

Figure 1.1-3: Planning Boundaries Aerial View



Preserved Open Space

Water Treatment Plant

Fern Lake

Suttonfield Lake

Cemetery

Existing Baseball Field

North Laurel
Park
Grove Street
Harney

Railroad

Dairy Road

Highway 12

Core Campus

Manzanita
Orchard Road

Knold Drive
Martin Street
Cecilia Drive

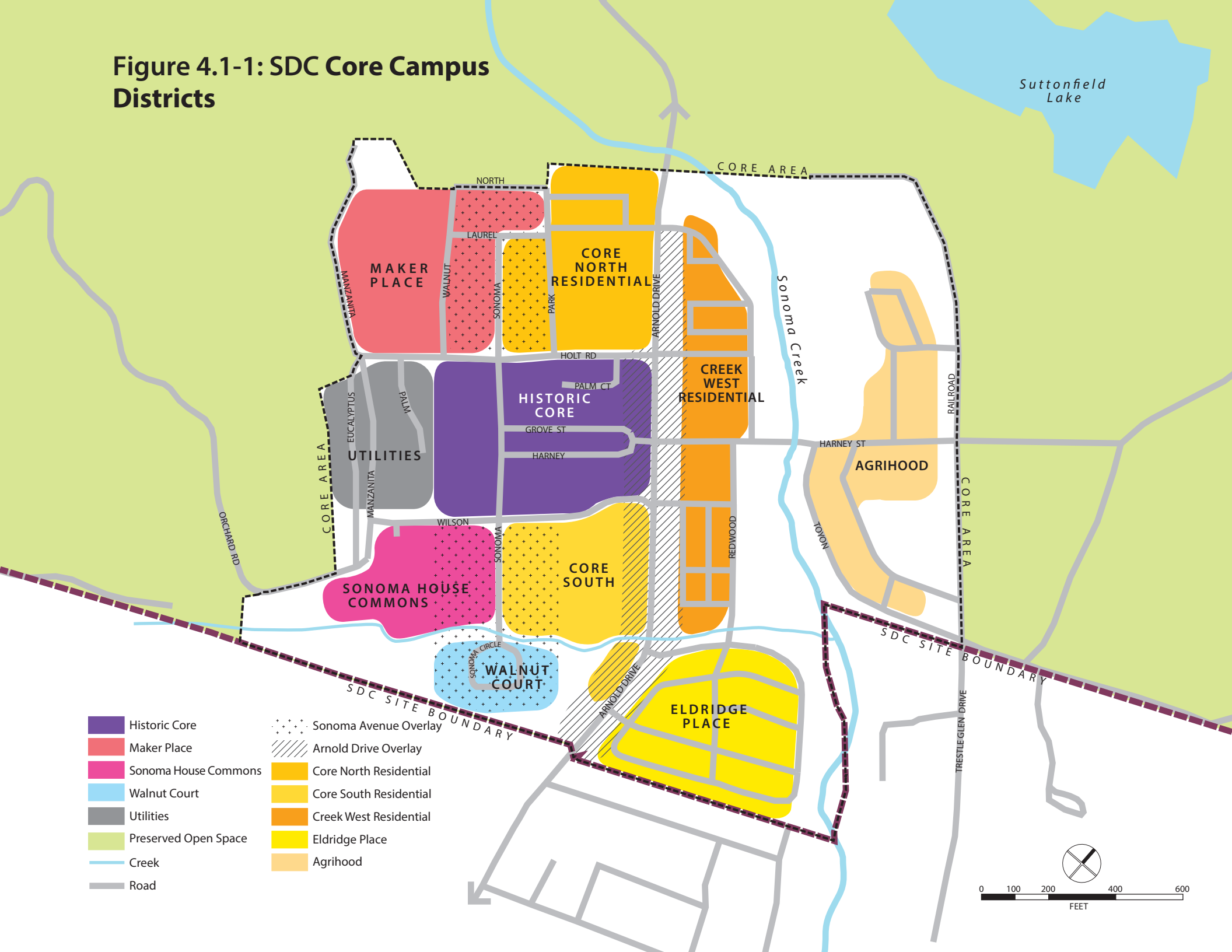
ELDRIDGE

Harney
Baker
Mestie Glen Drive

John Mesa Dairy

Existing Soccer Field

Figure 4.1-1: SDC Core Campus Districts



- Historic Core
- Maker Place
- Sonoma House Commons
- Walnut Court
- Utilities
- Preserved Open Space
- Creek
- Road
- Sonoma Avenue Overlay
- Arnold Drive Overlay
- Core North Residential
- Core South Residential
- Creek West Residential
- Eldridge Place
- Agrihood

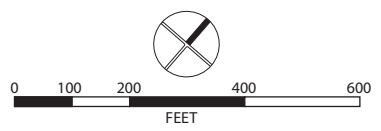


TABLE 4-3: PERMITTED USES

Land Use	Low/Medium Density Residential	Medium/Flex Density Residential	Employment Center	Flex Zone	Institutional	Utilities	Hotel Overlay	Parks and Recreation	Buffer Open Space	Preserved Open Space
Residential										
Accessory Dwelling Unit	P	P	-	P	-	-	-	-	-	-
Agricultural Employee Housing: Short Term Camp	P	P	-	P	-	-	-	-	-	-
Caretaker Dwelling	P	P	P	P	P	-	P	C	-	C
Congregate Housing, Large	P	P	-	P	-	-	-	-	-	-
Congregate Housing, Small	P	P	-	P	-	-	-	-	-	-
Cottage Food Operation	P	P	-	P	-	-	-	-	-	-
Dwelling Multi-Family	P	P	-	P	-	-	-	-	-	-
Dwelling Single-Family	P	P	-	P	-	-	-	-	-	-
Dwelling, Two-Family	P	P	-	P	-	-	-	-	-	-
Guest House	P	P	-	P	-	-	-	-	-	-
Home Occupation	P	P	-	P	-	-	-	-	-	-
Junior Accessory Dwelling Unit	P	P	-	P	-	-	-	-	-	-
Live/Work	P	P	C	P	-	-	-	-	-	-
Permanent Supportive Housing	P	P	C	P	-	-	-	-	-	-
Residential Community Care, Large	P	P	C	P	-	-	-	-	-	-
Residential Community Care, Small	P	P	C	P	-	-	-	-	-	-
Single-Room Occupancy, Small	P	P	-	P	-	-	-	-	-	-
Single-Room Occupancy, Large	P	P	-	P	-	-	-	-	-	-
Transitional Housing	P	P	C	P	-	-	-	-	-	-
P Permitted - Not Permitted C Conditional Use Permit										

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Agriculture and Resource-Based Land Use										
Community Garden and Food Cultivation	P	P	-	P	-	-	P	-	P	C
Animal Keeping: Beekeeping	-	-	-	-	-	-	-	-	P	C
Tasting Rooms	-	-	P	P	-	-	P	-	-	-
Industrial, Manufacturing, Processing and Storage										
Laboratories	-	-	C	C	-	-	-	-	-	-
Manufacturing/Processing, Light	-	-	C	C	-	-	-	-	-	-
Retail Land Use Category										
Alcoholic Beverage Sales	-	P	P	P	-	-	P	-	-	-
Bar, Tavern, Nightclub	-	-	-	-	-	-	C	-	-	-
Building and Landscape Materials Sales	-	-	C	C	-	-	-	-	-	-
General Retail	-	P	P	P	-	-	P	-	-	-
Nursery, Retail	-	C	P	P	-	-	P	-	-	-
Outdoor Vendor	-	C	P	P	-	-	P	-	-	-
Restaurant	-	P	P	P	P	-	P	C	-	-
P Permitted - Not Permitted C Conditional Use Permit										

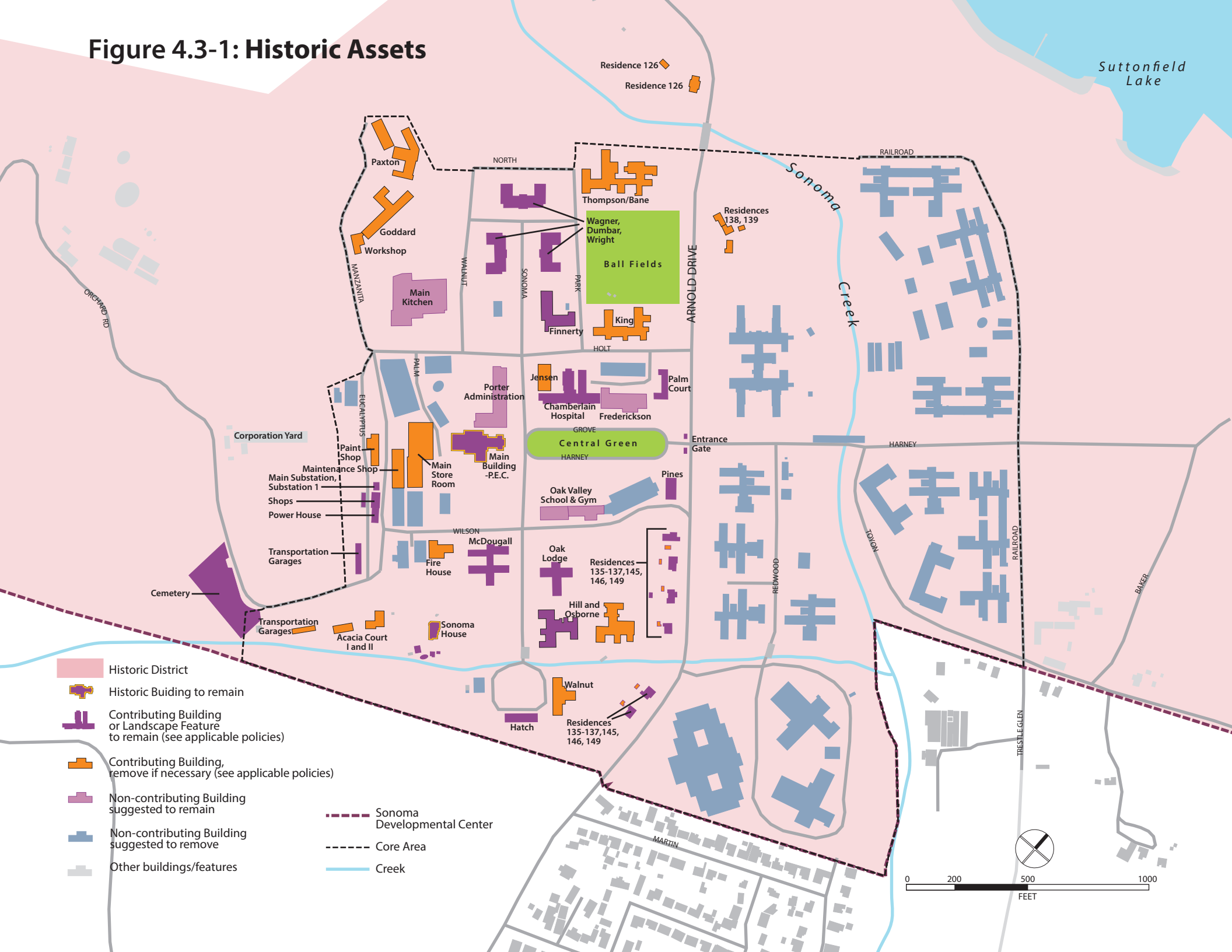
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Land Use	Low/Medium Density Residential	Medium/Flex Density Residential	Employment Center	Flex Zone	Institutional	Utilities	Hotel Overlay	Parks and Recreation	Buffer Open Space	Preserved Open Space
Recreation, Education and Public Assembly Land Use Category										
Camp, Organized	-	-	-	-	-	-	-	C	-	C
Campgrounds	-	-	-	-	-	-	-	C	-	C
Civic Institution	P	P	P	P	P	-	P	P	-	-
Community Meeting Facilities	P	P	P	P	P	-	P	P	-	-
Country Club	-	-	C	P	-	-	-	-	-	-
Educational Institutions: Colleges and Universities	-	-	P	-	P	-	-	-	-	-
Educational Institutions: Elementary and Secondary Schools	P	P	P	P	P	-	P	P	-	-
Educational Institutions: Specialized Education and Training	-	-	P	P	P	-	-	C	-	-
Parks and Playgrounds	P	P	P	P	P	P	P	P	C	C
Periodic Special Events	-	-	P	P	P	-	P	P	-	-
Recreation and Sports Facilities: Health/Fitness Facility	-	-	P	P	P	-	P	C	-	-
Recreation and Sports Facilities: Recreation Facility, Indoor	-	-	P	P	P	-	P	C	-	-
Recreation and Sports Facilities: Recreation Facility, Outdoor	P	P	P	P	P	-	P	P	C	C
Recreation and Sports Facilities: Rural Sports and Recreation	P	P	P	P	P	-	P	P	C	C
Sports and Entertainment Assembly	-	-	P	P	P	-	P	-	-	-
Studios for Art Crafts, Dance, Music	-	-	P	P	P	-	P	-	-	-
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Land Use	Low/Medium Density Residential	Medium/Flex Density Residential	Employment Center	Flex Zone	Institutional	Utilities	Hotel Overlay	Parks and Recreation	Buffer Open Space	Preserved Open Space
Services Land Use Category										
Banks and Financial Institutions	-	-	P	P	-	-	-	-	-	-
Business Support Services	-	-	P	P	-	-	-	-	-	-
Day Care Center	-	P	P	P	-	-	-	-	-	-
Homeless Shelter, Emergency	-	-	C	C	-	-	-	-	-	-
Homeless Shelter, Small Scale	-	-	C	C	-	-	-	-	-	-
Lodging: Bed and Breakfast (B&B)	-	-	C	C	-	-	P	-	-	-
Lodging: Hosted Rental	-	-	C	C	-	-	P	-	-	-
Lodging: Hotel, Motel, and Resort	-	-	C	C	-	-	P	-	-	-
Maintenance and Repair Service, Non-Vehicular	-	-	C	C	-	-	-	-	-	-
Medical Services: Hospitals	-	-	C	C	P	-	-	-	-	-
Medical Services: Offices and Out-patient Care	-	-	C	C	P	-	-	-	-	-
Personal Services	-	-	P	P	-	-	-	-	-	-
Professional Office	-	-	P	P	P	-	-	-	-	-
Veterinary Clinic	-	-	P	P	P	-	-	-	-	-
Transportation, Energy, Public Facilities Land Use Category										
Dispatch Facility	-	-	P	P	P	P	-	-	-	-
Low Temperature Geothermal Resource Development	-	-	-	-	-	P	-	-	-	C
Parking Facilities	P	P	P	P	P	P	P	P	P	C
Public Safety Facilities	P	P	P	P	P	P	-	P	-	C
Public Utility Facilities	-	-	P	-	-	P	-	P	P	C
Renewable Energy Facilities	P	P	P	P	P	P	P	P	-	C
Telecommunications Facilities	-	-	P	-	-	P	-	-	-	C
P Permitted - Not Permitted C Conditional Use Permit										

Figure 4.3-1: Historic Assets



- Historic District
- Historic Building to remain
- Contributing Building or Landscape Feature to remain (see applicable policies)
- Contributing Building, remove if necessary (see applicable policies)
- Non-contributing Building suggested to remain
- Non-contributing Building suggested to remove
- Other buildings/features

- Sonoma Developmental Center
- Core Area
- Creek

