ten (10) feet, except that on the street side of corner lots there shall be a side yard of not less than fifteen (15) feet.

18.84.070 Yard - Rear. There shall be a rear yard of not less than ten (10) feet.

18.84.080 Buildings – Required Distance Between. None.

18.84.090 Buildings - Lot Coverage. Building lot coverage shall not exceed fifty (50) percent of the lot area.

CHAPTER 18.86
SFR ZONE – SINGLE FAMILY RESIDENTIAL

Sections:

18.86.010	Regulations Designated
18.86.020	Purpose
18.86.030	Permitted Uses
18.86.040	Buildings - Height Limitations
18.86.050	Yard - Front
18.86.060	Yard - Side
18.86.070	Yard - Rear
18.86.080	Lot Area Requirements
18.86.090	Buildings - Required Distance Between
18.86.100	Buildings - Lot Coverage

18.86.010 Regulations Designated. The following regulations apply to in the SFR Single Family Residential zone in the Gold Rush Ranch and Golf Resort Specific Plan area unless otherwise provided in this title.

18.86.020 Purpose. The SFR zoning district is designated for single family dwellings, duplexes, and stacked flats on lots characterized by a full range of urban services and traditional residential subdivision design.

18.86.030 Permitted uses. Uses permitted in the SFR zone are:

- A. One (1) detached one-family dwelling per lot or parcel;
- B. Two (2) attached single family dwellings, such as duplex or staked flat, per corner lot or parcel;
- C. Accessory buildings;
- D. Home occupations upon securing a Home Occupation Permit;
- E. Second dwelling units pursuant to Section 18.10.070 on any lot or parcel in excess of 7,000 square feet;
- F. Public parks and open space;
- G. Schools; and
- H. Public utilities and facilities.

18.86.040 Buildings - Height limitations. Maximum building height in the SFR zone shall be limited to two and one-half (2½) stories and shall not exceed forty (40) feet.

18.86.050 Yard - Front. There shall be a front yard of not less than ten (10) feet.

18.86.060 Yard - Side. There shall be a side yard of not less than five (5) feet, except that on the street side of corner lots there shall be a side yard of not less than twelve (12) feet.

18.86.070 Yard - Rear. There shall be a rear yard of not less than fifteen (15) feet.

18.86.080 Area Requirements. The minimum lot area shall not be less than three thousand (3,000) square feet per dwelling unit.

18.86.090 Buildings-Required Distance Between. There shall be a minimum distance of ten (10) feet between a building used for dwelling purposes and an accessory building. There shall be a minimum distance of six (6) feet between accessory buildings.

18.86.100 Building-Lot Coverage. Building lot coverage shall not exceed fifty (50) percent of the lot area.

**CHAPTER 18.88
ATR ZONE – ATTACHED RESIDENTIAL**

Sections:

18.88.010	Regulations Designated
18.88.020	Purpose
18.88.030	Permitted Uses
18.88.040	Buildings - Height Limitations
18.88.050	Yard - Front
18.88.060	Yard - Side
18.88.070	Yard - Rear
18.88.080	Lot Area Requirements
18.88.090	Buildings - Required Distance Between
18.88.100	Buildings - Lot Coverage

18.88.010 Regulations Designated. The following regulations apply to in the ATR Attached Residential zone in the Gold Rush Ranch and Golf Resort Specific Plan area unless otherwise provided in this title.

18.88.020 Purpose. The ATR zoning district is designated for duplexes, stacked flats, townhouses, and attached dwellings on lots characterized by a full range of urban services and traditional residential subdivision design.

18.88.030 Permitted uses. Uses permitted in the ATR zone are:

- A. One (1) detached one-family dwelling per lot or parcel;
- B. Two (2) attached single family dwellings, such as duplex or staked flat, per lot or parcel;
- C. Townhouses;
- D. Condominiums;
- E. Accessory buildings;
- F. Home occupations upon securing a Home Occupation Permit;
- G. Public parks and open space;
- H. Schools; and
- I. Public utilities and facilities.

18.88.040 Buildings - Height limitations. Maximum building height in the ATR zone shall be limited to three (3) stories and shall not exceed forty-five (45) feet.

18.88.050 Yard - Front. There shall be a front yard of not less than five (5) feet.

18.88.060 Yard - Side. None, except that on the street side of corner lots there shall be a side yard of not less than twelve (12) feet.

18.88.070 Yard - Rear. There shall be a rear yard of not less than ten (10) feet, except that alley or rear-loaded units may have a reduced setback upon approval by the Planning Commission.

18.88.080 Area Requirements. None.

18.88.090 Buildings-Required Distance Between. None.

18.88.100 Building-Lot Coverage. Building lot coverage shall not exceed sixty (60) percent of the lot area.