



3. Land Use

Introduction

Rural is a term used often when describing the Town of Loomis. The Town's agricultural and railroad roots are in evidence everywhere with a legacy of residential large lots with ranch homes, farms, and livestock. The Town represents an earlier time when going into town meant leaving the farm for school or commerce. Development has occurred over the years and with each new project the Town strives to respect its past while moving into the future. The overarching goal of this Land Use Element is to keep Loomis rural while accommodating reasonable change. The following concepts are important to the Town.

- A. Development intensity, including lot coverage and building heights, increases closer to Town Center, and decreases toward the City Limits.
- B. Outside of the Downtown buildings are set apart from each other and set back from the roadway.
- C. Within the Downtown buildings are oriented toward Taylor Road and provide a human-scale entry and amenities.
- D. Except for agricultural buildings and some industrial buildings, buildings are generally three stories or less in height.

The General Plan maintains the historical arrangement of land uses because the Town recognizes the importance of the land use pattern in determining community character. Higher-intensity uses are intended to be concentrated adjacent to the Downtown, along Taylor Road, and adjacent to interstate 80 (I-80), with the land uses in surrounding areas becoming progressively less intense (and with progressively lower residential densities) as the distance from the "Downtown" increases. This arrangement of land uses within the Town is known in Loomis as the "core concept." This does not mean that change will not occur, but for most of the Town the change will be incremental rather than transformative.

Land use is only part of the equation. Design, paths and trails, and operation of the use is also important. With its rural heritage, the Town celebrates agriculture and encourages it to flourish. This plan also has implementation that would result in design guidelines and modifications to the development code to ensure that new construction fits in with the character of the neighborhood, and that new uses remain good neighbors to existing residents. Edges are important to land use, whether the edge is between two different land uses, or between the Town and surrounding other. The Land Use Plan (**Figure x**) shows the progression of uses around the Town with the density and intensity increasing toward the Downtown. Changes to the design standards and development code will address the edges between land uses.

Community Design and Character

This section provides goals, policies, and design guidelines to help retain and enhance the unique character of both the urbanized and predominantly rural areas of Loomis. These provisions also encourage urban development that is pedestrian-oriented, compact in form, diverse and attractive in appearance. These approaches to design are intended to conserve and enhance the natural and aesthetic resources of the Town, improve the Town's opportunities to maintain the type of healthier economy enjoyed by attractive communities, and allow development that conserves natural resources and encourages community-building among residents.



Goals, Objectives, Policies, and Implementation Measures

Goals

LU-1: To maintain the rural character of Loomis in new residential developments by emphasizing rural character, quality, and livability in their design, and the provision of necessary services and facilities.

LU-2: To focus more intensive land uses near the downtown and freeway interchange, while maintaining the predominantly agricultural/rural character of Loomis outside the Downtown area.

LU-3: To attract new development and land uses that provide jobs to Town residents, provided that those uses are consistent with the Town's character.

LU-4: To designate adequate land to accommodate new commercial and industrial development that is consistent with the Town's character.

LU-5: To improve the Town's commercial base to increase municipal revenues and provide a wider range of goods and services for local residents, in addition to encouraging some commercial uses near the freeway and in the downtown that can attract or serve patrons from outside the community.

Objectives, Policies, and Implementation Measures

Objective LU-1.1: To preserve the small-town character through design and Town entrances.

Policy LU-1.1.1: Natural features shall be incorporated into project design as buffers or landscaped areas.

Policy LU-1.1.2: Buildings shall be pedestrian oriented and street facing, utilizing materials that compliment surrounding uses.

Policy LU-1.1.3: Loomis shall preserve the rural character of the Town at gateways, such as commercial centers, through landscaping, lower-intensity uses outside of Downtown, and incorporation of natural features and materials.

Objective LU-1.2: To protect agricultural and open space in Loomis.

Policy LU-1.2.1: Loomis shall allow property owners the "right-to-farm" their parcels through the protection and operation of agricultural land uses.

Policy LU-1.2.2: Equestrian activities shall be protected by considering the effect that future density and design of residential development has in enhancing or inhibiting these activities.

Policy LU-1.2.3: Loomis shall use buffers, zoning restrictions, setbacks, conservation easements, roadways, and other design and regulatory measures to protect properties used for agricultural operations from encroachment by urban development.

Policy LU-1.2.4: Loomis shall provide for the use of the Williamson Act agricultural preserve program to allow landowners the property tax advantages of a long-term commitment to agricultural use.



1 **Implementation Measure LU-1.2.1.1:** Adopt "right-to-farm" provisions within the Zoning
2 Ordinance.

3 **Land Use Designations**

4 The Land Use Element is intended to designate the general distribution and intensity of land uses, including
5 housing, business, industry, open space, education, public buildings, and others, the Land Use Diagram (Figure 3-
6 1) divides Loomis into a series of residential and non-residential land use designations. These different land use
7 designations identify the locations in the Town where specific types of land uses may occur. While the land use
8 designations are implemented (carried out on a day- to-day basis) by the specific rules provided for each zoning
9 district in the Zoning Ordinance, the General Plan provides the overall parameters of density and intensity, and a
10 description of the general types of land uses appropriate in each designation.

11 The following descriptions of land use designations use the terms "density" and "intensity." Density refers to the
12 number of residential units normally allowed per gross acre of land (prior to dedications for streets and other
13 improvements). The density range listed for each land use designation is its "base density." On any particular
14 property, the maximum base density may be exceeded if a proposed development receives the density bonus
15 required by State law for affordable housing projects, or if the property qualifies for, and is developed with a
16 second unit.

17 The "intensity" of a land use is expressed in two ways - the type of land use itself and building mass- both of
18 which are described broadly in the description of each land use designation. Both are also regulated specifically
19 by the Town's Zoning Ordinance. The types of land uses allowed in each designation are described in general
20 terms, because the Zoning Ordinance is intended to provide detailed lists of the specific allowable land uses
21 within the general categories provided here. In all cases where this discussion speaks of the primary land uses that
22 are appropriate in each designation, it is expected that the Zoning Ordinance may also allow additional land uses
23 that are related to the primary uses and compatible with them.

24 The Town does not guarantee that any individual project will be able to achieve the maximum densities as
25 designated in the General Plan, or the minimum parcel sizes provided by the Zoning Ordinance.

26 **Residential Designations**

27 Over time, residential development has evolved in Loomis, with distinct differences in characteristics visible
28 between Downtown and rural areas. In the heart of the Town, residential uses more typically include apartments,
29 duplexes, townhomes, and single-family homes on smaller lots than are found in rural areas. These building types
30 are meant to be designed to enhance the pedestrian-oriented character of the Town Center while maintaining the
31 small-town charm of Loomis. Many units, with the exception of apartments, in and near Downtown have their
32 own front yard and entrance, as well as a private back yard. High density residential uses are oriented toward the
33 street, which is not always found in lower density residential development in Loomis.

34 Larger lot residential development, found outside of Downtown, includes classic ranch style homes as well as
35 larger attached- and detached single-family homes. While second residential units are permitted on all residential
36 land, they are more commonly seen on larger residential lots. Second residential units can be used in a variety of
37 ways, including rented to non-family members to off-set housing costs, provide needed space for family
38 members, or serve as an at-home studio or office. The character of residential development in more rural areas
39 includes space between buildings and open fencing, allowing for greater visibility lending to the rural and small-
40 town character.

41 Though less common than classic rural residential development in Loomis, Clustered Residential Development
42 is a site planning tool that concentrates allowable residential development in one portion of a site to avoid
43 problems that may be encountered if the development were spread over the entire property. In general, the



1 Town intends that residential development occur in strict compliance with the minimum parcel size
2 requirements of the Zoning Ordinance, which are derived from the density ranges provided for each
3 residential land use category by this General Plan.

4 Under limited circumstances, however, specific site characteristics of access, scenic rural character, slopes,
5 soil stability, environmental resources, infrastructure, or other similar factors may be sufficiently sensitive or
6 constraining to warrant a different approach to project design than provided by the normal development
7 standards. In these cases, the Town may allow development to be clustered in areas of the site smaller than
8 normally allowed by the applicable zoning district, in return for permanently maintaining the more sensitive
9 areas in an undeveloped state.

10 **Commercial and Other Designations**

11 Commercial uses are largely concentrated in, and adjacent to, Downtown. The Downtown includes the existing
12 “main street” along Taylor Road, areas adjacent to the railroad with available land and architecturally significant
13 buildings, and areas around Horseshoe Bar Road where many residences have been converted to commercial uses.
14 Commercial development is encouraged to reuse unique, existing structures to conserve the historic and
15 architecturally distinct character. Historically, Downtown commerce included fruit packaging and distribution,
16 resulting in the sheds and market halls that have been converted to current uses. Buildings are oriented toward the
17 “main street” with frontages consisting of frequent entrances, outdoor seating, displays, and windows.

18 Outside of Downtown, commercial uses are still oriented toward streets but may be less pedestrian-oriented in
19 some places, offering larger parking lots instead. These commercial areas serve as “gateways” to the Town,
20 offering services, resources, and other amenities catering to both residents and visitors.



Table 3-1

General Plan Land Use Categories, Maximum Density and Intensity

Land Use Category	Maximum Residential Density	Maximum Height	Maximum Site Coverage	Maximum Floor Area Ratio (FAR)
Residential Agricultural. This land use designation is key in maintaining the rural character of Loomis, and is appropriate for agricultural uses such as orchards, nurseries and vineyards, cattle grazing, and very low-density residential uses. Proposed development and agricultural uses should maintain existing natural vegetation and topography to the maximum extent feasible.	1 d.u./4.6 acres	2 stories/35 ft.	20%	N.A.
Residential Estate. Like the Rural Agricultural land use designation, appropriate land uses include agricultural uses such as orchards and vineyards, cattle grazing, and very low-density residential uses.	1 d.u./2.3 acres	2 stories/35 ft.	20%	N.A.
Rural Residential. The Rural Residential designation allows for agricultural; however, the keeping of large animals will be based on parcel size. As in the other lowest-density residential designations, proposed development and agricultural uses should maintain existing natural vegetation and topography to the maximum extent feasible.	1 d.u./acre	2 stories/35 ft.	20%	N.A.
Residential - Low Density. Residential uses in this designation are typically single-family neighborhoods, and related uses.	2 d.u./acre	2 stories/35 ft.	25%	N.A.
Residential - Medium Density. Like Residential – Low Density, this residential designation is appropriate for single-family housing, though allows smaller-lot development.	2 – 6 d.u./acre	2 stories/30 ft.	35%	N.A.
Residential - Medium-High Density. This residential land use designation is intended to accommodate smaller lot single-family residential development, and lower density multi-family development including duplexes.	6 – 10 d.u./acre	2 stories/30 ft.	40%	N.A.
Residential - High Density. High density residential is appropriate for duplexes, townhouses, apartments, and other multifamily housing.	10 – 20 d.u./acre	2 stories/30 ft.	50%	N.A.



<p>Residential—High Density Overlay. This multi-family residential designation is applied to an area within “The Village at Loomis” project which is located north of the Raley’s Shopping Center between Horseshoe Bar Road and I-80. The overlay designation provides flexibility in site planning by allowing up to 7 acres of the project to be developed as high density residential at a density of 20 units per acre minimum in compliance with State minimum density standards. This overlay designation is consistent with and implements Program 10 of the 2013-2021 Housing Element. Alternative development standards to those in the Zoning Ordinance may be considered in order to achieve the goal of meeting affordable housing requirements. The maximum density shall not exceed 25 units per acre.</p>	<p>20 – 25 d.u./acre</p>	<p>??</p>	<p>??</p>	<p>N.A.</p>
<p>Office and Professional. The Office and Professional designation is intended for general business offices, professional and medical offices. Real estate and financial offices, and other similar uses may also be allowed. Medium Density residential uses may be allowed as part of mixed-use structures. Building heights are generally limited to two stories or 30 feet, and structural development shall not exceed 35 percent of lot coverage.</p>	<p>2 - 10 d.u./acre in mixed-use projects</p>	<p>2 stories/30 ft.</p>	<p>60%</p>	<p>N.A.</p>
<p>General Commercial. This designation is intended mainly for retail and service commercial uses located outside of the Downtown. Areas within this land use designation may also accommodate medium density residential uses as part of mixed- use structures or site development.</p>	<p>2 - 10 d.u./acre, as allowed by specific area policies</p>	<p>2 stories/35 ft.</p>	<p>50%</p>	<p>N.A.</p>
<p>Town Center Commercial. The Town Center Commercial designation is intended to accommodate a mixture of land uses, with primarily retail commercial and office uses on the ground floors of commercial structures, and residential units allowed on second or third floors. The density of these mixed-use residential units should not exceed 20 dwelling units per acre.</p>	<p>20 d.u./acre in mixed use projects</p>	<p>3 stories/35 ft.</p>	<p>100 %</p>	<p>0.25 – 1.6</p>
<p>Tourist Destination Commercial. This land use designation is intended to accommodate a mixture of office/business park, retail commercial, lodging, conference center and other traveler-serving uses, local-serving entertainment uses, and medium density residential uses as part of mixed-use structures.</p>	<p>2 - 10 d.u./acre in mixed-use projects</p>	<p>3 stories/45 ft.¹</p>	<p>40% by Ord 206</p>	<p>N.A.</p>



<p>Farm and Agricultural Business Park. This land use designation is intended for farm and agricultural business, uses with buildings of similar or compatible architecture with shared circulation and parking, with setbacks from streets and other property boundaries) with landscaping throughout. Buildings greater than 50,000 square feet are not envisioned in this designation.</p>	<p>N.A.</p>	<p>2 stories/30 ft.</p>	<p>60%</p>	<p>N.A.</p>
<p>Limited Industrial. The purpose of the designation is to provide locations for light industrial uses that can operate near residential uses without adversely affecting residents. This designation is intended to provide for the evolution of the area over time, to industrial uses that are more compatible with the adjacent residential area.</p>	<p>N.A.</p>	<p>2 stories/30 ft.</p>	<p>50%</p>	<p>N.A.</p>
<p>Light Industry. The Light industry land use designation is applied to approximately 110 acres along both sides of Rippey Road, from King Road to the north Town boundary. This designation is intended for the manufacturing, production, storage, or sale of consumer goods and services, and for heavy commercial uses that involve outdoor activity or storage areas. Research and development offices, start-up businesses, warehouses, manufacturing plants, and other similar types of uses and supporting uses may be allowed. This designation is not intended for heavy industrial uses, such as chemical plants.</p>	<p>N.A.</p>	<p>2 stories/35 ft.</p>	<p>50%</p>	<p>N.A.</p>
<p>Public Quasi Public. The Public-Quasi Public land use designation is applied to properties owned by the Town and other public agencies (including school districts), which include a range of uses such as libraries, parks, schools, fire stations, emergency medical service facilities, etc.</p>	<p>N.A.</p>	<p>2 stories/30 ft.</p>	<p>50%</p>	<p>N.A.</p>
<p>Open Space & Conservation. This designation may be applied to public and private parks, trails, conservation areas, buffers, tree planting or preservation sites, wetlands, slopes, or other areas where development will be precluded. While some of the areas may have trails, restrooms and other public serving improvements, very little development of building or ground disturbance is anticipated.</p>	<p><u>N.A.</u></p>	<p><u>N.A.</u></p>	<p><u><5%</u></p>	<p><u><5%</u></p>

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Goals, Objectives, Policies, and Implementation Measures

Goals

Goal LU-6. Reduced generation of air pollutant and greenhouse gas (GHG) emissions, and reduced reliance upon GHG-generating energy sources.

Goal LU-7. New development should not create undue demand on schools, roads, or adversely affect the quality of life in adjoining neighborhoods.

Goal LU-8. Create an identity, appearance, and mix of land uses that provide for the integrated development of all parcels and that will be attractive to both travelers and Town residents.

Goal LU-9. Maintain and enhance the Downtown pursuant to adopted design guidelines, and public facilities reflecting the unique character of the Town.

Goal LU-10. Create and support gathering places for community residents and visitors.

Goal LU-11. Provide a variety of places where people can live, work, play, and shop.

Goal LU-12. Maintain open communication with the railroad to ensure that improvements along their right of way are consistent with the needs of the Town.

Goal LU-13. To ensure new development is designed to encourage neighborliness, a sense of belonging to the community, and community pride.

Goal LU-14. To maintain the distinct identity and small-town neighborly character of Loomis through the appropriate design of new development, and by the preservation of open space and natural resources.

Objectives, Policies, and Implementation Measures

Objective LU-2.1. *To be added for residential uses in general.*

Policy LU-2.1.1: Loomis shall maintain a balance between residential building density and the capacity of the circulation system, schools, fire and police services, and other public service facilities.

Policy LU-2.1.2: New residential development shall be required to bear the full financial burden for new public service capital improvements required to serve the residents of the development, through impact fees, environmental mitigation fees, and other appropriate measures.

Policy LU-2.1.3: Loomis shall encourage the enhancement, revitalization, and rehabilitation of residential areas throughout the Town.

Policy LU-2.1.4: Loomis shall require the design of future residential projects to emphasize character, quality, livability, and the provision of all necessary services and facilities to ensure their permanent attractiveness.

Policy LU-2.1.5: The Town may approve the clustering of development on sites where clustering is feasible, and necessary to protect sensitive natural features (such as creeks, native trees, rock outcrops) and avoid potentially hazardous areas (such as steep slopes, flood zones, and unstable soils).



1 **Policy LU-2.1.6:** When subdivision is proposed within an existing residential neighborhood, and the
2 General Plan and/or Zoning Ordinance allow new parcels smaller than those existing around the parcel(s)
3 to be divided, the proposed parcels should be increased in size consistent with the nearby residential lots
4 fronting upon the same street.

5 **Policy LU-2.1.7:** The Town does not guarantee that any individual project will be able to achieve the
6 maximum densities as designated in the General Plan, or the minimum parcel sizes provided by the
7 Zoning Ordinance.

8 **Policy LU-2.1.8:** Loomis shall promote the full utilization of land already committed to urban
9 development before utilities and public services are extended to areas without existing urban
10 infrastructure.

11 **Policy LU-2.1.9:** Outside of the Downtown, Loomis shall promote a rural residential environment
12 consisting primarily of single-family homes.

13 **Policy LU-2.1.10:** Multi-family residential areas shall be designed to be compatible with nearby single-
14 family residential neighborhoods in terms of height and massing, and overall design. Multi-family
15 residential development shall not be permitted on arterials serving as entryways to the Town unless
16 substantial setbacks and landscaping are provided.

17 **Policy LU-2.1.11:** Proposed development shall be planned and designed to preserve and enhance
18 significant natural features (e.g. creeks, wetlands, native trees, rock outcrops, wildlife habitat), and retain
19 the existing topography, or be designed so that the end result of the grading is natural in appearance with
20 curves, hills and contours rather than retaining walls or stepped.

21 **Policy LU-2.1.12:** Loomis shall deny projects that are not consistent with the Town's design standards.

22 **Policy LU-2.1.13:** Loomis shall encourage the retention and enhancement of natural vegetation along
23 major roadways, drainages, trails, and regional open space to provide and protect scenic open spaces.

24 **Policy LU-2.1.14:** New development near the freeway shall avoid the construction of sound walls.

25 **Policy LU-2.1.15:** Loomis shall prohibit the development of gated residential communities.

26 **Objective LU-2.2.** *To be added for commercial uses in general.*

27 **Policy LU-2.2.1:** Downtown Loomis shall be developed and maintained as a focal point for personal
28 shopping and services within the community.

29 **Policy LU-2.2.2:** Loomis shall promote the redevelopment of the railroad right-of-way areas to celebrate
30 and enhance the heritage of the Town.

31 **Policy LU-2.2.3:** Commercial development shall be consistent with the design criteria which visually
32 integrate commercial development into the architectural heritage of the Town.

33 **Policy LU-2.2.4:** New commercial development shall preserve and integrate existing natural features (e.g.
34 creeks, native trees, rock outcrops) and topography into project landscaping.



1 **Policy LU-2.2.5:** Loomis shall require landscaping throughout -off-street parking lots to mitigate the
2 adverse visual impact of large paved areas and provide shading to assist in energy conservation within
3 adjacent buildings.

4 **Policy LU-2.2.6:** Circulation patterns within and around new commercial development shall be designed
5 to avoid diverting traffic through existing residential neighborhoods.

6 **Policy LU-2.2.7:** New industrial development shall be allowed only if impacts associated with noise, odor
7 and visual intrusion into surrounding uses can be mitigated to acceptable levels.

8 **Policy LU-2.2.8:** New commercial land uses shall be discouraged away from the Downtown and
9 Gateway, except when property is demonstrably unsuitable for residential use because of proximity to
10 noise sources such as major arterials or railroad lines.

11 **Implementation Measure LU-2.2.1.1:** Amend the Zoning Ordinance to provide requirements
12 for the development of commercially- zoned parcels adjacent to residential zoning that require
13 commercial development to buffer residential uses from the noise, night lighting, and other
14 impacts of commercial uses.

15 **Objective LU-2.3.** Promote Residential Estate designation along the railroad, northeast of Sierra College
16 and Taylor Ranch.

17 **Policy LU-2.3.1:** Proposed development shall provide at least two points of vehicle access shall be
18 provided to the development through public streets.

19 **Policy LU-2.3.2:** Site planning may provide for a variety of parcel sizes provided that larger residential
20 parcels are provided at the perimeter and smaller parcels provided toward the center and railroad so that
21 the total number of housing units is consistent with the land use designation.

22 **Policy LU-2.3.3:** Proposed development shall provide a buffer of 50 feet from the adjacent Rural
23 Residential and Rural Estate designated lands. The buffer may be trails, trees, open space, extended rear
24 yards, or similar rural features and shall be in addition to any required setback.

25 **Policy LU-2.3.4:** Proposed development shall be separated from the railroad by a landscape area of 100
26 feet. The landscape area that may include trails, trees, open space, manicured landscaping, or similar rural
27 features, and shall be in addition to any required setback.

28 **Policy LU-2.3.5:** Proposed development shall include off-road internal trails and provide connections to
29 a Town-wide trail system.

30 **Objective LU-2.4.** Ensure adequate access and circulation between Horseshoe Bar Road and King Road
31 at the General Commercial designations north of the Raley's Center, and at I-80 and King Road.

32 **Policy LU-2.4.1:** The riparian corridors extending through this area shall be protected consistent with the
33 policies in the Conservation of Resources chapter of this General Plan.

34 **Policy LU-2.4.2:** Extend existing trails and provide for new trails connecting to local and regional trails.

35 **Policy LU-2.4.3:** Proposed development shall be planned to provide a gradual transition of intensity
36 between development adjacent to I-80 and existing commercial, and the neighboring residential areas, to
37 minimize the potential for land use conflicts with residential uses, and problems for residents. The west



1 General Commercial site should be developed with a mixture of land uses consisting of three tiers:
 2 general commercial and/or office uses should be located adjacent to the Raley's center; low profile office
 3 structures should be placed in a second tier after the commercial uses; and medium- to medium-high
 4 density residential should be located adjacent to the existing residential areas to the north of this site. Any
 5 residential uses on the Office/Professional site (the parcel at I-80 and King Road) should be developed
 6 with shared driveways to minimize access points on the new extension of Boyington Road. (See the
 7 Circulation Element regarding the Boyington Road extension (page 81), and Figure 4-3 (page 85). The
 8 location/alignment of this extension will be determined at the time subdivision or other development of
 9 the presently vacant properties is proposed.

10 **Objective LU-2.5.** Encourage coordinated development of neighboring parcels.

11 **Policy LU-2.5.1:** The planning of proposed subdivision and development in the Residential Estate
 12 designation northwest of Rocklin and Barton Roads is encouraged to be coordinated among the different
 13 property ownerships. To the extent feasible, building sites should be setback from Rocklin Road and
 14 Barton Road to retain native vegetation and terrain features, and preserve the present appearance as a
 15 rural road corridor. Access to new parcels is to be provided by new roads from Barton Road and Rocklin
 16 Road, with no individual driveway access to Rocklin Road.

17 **Policy LU-2.5.2:** On the Residential Medium-Density site on the west side of Humphrey Road
 18 immediately south of the H. Clarke Powers School the allowable density of two to six dwelling units per
 19 acre shall be distributed on the site with lower density on the edges of the parcel. An application for the
 20 proposed subdivision of the property shall demonstrate special attention to potential flooding and
 21 drainage issues, and any proposed project shall be designed to create no greater volume of storm water
 22 runoff to downstream properties after development.

23 **Policy LU-2.5.3:** The boundaries of proposed land use designations should be coincident with existing
 24 property boundaries, to the extent possible. One possible exception may be when the frontage of a large
 25 lot along a major arterial would be inappropriate for residential uses, while much of the remainder could
 26 be suited for residential use.

27 **Implementation Measure LU-2.5.1.1:** Amend the Zoning Ordinance and Zoning Map consistent
 28 with this General Plan.

29 **Objective LU-2.6.** *To be added for commercial development south of Interstate-80.*

30 **Policy LU-2.6.1:** The arrangement of uses on the overall site should be allowed to emphasize the creation
 31 of a destination or significant stopover for travelers, provide enhanced shopping and entertainment
 32 opportunities for Town residents, and tie into the historic downtown area to support the economic
 33 viability of the downtown.

34 **Policy LU-2.6.2:** Provide traveler-oriented commercial uses that are accessed primarily by automobiles
 35 and concentrated near the Horseshoe Bar Road interchange. Moving toward Brace Road, uses shall then
 36 transition to more locally-oriented commercial and office uses, laid out to provide a pedestrian
 37 orientation.

38 **Policy LU-2.6.3:** Commercial uses shall set back and buffered from Brace Road to maintain the rural
 39 residential character of the roadway corridor.

40 **Policy LU-2.6.4:** Provide a design and appearance that will reinforce the rural character of Loomis by:
 41 integrating existing natural features, including significant trees and rock outcrops; · building design that



1 emphasizes low-profile structures, local native materials, and the local historic architectural vernacular,
 2 and site development incorporating appropriate vegetation, preferably native, that can act as a buffer and
 3 screen, as well as add to the ambiance of the development.

4 **Policy LU-2.6.5:** The following issues shall be addressed: details of proposed land uses, densities and
 5 building intensities, site planning and other general development standards, design guidelines, site access,
 6 internal and external circulation, infrastructure and utilities, and project and parcel phasing, to the extent
 7 that phasing is known by the property owner, or owners in the case of multiple properties participating in
 8 a project proposal.

9 **Policy LU-2.6.6:** Provide for the long-term protection, preservation, and sustainability of the Secret
 10 Ravine riparian corridor, and its aquatic and terrestrial habitats.

11 **Policy LU-2.6.7:** Extend existing trails and provide for new trails connecting to local and regional trails.

12 **Objective LU-2.7** *To be added for Downtown.*

13 **Policy LU-2.7.1:** The Town will adopt design standards that will specifically address the business
 14 corridor of Taylor Road and Horseshoe Bar.

15 **Policy LU-2.7.2:** The Commercial uses shall buffer abutting existing or planned residential uses.

16 **Policy LU-2.7.3:** The Support areas such as the Blue Goose and Blue Anchor Park as centers for
 17 community activity.

18 **Policy LU-2.7.4:** The Support creation of a museum honoring the historic importance of the Loomis
 19 Basin.

20 **Policy LU-2.7.5:** The Support the creation of a community and civic center in the vicinity of the Town
 21 Library.

22 **Policy LU-2.7.6:** The Ensure a range of employment, recreation, commercial, and housing opportunities

23 **Implementation Measure LU-2.7.1.1:** Prepare and adopt development and design standards for the
 24 Downtown Core and Gateway.



25 **Implementation Measure LU-2.7.1.2:** In accordance with the Town Center Master Plan, orientate
 26 buildings to ensure sidewalk orientation, natural materials in the façade and lighting, encouraging
 27 stone and brick with outside seating compatible with the existing Town buildings.

28 **Objective LU-2.8.** *To be added.*

29 **Policy LU-2.8.1:** The design of development should respect the key natural resources and existing quality
 30 development on each site, including ecological systems, vegetative communities, major trees, water
 31 courses, land forms, archaeological resources, and historically and architecturally important structures.
 32 Proposed project designs should identify and conserve special areas of high ecological sensitivity
 33 throughout the Town. Examples of resources to preserve include riparian corridors, wetlands, and oak
 34 woodlands.

35 **Policy LU-2.8.2:** Loomis shall require the design of future residential projects to emphasize character,
 36 quality, livability, and the provision of all necessary services and facilities to insure their permanent
 37 attractiveness.



1 **Policy LU-2.8.3:** Each development project should be designed to be consistent with the unique local
2 context of Loomis.

- 3 a. Design projects that fit their context in terms of building form, siting and massing.
4 b. Design projects to be consistent with a site's natural features and surroundings.

5 **Policy LU-2.8.4:** Design each project at a human scale consistent with surrounding natural and built
6 features.

- 7 a. Project design should give special attention to scale in all parts of a project, including grading,
8 massing, site design and building detailing.
9 b. Project design should follow the rules of good proportion, where the mass of the building is
10 balanced. and the parts relate well to one another.

11 **Policy LU-2.8.5:** Design projects to minimize the need to use automobiles for transportation.

- 12 a. Emphasize pedestrian and bicycle circulation in all projects.
13 b. Give individual attention to each mode of transportation with potential to serve a project and the
14 Town, including pedestrian, bicycle, transit, rail, and automobile.
15 c. Plan for trail systems, where appropriate to connect areas of development with natural and
16 recreational resources.

17 **Policy LU-2.8.6:** Encourage an active, varied, and concentrated development life within commercial
18 areas.

- 19 a. Create and maintain pedestrian oriented centers of development within commercial areas that
20 contain mixtures of retail, other employment, and other uses.
21 b. Create mixed use projects within the Downtown Core centers that combine residential, retail, office
22 and other uses.

23 **Policy LU-2.8.7:** Respect and preserve natural resources within rural areas.

- 24 a. Design buildings to blend into the landscape.
25 b. Emphasize native vegetation and natural forms in site design and project landscaping.

26 **Policy LU-2.8.9:** Commercial development shall be subject to design criteria which visually integrate
27 commercial development into the architectural heritage of the Town. Projects found inconsistent with
28 Loomis' distinct character shall be denied or revised.

29 **Policy LU-2.8.10:** New lighting (including lighted signage) that is part of residential, commercial,
30 industrial, or recreational development shall be oriented away from sensitive uses and shielded to the
31 extent possible to minimize spillover light and glare. Lighting plans shall be required for all proposed
32 commercial and industrial development prior to issuance of building permits.

33 **Implementation Measure LU-2.8.1.1:** Provide for the preparation of detailed objective design
34 standards for multi-family residential projects, and design guidelines for commercial, and industrial



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and other nonresidential development projects, to expand on the general policies this General Plan, and provide developers with clear expressions of community preferences for project design, without mandating single architectural styles.