

## 3.1 Land Use Designations

The Land Use Element is intended to designate the general distribution and intensity of land uses, including housing, business, industry, open space, education, public buildings, and others, the Land Use Diagram (Figure 3-1) divides Loomis into a series of residential and non-residential land use designations. These different land use designations identify the locations in the Town where specific types of land uses may occur. While the land use designations are implemented (carried out on a day-to-day basis) by the specific rules provided for each zoning district in the Zoning Ordinance, the General Plan provides the overall parameters of density and intensity, and a description of the general types of land uses appropriate in each designation. The land use designations used in this General Plan are derived from those in the Town's 1987 General Plan, as amended, and the 1992 *Town Center Master Plan*, with some changes.

The following descriptions of land use designations use the terms "density" and "intensity." Density refers to the number of residential units normally allowed per gross acre of land (prior to dedications for streets and other improvements). The density range listed for each land use designation is its "base density." On any particular property, the maximum base density may be exceeded if a proposed development receives the density bonus required by State law for affordable housing projects, or if the property qualifies for, and is developed with a second unit (see the General Plan policies for second residential units on page 36).

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

Commented [CC1]: Moved down to 3.2.3 – Development Standards. See below

### 3.2.1 Residential Designations

**Residential Agricultural (RA).** Almost 2,500 acres of the nearly 4,300 acres in Loomis are designated Residential Agricultural, in two primary areas: the western-most portions of the Town, north of I-80, and approximately 80 percent of the land area in the Town south of I-80. 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.

The maximum density in this designation is 4.6 acres per dwelling unit, and 4.6 acres is also the minimum parcel size for proposed subdivisions. Building heights are limited to two stories or 35 feet, and structural development shall not exceed 20 percent of lot coverage. (The Zoning Ordinance may provide for greater coverage on existing legal nonconforming parcels that are significantly smaller than the 4.6 acre minimum.)

**Residential Estate (RE).** Approximately 475 acres are designated in the Residential Estate land use designation, located in four separate areas: at the northeastern edge of Town; along both sides of Bankhead Road from just north of I-80 to north of Saunders Avenue; south of Braec Road and southeasterly of I-80; and immediately northeast of the intersection of Barton and Rocklin Roads. 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. Proposed development and agricultural uses should maintain existing natural vegetation and topography to the maximum extent feasible.

1 The maximum density in this designation is 2.3 acres per dwelling unit, and 2.3 acres is also the minimum  
2 parcel size for proposed subdivisions. Building heights are limited to two stories or 35 feet, and structural  
3 development shall not exceed 20 percent of lot coverage. (The Zoning Ordinance may provide for greater  
4 coverage on existing legal nonconforming parcels that are significantly smaller than the 2.3-acre minimum.)

5 **Rural Residential (RR).** The Rural Residential designation comprises approximately 278 acres, and is  
6 located in five areas: along King Road around its intersection with Bankhead; in a larger area along  
7 Saunders Road northwesterly of the railroad right-of-way; in a small area on the south side of Brace Road  
8 a short distance east of I-80; the St. Francis Woods subdivision south of Rocklin Road at the western Town  
9 Boundary; and at the north-central area of the Town along Humphrey Road. Agricultural uses are also  
10 appropriate on these parcels, although the keeping of large animals should occur only on parcels of one acre  
11 or larger. The Rural Residential designation allows for agricultural however, the keeping of large  
12 animals will be based on parcel size. As in the other lowest-density residential designations, proposed  
13 development and agricultural uses should maintain existing natural vegetation and topography to the  
14 maximum extent feasible.

15 Residential uses are limited to a maximum density of one dwelling unit per acre, and one acre is also the  
16 minimum parcel size for proposed subdivisions. Building heights are limited to two stories or 35 feet, and  
17 structural development shall not exceed 20 percent of lot coverage.

18 **Residential - Low Density (RL).** This land use designation is applied to 12 acres in two areas: an existing,  
19 built-out single-family neighborhood along Mareta Lane, and to several larger parcels on the north side of  
20 King Road between Taylor Road and I-80. This designation is intended for single-family homes, and  
21 related, compatible uses. This land use designation allows for homes on lots that are smaller than Rural  
22 Residential and is Residential but depending on parcel size may also allow some agricultural uses.

23 Residential uses are limited to a maximum density of one dwelling unit per one-half acre, and one-half acre  
24 is also the minimum parcel size for proposed subdivisions. Building heights are limited to two stories or 35  
25 feet, and structural development shall not exceed 40 percent of lot coverage.

26 **Residential - Medium Density (RM).** This single-family residential land use designation is applied to  
27 approximately 330 acres, including: the Sunrise Loomis neighborhood and adjacent areas on the west side  
28 of Humphrey Road and south of King Road; two areas on the north and south sides of King Road between  
29 Taylor Road and I-80; and an area on the north and south sides of Brace Road between Sierra College  
30 Boulevard and I-80. This single-family residential land use designation allows for smaller lot sizes  
31 similar to more developed cities in the region.

32 This land use designation may accommodate residential use at densities ranging from two to six dwelling  
33 units per acre, with the appropriate minimum parcel size for proposed subdivisions determined by the  
34 Zoning Ordinance. Building heights are limited to two stories or 30 feet, and structural development shall  
35 not exceed 50 percent of lot coverage.

36 **Residential - Medium-High Density (RMH).** These residential areas encompass approximately 94  
37 acres in two locations adjacent to the downtown core, and are This residential land use designation is  
38 intended to accommodate smaller lot single-family residential development, and lower density multi-  
39 family development including duplexes.

40 This land use designation may accommodate residential use at densities ranging from six to 10 dwelling  
41 units per acre, with the appropriate minimum parcel size for proposed subdivisions determined by the

1 Zoning Ordinance. Building heights are limited to two stories or 30 feet, and structural development shall  
2 not exceed 60 percent of lot coverage.

3 **Residential - High Density (RH).** This multi-family residential designation is applied to a single area  
4 on the south side of Brace Road, east of Sierra College Boulevard. Residential use may allow for town  
5 homes, apartments, small-lot homes, and alternative may be approved at densities ranging from 10 to  
6 15 20 dwelling units per acre, with the appropriate minimum parcel size for proposed subdivisions  
7 determined by the Zoning Ordinance. Building heights are limited to two stories or 30 feet, and structural  
8 development shall not exceed 60 percent of lot coverage.

### 9 **3.2.2 Commercial and Other Designations**

10 **Office and Professional (O/P).** The Office and Professional designation encompasses approximately 24  
11 acres in three locations: on the south side of King Road west of Swetzer Rd.; on the north side of King  
12 Road east of Taylor Road; and on the north and south sides of King Road at I 80. This designation is  
13 intended for general business offices, professional and medical offices. Real estate and financial  
14 offices, and other similar uses may also be allowed. Medium Density residential uses may be allowed  
15 as part of mixed-use structures. Building heights are generally limited to two stories or 30 feet, and  
16 structural development shall not exceed 35 percent of lot coverage. The density of residential uses in mixed  
17 use projects may range from two to 10 dwellings per acre.

18 **General Commercial (GC).** This designation is intended mainly for retail and service commercial  
19 uses located outside of the downtown core, that primarily serve local residents and businesses. Areas  
20 within this land use designation may also accommodate medium density residential uses as part of  
21 mixed- use structures or site development where provided by the policies for specific areas beginning on  
22 page 39 (Section G. of this Land Use Element). The areas within this land use designation are located along  
23 Taylor Road, on Sierra College Boulevard extending from I 80 to Taylor Road, and along I 80 from  
24 Horseshoe Bar Road to King Road. Building heights are limited to two stories or 35 feet, and structural  
25 development shall not exceed a lot coverage of 50 percent. The density of residential uses may range from  
26 two to 10 dwellings per acre, where allowed by the policies for specific areas.

27 **Town Center Commercial (TC).** This designation is applied to approximately 39 acres along Taylor and  
28 Horseshoe Bar Roads to the area identified as the "Downtown Core" by the *Loomis Town Center Master*  
29 *Plan* prepared in 1992. According to the master plan, "The Downtown Core describes an area where a  
30 variety of higher intensity uses are encouraged . . ." "Commercial uses along Taylor Road within the  
31 Downtown Core should evolve into specialty retail shopping district that will serve both residents and  
32 visitors. The Core should capitalize on its historic character, its existing fresh produce activities, its potential  
33 commuter rail stop, and its proximity to large numbers of residents and employees." The Town Center  
34 Commercial designation is intended to accommodate a mixture of land uses, with primarily retail  
35 commercial and office uses on the ground floors of commercial structures, and residential units allowed on  
36 second or third floors. The density of these mixed-use residential units should not exceed 15 dwelling units  
37 per acre. Building heights are limited to three stories or 35 feet. Site coverage may range from 35 percent  
38 to a maximum of 100 percent, and the allowable floor area ratio (FAR) may range from 0.35 to 1.60, with  
39 a FAR greater than 0.50 allowed only where parking is approved by the Town to be either in parking  
40 structures that do not detract from the intended pedestrian orientation of the Downtown Core, or in public  
41 parking lots or other approved off-site locations.

42 **Tourist Destination Commercial (TD).** This is one of three new land use designations developed for  
43 this General Plan update, and it is applied to approximately 117 contiguous acres in multiple ownerships  
44 along the southeasterly side of I 80 from Brace Road on the southwest to the Town boundary on the

1 ~~northeast, and bounded by Secret Ravine on the southeast.~~ This land use designation is intended to  
2 accommodate a mixture of office/business park, retail commercial, lodging, conference center and  
3 other traveler-serving uses, local-serving entertainment uses, and medium density residential uses as  
4 part of mixed-use structures.

5 ~~Building heights are limited to three stories, not to exceed 45 feet, provided that any height over 35 feet  
6 shall require Fire Department approval. Within this area, site coverage may range from 35 percent to a  
7 maximum of 50 percent. The density of residential uses within mixed-use projects may range from two to  
8 40 dwellings per acre.~~

9 ~~**Business Park (BP).** This is also a new land use designation developed for this General Plan update, and  
10 it is applied to approximately 35 acres in single ownership along the northerly edge of the Union Pacific  
11 Railroad right of way, northeasterly of Sierra College Boulevard. This site will eventually be bounded  
12 along its southeasterly edge by the extension of Swetzer Road to Sierra College Boulevard. The property  
13 along the extension of Swetzer Road is also subject to special policies which define its development  
14 potential, and provide standards for the design of potential development projects. These policies can be  
15 found on page 39.~~

16 ~~As applied to specific properties by this General Plan and as may be applied to additional properties through  
17 later amendments, This land use designation is intended for "headquarters" office-type and high technology  
18 uses in campus-like settings (buildings of similar or compatible architecture with shared circulation and  
19 parking, with substantial setbacks from streets and other property boundaries) with extensive landscaping  
20 throughout. Warehouses or fulfillment centers greater than 40,000 or 50,000 square feet are not envisioned  
21 in this designation. Building heights are limited to two stories or 30 feet. Within this area, site coverage  
22 may range from 35 percent to a maximum of 50 percent.~~

23 ~~**Limited Industrial (ILT).** This is another new land use designation developed for this General Plan update,  
24 and is applied to approximately 36 acres along the west side of Swetzer Road north of King Road. The  
25 purpose of the designation is to provide locations for light industrial uses that can operate near residential  
26 uses without adversely affecting residents. Appropriate light industrial uses will:~~

- 27 ~~• Have no outdoor activity or storage areas adjacent to residential uses, other than employee and  
28 client/customer parking, and screened storage areas with no noise-producing activities;~~  
29 ~~• Locate no loading or delivery areas adjacent to residential uses; and~~  
30 ~~• Operate only during normal weekday business hours unless site planning provides for buffer areas  
31 adjacent to residential uses.~~

32 ~~Most of the parcels within this designation are presently either built out, or occupied by storage yards. This  
33 designation is intended to provide for the evolution of the area over time, to industrial uses that are more  
34 compatible with the adjacent residential area uses.~~

35 ~~Building heights are limited to two stories up to 30 feet, except that one story or 25 feet is required within  
36 100 feet of an adjacent residential zoning district. Site coverage may range from 35 percent for office type  
37 uses to a maximum of 40 percent for warehouse type uses.~~

38 ~~**Light Industry (IL).** The Light Industry land use designation is applied to approximately 110 acres along  
39 both sides of Rippy Road, from King Road to the north Town boundary. This designation is intended for  
40 the manufacturing, production, storage, or sale of consumer goods and services, and for heavy commercial  
41 uses that involve outdoor activity or storage areas. Research and development offices, start-up businesses,  
42 warehouses, manufacturing plants, and other similar types of uses and supporting uses may be allowed.~~

1 This designation is not intended for heavy industrial uses, such as chemical plants. ~~Building heights are~~  
2 ~~limited to two stories or 35 feet, and site coverage shall not exceed 50 percent~~

3 **Public Quasi Public (P).** The Public-Quasi Public land use designation is applied to properties owned by  
4 the Town and other public agencies (including school districts), which include a range of uses such as  
5 libraries, parks, schools, fire stations, emergency medical service facilities, etc. ~~Building heights are limited~~  
6 ~~to two stories or 30 feet, and site coverage may range from 35 percent to a maximum of 50 percent.~~

7 **Open Space & Conservation (OSC).** This designation may be applied to public and private parks, trails,  
8 conservation areas, buffers, tree planting or preservation sites, wetlands, slopes, or other areas where  
9 development will be precluded. While some of the areas may have trails, restrooms and other public serving  
10 improvements, little development of building or ground disturbance is anticipated.

11 *Specific Plan (SP). The designation may be applied to one or many properties and may have a mix of*  
12 *designations, densities, and intensities from Table X-X that will be established as part of the adoption*  
13 *process. Specific Plans may also have unique zoning and development standards or may rely upon the*  
14 *development code. Specific Plans are project-specific and will include the name of the project as well as*  
15 *development standards per state requirements.*

16

### 17 **3.2.3 Development Standards**

18 **Table X-X** provides the development standards associated with each land use designation. The following  
19 descriptions of land use designations use the terms "density" and "intensity." Density refers to the number  
20 of residential units normally allowed per gross acre of land (prior to dedications for streets and other  
21 improvements). The density range listed for each land use designation is its "base density." On any particular  
22 property, the maximum base density may be exceeded if a proposed development receives the density bonus  
23 required by State law for affordable housing projects, or if the property qualifies for, and is developed with  
24 a second unit (see the General Plan policies for second residential units on page 36) .

25 The "intensity" of a land use is expressed in two ways - the type of land use itself and building mass- both  
26 of which are described broadly in the description of each land use designation. Basic standards are provided  
27 in Table X-X but will be refined and regulated by the Town Zoning Ordinance. Both are also regulated  
28 specifically by the Town's Zoning Ordinance. The types of land uses allowed in each designation are  
29 described in general terms, because the Zoning Ordinance ~~is intended to~~ will provide detailed lists of the  
30 specific allowable land uses within the ~~general categories provided here~~ land use designations. The Town  
31 does not guarantee that any individual project will be able to achieve the maximum densities as designated  
32 in the General Plan or the Zoning Ordinance. ~~In all cases where this discussion speaks of the primary land~~  
33 ~~uses that are appropriate in each designation, it is expected that the Zoning Ordinance may also allow~~  
34 ~~additional land uses that are related to the primary uses and compatible with them.~~

**Commented [AET2]:** Records suggest that the Town has an adopted Horseshoe Bar Road, King Road, I-80 Specific Plan. Town staff is verifying status.

1 Table X-X Land Use Designation Development Standards

Land Use Category	Maximum Residential Density <sup>1</sup>	Maximum Lot Coverage <sup>2</sup>	Source for Coverage
RA, Residential Agricultural	1 d.u./4.6 acres	<del>20%</del> 25%	Zoning Ordinance Table 3-2. 20%; the review authority may allow up to 25% coverage on a nonconforming parcel that it determines is significantly smaller than the minimum area required by the zone (i.e., 25% or less of the required lot area).
RE, Residential Estate	1 d.u./2.3 acres	<del>20%</del> 25%	
RR, Rural Residential	1 d.u./acre	20%	Same as GP Table 3-1
RL, Residential – Low Density	2 d.u./acre	25%	Same as GP Table 3-1
RM, Residential – Medium Density	2 – 6 d.u./acre	35%	Same as GP Table 3-1
RMH, Residential – Medium High Density	6 – 10 d.u./acre	40%	Same as GP Table 3-1
RH, Residential – High Density	10 – <del>15</del> 25 d.u./acre	50%	GP Table 3-1: 10 – 15 du/acre Change to 20 du/ac from Housing Element for non-overlay areas <b>High Density Overlay: 20 – 25</b>
O/P, Office & Professional	2 - 10 d.u./acre in mixed-use projects	<del>35 – 60%</del> 60%	Same as GP Table 3-1
GC, General Commercial	2 - 10 d.u./acre, as allowed by specific area policies	<del>25 – 50%</del> 50%	Same as GP Table 3-1
TC, Town Center Commercial	<del>15</del> 20 d.u./acre in mixed use projects	<del>35 – 60%</del> 100%	Table 3-1: 15 du/acre Change 20 du/ac from Housing Element GP Table 3-1: 35% – 60% 100% Recommended in Town Center
TD, Tourist/Destination Commercial	2 - 10 d.u./acre in mixed-use projects	<del>25 – 40%</del> 40%	Zoning Ordinance Table 2-8: 25% – 40%

**Commented [CC3]:** Note: FAR and Height columns from existing GP table are deleted. The “Source for Coverage” column will be deleted once the table is reviewed.

**Commented [AET4]:** General Plan establishes the maximum. It’s the zoning that would allow a range with specific standards to meet a higher range.

**Commented [AET5]:** Allowed by Ordinance 254. Assumed 80 percent of 25 for a 20 unit acre probability. Currently only two locations in town where there is RH.

Land Use Category	Maximum Residential Density <sup>1</sup>	Maximum Lot Coverage <sup>2</sup>	Source for Coverage
BP, Business Park	N.A.	<del>35-60%</del> 60%	GP Table 3-1: 35% – 60%
ILT, Limited Industrial	N.A.	50%	Same as GP Table 3-1
IL, Light Industrial	N.A.	50%	Same as GP Table 3-1
P, Public/Quasi-Public	N.A.	<del>35-50%</del> 50%	GP Table 3-1: 35% – 50%
<u>Open Space/ Conservation</u>	<u>N.A.</u>	<u>&lt;5%</u>	Recommended
<u>Specific Plan</u>	<u>Varies</u>	<u>Varies</u>	Recommended

**Commented [AET4]:** General Plan establishes the maximum. It's the zoning that would allow a range with specific standards to meet a higher range.

1 1 Maximum allowable density. The Town does not guarantee that the full density can be achieved.

2 2 Maximum possible coverage. The zoning ordinance will determine parcel coverage or floor area ratio depending on zone district.

3

Table 3-1- General Plan Land Use Categories, Maximum Density and Intensity (1)

Land Use Category	Maximum Residential Density (2)	Building Intensity		
		Maximum Height	Maximum Site Coverage	Maximum Floor Area Ratio (FAR)
Residential Agricultural	1 d.u./4.6 acre	2 stories/35 ft.	20%	N.A.
Residential Estate	1 d.u./2.3 acre	2 stories/35 ft.	20%	N.A.
Rural Residential	1 d.u./acre	2 stories/35 ft.	20%	N.A.
Residential - Low Density	2 d.u./acre	2 stories/35 ft.	25%	N.A.
Residential - Medium Density	2 - 6 d.u./acre	2 stories/30 ft.	35%	N.A.
Residential - Medium High Density	6 - 10 d.u./acre	2 stories/30 ft.	40%	N.A.
Residential - High Density	10 - 15 d.u./acre	2 stories/30 ft.	50%	N.A.
Office & Professional	2 - 10 d.u./acre in mixed-use projects	2 stories/30 ft.	35 - 60%	N.A.
General Commercial	2 - 10 d.u./acre, as allowed by specific area policies	2 stories/35 ft.	25 - 50%	N.A.
Town Center Commercial	15 d.u./acre in mixed use projects	3 stories/35 ft.	35 - 60%	0.25 - 1.60
Tourist/Destination Commercial	2 - 10 d.u./acre in mixed-use projects	3 stories/45 ft. (3)	25 - 40% By Ord 206	N.A.
Business Park	N.A.	2 stories/30 ft.	35 - 60%	N.A.
Limited Industrial	N.A.	2 stories/30 ft.	50%	N.A.
Light Industry	N.A.	2 stories/35 ft.	50%	N.A.
Public/Quasi-Public	N.A.	2 stories/30 ft.	35 - 50%	N.A.

**Notes:**

- (1) See the narrative descriptions of each land use category beginning on page 21 for exceptions and additional standards.
- (2) Residential density is expressed in dwelling units (d.u.) per acre.
- (3) Building height over 35 feet in the Tourist/Destination Commercial land use category requires Fire Department approval.

**Commented [CC6]:** This table will be replaced by the table above. FAR and height will be removed and are in the Zoning Code.