

BOARD OF SUPERVISORS, COUNTY OF SIERRA, STATE OF CALIFORNIA

IN THE MATTER OF )  
CREATING STATELINE )  
HIGHWAY COMMERCIAL )  
ZONING DISTRICT )

ORDINANCE NO. 855

THE BOARD OF SUPERVISORS OF THE COUNTY OF SIERRA ORDAINS as follows:

Ordinance Section One: Part 15, Chapter 12 of the Sierra County Code is hereby amended to read as follows:

CHAPTER 15.12.135 - SHC STATELINE HIGHWAY COMMERCIAL

- A. This zoning district is intended to provide a limited range of commercial locations for highway related retail and tourist services within the Verdi Specific Plan area. Standards will require that locations and areas indicated as "Visitor-Stateline Highway Commercial District" on the Verdi Specific Plan shall conform with the provisions of this district.
- B. Permitted Uses: One single family residence.
- C. Conditional Uses: The following uses shall be subject to a special use permit and include restaurants, food and beverage sales, tourist and souvenir retail sales, visitor information centers, tourist specialty shops, parking areas, directional signs, and one (1) caretakers residence as an appurtenant and secondary use of property, animal and veterinary clinics, medical offices.
- D. Site Development Standards:
  - 1. Maximum building height is one story not exceeding twenty five (25) feet). Maximum sign height is fifteen (15) feet.
  - 2. Setbacks shall be as follows: Front shall be twenty five (25) feet from property line as measured from the frontage access to the retail use; side shall be fifteen (5) feet from property line; rear shall be thirty (30) feet from property line; and if public roads exist adjacent to rear or side lines, setbacks for these areas shall be increased by ten (10) feet from property line.
  - 3. All sales, displays and storage shall be conducted within an enclosed building.
  - 4. Building area or lot coverage shall be limited to 40% for lots of 10 acres or less and 20% for lots exceeding 10 acres.

- 5. Maximum building coverage is 10,000 square feet.
- 6. Signs are limited to identification of products, sales or service provided on the premises on which the sign is located. Signs shall be limited to a cumulative total of 80 square feet, with the maximum single sign square footage being 32 square feet.
- 7. Off street park, loading, lighting, walls/fences, points of ingress and egress, internal circulation, site landscaping, residential and street screening, architectural design, and other conditions to use and occupancy shall be approved as part of a site plan which is required prior to commencement of any use and prior to issuance of any building permit. This site plan shall be submitted to the Planning Department for review and approval.

Ordinance Section Two: This ordinance shall take effect thirty (30) days after its passage. Before the expiration of fifteen (15) days after passage of this ordinance, it shall be published once with the names of the members of the Board of Supervisors voting for and against the ordinance in The Mountain Messenger, a newspaper of general circulation published in the County of Sierra, State of California.

Introduced at a regular meeting of the Board of Supervisors held on the 15th day of July, 1997, and passed and adopted by the Board of Supervisors of the County of Sierra, State of California, on the 5th day of August, 1997 by the following roll call vote, to-wit:

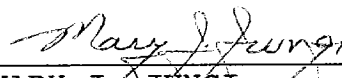
AYES: Supervisors Gutman, Luchessi, Nunes, Mitchell, Whitley  
 NOES: None  
 ABSTAINED: None  
 ABSENT: None

COUNTY OF SIERRA

  
 RICHARD V. LUCHESSI, CHAIRMAN  
 BOARD OF SUPERVISORS

ATTEST:

APPROVED AS TO FORM:

  
 MARY J. JUNG  
 CLERK OF THE BOARD

  
 WILLIAM W. PANGMAN  
 COUNTY COUNSEL