

Land Use Designation:

Business Park. This land use designation is intended for "headquarters" office-type and high technology uses in campus-like settings (buildings of similar or compatible architecture with shared circulation and parking, with substantial setbacks from streets and other property boundaries) with extensive landscaping throughout. Warehouses or fulfillment centers greater than 40,000 or 50,000 square feet are not envisioned in this designation.

Existing Business Park Policies:

BusinessParks shall be developed subject to the following policies:

1. Business park development shall require access from Sierra College Boulevard and Delmar Avenue, with only emergency access to the site through Bankhead Road.
2. The site shall be planned to provide a self-contained, campus-like character (i.e. buildings of similar or compatible architecture with shared circulation and parking, with substantial setbacks from streets and other property boundaries) mixed use character with extensive landscaping throughout.
3. Proposed development shall be separated from Sierra College Boulevard and Bankhead Road by a landscape area of 100 feet The landscape area that may include trails, trees, open space, manicured landscaping, or similar rural features.
4. Parking areas shall be separated from the buffer by buildings.
5. No outdoor storage or business activity areas shall be allowed, except for outdoor sitting, eating and recreation areas for employees.

Policies if Changing Existing Business Park to Residential:

Rural Residential designation along the railroad, northeast of Sierra College Blvd. and Taylor Road. The planning of proposed development on this currently vacant property should be compatible with adjacent uses and comply with the following policies:

1. **Proposed development shall provide at least two points of vehicle access shall be provided to the development through public streets.**
2. **Site planning may provide for a variety of parcel sizes provided that larger residential parcels are provided at the perimeter and smaller parcels provided toward the center and railroad so that the total number of housing units is consistent with the land use designation.**
3. **Proposed development shall provide a buffer of 50 feet from the adjacent Rural Residential and Rural Estate designated lands. The buffer may be trails, trees, open space, extended rear yards, or similar rural features and shall be in addition to any required setback.**
4. **Proposed development shall be separated from the railroad by a landscape area of 100 feet. The landscape area may include trails, trees, open space, manicured landscaping, or similar rural features, and shall be in addition to any required setback.**
5. **Proposed development shall include off-road internal trails and provide connections to a Town-wide trail system.**