Draft Snow Removal Equipment Storage - 04/28/09

17.56.235 Residential Snow Removal Equipment Storage

- A. **Purpose.** When allowed by Sections 17.06.060 et seq., (Zone District Regulations) in the zone applicable to a site, residential snow removal equipment storage is subject to the requirements of this section. The purpose of this section is to allow the storage of snow removal equipment in all residential zone districts above 5000' in elevation, subject to the following restrictions and limitations, to ensure immediate accessibility to snow removal equipment during winter storms. The objective is threefold: 1) to protect the residential character of neighborhoods while allowing for the storage of snow removal equipment as an accessory use; 2) to minimize the visibility and use of such equipment to prevent incompatible activities affecting adjoining residential land uses; and 3) to limit the dispersal and concentration of snow removal equipment in residential areas. It is recognized by this ordinance that the removal of snow is an essential community activity, necessary for economic viability, and citizen health and safety.
- B. **General Standards** The following requirements apply to the storage of snow removal equipment in the Zone Districts described in Section 17.56.235C, Permit Requirements, described below.
 - 1. This section applies to the unincorporated area of Placer County at elevations of 5,000 feet or higher.
 - 2. No residential snow removal equipment vehicle, with accessories attached (e.g., rotary blower, or snow plow), may exceed 7 feet in height, 18 feet in length and 7 feet in width. No engine may exceed 120 horsepower. 2-wheel and/or human powered vehicles are not considered snow removal equipment for purposes of this ordinance. Vehicles that exceed these standards are considered commercial vehicles and storage requirements are described in Section 17.56.250 of the Zoning Ordinance.
 - 3. This section limits residential snow removal equipment storage to November 1 to April 30. This seasonal limitation does not apply to other commercial vehicle storage activities authorized elsewhere in this Code (i.e., storage yards and sales lots and storage, accessory commercial vehicle storage. See Section 17.56.250(B). For non-residential zone districts see Sections 17.56.250(B)(2), Commercial Vehicle Storage or 17.06.060 for Storage Yards and Sales Lots.)
 - 4. Fuel storage limitations apply per State of California Fire Code (Chapters 27 and 34 for Class I, II, IIIA and IIIB fuels), permit requirements of Section 17.06.050, Land Use and Permit Tables (including storage of petroleum for on-site use), and Section 15.04.040(K) (Adoption and authorization for amendments to the International Fire Code of the Placer County Code). The limitations and prohibitions of this section shall also apply to areas in Squaw Valley designated as Low Density Residential (LDR), High Density Residential (HDR), Forest-Recreation or

- Conservation Preserve. This section shall not be applicable to legally allowed portable storage containers of 5 gallons or less.
- 5. General maintenance (e.g., oil changes and lubrication of equipment) of residential snow removal equipment may not occur during the hours of 8 p.m. 7 a.m., except during winter storms and is not allowed in the public right-of-way. Major equipment maintenance that is expected to exceed five (5) hours in duration is not allowed unless the maintenance work occurs in an enclosed building or garage. Major equipment maintenance may include the operation of mechanical equipment, welding equipment, pneumatic tools, or other devices that generate significant noise, odors, and glare.
- 6. Repair work that may result in the leakage of fuels, oils, or other potentially hazardous fluids or solvents is subject to the State of California hazardous waste disposal laws.
- 7. Home occupancy standards Residential snow storage removal equipment businesses in residential zone districts are subject to the requirements of Section 17.56.120, Home Occupations with the exception of Section 17.56.120(C)4 (Home Occupation Performance Standards Equipment). Snow Removal Equipment stored in compliance with this section is allowed with Home Occupation businesses.
- 8. This section applies to snow removal operations only and does not permit the outdoor storage and/or use of other heavy equipment not intended for snow removal.
- 9. No residential snow removal equipment storage and maintenance activities can exceed the noise standards of the Noise Ordinance (Placer County Code Article 9.36) and the Noise standards of the Placer County General Plan (Section 9) except during winter storms as defined by the National Oceanic and Atmospheric Agency. Such activities include equipment start-up, idling, and routine maintenance.
- 10. When there is a local, state or federal-declared emergency or the National Weather Service declares that there is a winter storm warning or emergency is in effect, the hours of operation and annual storage limitations can be waived by the Director of Planning until such time that the winter storm warning or emergency has been lifted.
- 11. When there is a local, state or federal-declared emergency or the National Weather Service declares that there is a winter storm warning or emergency is in effect, one vehicle more than the maximum number allowed in Section 17.56.235(D), may be stored on a driveway during that storm event.
- 12. No residential snow removal equipment may be stored unless one or more dwelling units are occupied for residential purposes. Residential snow removal equipment storage cannot be the primary use of residential property; it must be incidental to residential uses already established on the site. No snow removal equipment can be stored on residentially-zoned property where a residence is not present and occupied.

- 13. No residential snow removal equipment accessories shall be stored outdoors for parcels less than 19,999 sq. ft. in area. Where a solid fence screens equipment from all abutting properties, the storage of accessory equipment can be allowed providing that the storage limitations of Section 17.56.250 (Storage, accessory indoor and outdoor) apply (i.e., no more than 50 sq. ft in area for parcels less than 10,000 sq. ft. in area and 200 sq. ft. for parcels 10,000 to <20,000 sq. ft. in area.)
- C. **Permit Requirements**. Residential snow removal equipment storage uses are subject to the permit requirements established by Sections 17.06.050 (Land use and permit tables) and 17.06.060 et seq., (Zone district regulations).
- D. **Permit Tables**. The following table provides information on a number of standards that are applicable to the residential storage of snow removal equipment. These standards include a list of permissible residential zone districts, the maximum number of vehicles allowed, land use permit requirements, minimum lot area standards, off-street parking standards and outdoor storage.

Zone District	Maximum Number of Vehicles	Land Use Permit	Minimum Lot Area	Snow Removal Equipment: Off-Street Parking Required ¹	Outdoor Storage Set Backs ²
RS, RM and all Squaw Valley Residential Zone Districts	2	ARP for 2 vehicles No discretionary permit required for 1 vehicle	Greater than 20,000 sq. ft.	2 off-street parking spaces	For 1 vehicle, 20 feet from any adjacent residential structure. For 2 vehicles, as defined by the ARP but not less than 20 feet from any adjacent residential structure.
RS, RM and all Squaw Valley Residential Zone Districts	1	ARP for 1 vehicle	10,001- 19,999 sq. ft.	1 fenced or enclosed off-street parking space	As defined by the ARP for 1 vehicle but not less than 20 feet from any adjacent residential structure
RS, RM and all Squaw Valley Residential Zone Districts	1	MUP	Less than 10,000 sq. ft.	1 enclosed garage space	No outdoor storage allowed ³
Lake Tahoe Basin designated as Tourist/Residential, Tourist, Residential, Recreation and Conservation	1	MUP	All parcel sizes	1 enclosed garage space	No outdoor storage allowed ³

Zone District	Maximum Number of Vehicles	Land Use Permit	Minimum Lot Area	Snow Removal Equipment: Off-Street Parking Required ¹	Outdoor Storage Set Backs ²
RF	2	ARP for 2 vehicles No discretionary permit required for 1 vehicle	200,000 sq. ft. or greater	2 off-street parking spaces	As defined by the ARP for 2 or more vehicles. For 1 vehicle, 50 feet from any adjacent residential structure but no less than 25 feet from property line
RF	2	ARP for 2 vehicles No discretionary permit required for 1 vehicle	199,999 sq. ft. to 1 acre	1 off-street parking space	50 feet from any adjacent residential structure but not less than 25 feet from the property line
RF	1	ARP	Less than 1 acre	1 fenced or enclosed off-street space	50 feet from any adjacent residential structure

¹The off-street parking standard referenced herein applies only to the storage of snow removal equipment. See Section 17.54.060 (Parking space requirements by land use) for off-street parking standards for passenger vehicles.

E. Tahoe Basin General Plan, Community Plan, Zoning Consistency. In the Tahoe area, there are a number of General/Community Plans that also include Plan Area Statements or land use ordinances listing allowable uses and permit requirements. These local plans supersede the County Zoning Ordinance in these areas. However, where the Tahoe Basin Community Plans do not address

²The outdoor storage setbacks apply to the storage of snow removal equipment and accessories. Vehicles parked within a garage enclosure are not subject to these setback standards.

³The outdoor storage limitations can be exempted pursuant to Section 17.235.(B)(11) for winter storm emergencies.

a particular land use activity, the County Zoning Ordinance provisions shall apply.

17.04.030 Definitions of land uses, specialized terms and phrases

Snow removal - Is the act of removing snow after a winter storm from public and private roads, driveways, sidewalks and paths to make travel easier and safer. Snow removal activities are conducted by individual households, private contractors and local and state government. As defined by the National Oceanic and Atmospheric Administration a winter storm is a weather hazard associated with freezing or frozen precipitation including freezing rain, sleet, snow, or combined effects of winter precipitation and strong winds. A winter storm may include one or more of the following winter storm warnings and advisories: 1) Blizzard Warning, 2) Heavy Snow Warning, 3) Lake Effect Snow Warning, 4) Ice Storm Warning, 5) Heavy Sleet Warning, 6) Snow Advisory, 7) Lake Effect Snow Advisory, 8) Freezing Rain Advisory, 9) Sleet Advisory, and 10) Snow and Blowing Snow Advisory.

Snow removal is typically accomplished through the use of specialized snow removal equipment including:

- 1. A **snow removal vehicle** is used to clear thoroughfares of ice and snow. Snow removal vehicles are usually based on a truck chassis with adaptations allowing them to carry specially designed snow removal equipment. Many authorities also use smaller vehicles on sidewalks, footpaths, and cycleways.
- 2. A snowplow is a vehicle, or a device intended for mounting on a vehicle, for removing snow and sometimes ice from outdoor surfaces, typically those serving transportation purposes. In many cases, pickup trucks and tractors are outfitted with plows to fulfill this purpose. In areas that receive large amounts of snow annually, and also in specific locations such as airfields, snowplowing winter service vehicles are commonly used.
- 3. **Snow blowers**, also known as rotating snowplows or snow cutters, can be used in place of snowplows on winter service vehicles. A snow blower consists of a rapidly spinning blade which cuts through the snow, forcing it out of a funnel attached to the top of the blower.

Snow removal equipment vehicle - Residential – 4-wheel or tracked vehicles with motors in excess of 20 hp that are not human powered stored seasonally on residential property above 5000' in elevation pursuant to Section 17.56.235 of this code.

Snow removal equipment storage - The storage of snow removal equipment in all residential, commercial and industrial zone districts to ensure immediate accessibility to said equipment during snow events. (See Section 17.56.235 for Snow Removal Equipment Storage requirements)

Storage, Accessory - "Accessory storage" means the indoor or outdoor storage of various materials on the same site as a principal building or land use which is other than storage, which supports the activities or conduct of the principal use. Includes the storage of accessory equipment related to snow removal equipment. See Section 17.56.250 for specific use requirements applicable to accessory storage.

Amendment to Squaw Valley General Plan & Land Use Ordinance

Section 147 will be added to the Squaw Valley General Plan & Land Use Ordinance referencing the addition of Section 17.56.235 - Snow Removal Equipment Storage to Placer County Code.

