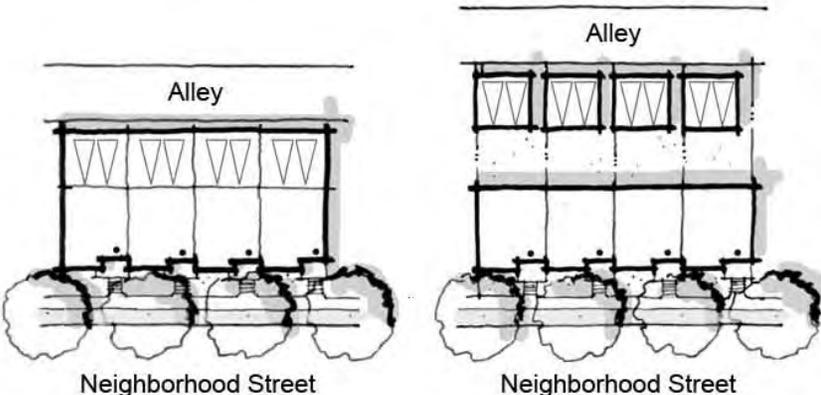


2.5.3 DUPLEX/TRIPLEX/FOUR-PLEX/SIX-PLEX



Attached townhome example

Figure A.17 Attached Townhome Types



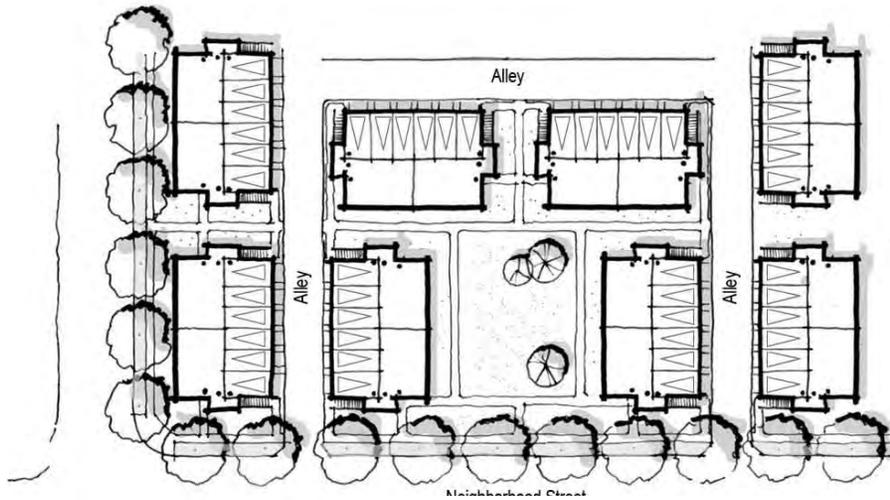
Attached townhomes with rear loaded access



Attached townhomes fronting a tot lot

LAND USE AND DEVELOPMENT STANDARDS

2.5.3 DUPLEX/TRIPLEX/FOUR-PLEX/SIX-PLEX



2.5.3 DUPLEX/TRIPLEX/FOUR-PLEX/SIX-PLEX



Garden style condominiums

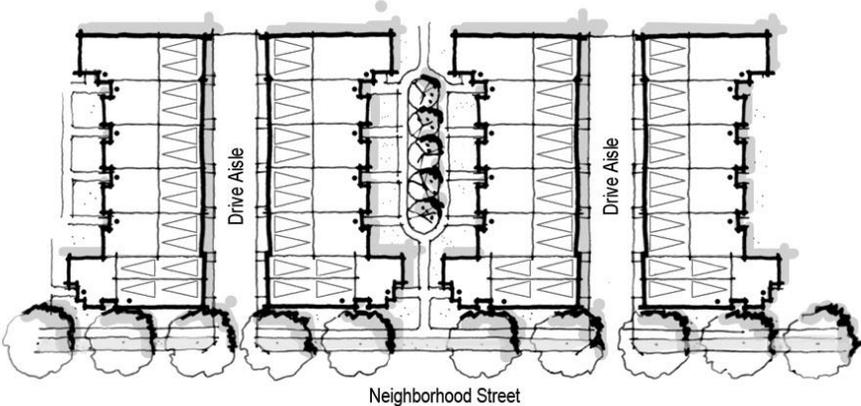


Path and walkways connecting apartments



Courtyard within a garden style apartment complex

Figure A.19 Podium Style Apartment Type



Street facing podium style apartment

LAND USE AND DEVELOPMENT STANDARDS

2.5 RESIDENTIAL LAND USES

TABLE A-6 RESIDENTIAL LAND USE TABLE

The following are the only land uses allowed in the Plan Area’s residential districts. These uses are allowed subject to the land use permit requirement shown for each use, as defined in Section 1.1.3, “Allowable Uses and Permit Requirements,” and any applicable standards of this Specific Plan. The Planning Director shall have the discretion to permit land uses that are not listed in the table if they are consistent with the intent of the applicable residential zones, pursuant to Section 17.02.050 of the *Placer County Zoning Ordinance*. The Planning Director may also forward questions about equivalent uses directly to the Planning Commission for a determination.

Land Use Types	Zone Districts		
	LDR	MDR	HDR
Residential Uses			
Multi-family dwellings, 20 or fewer units	C	C	C
Multi-family dwellings, 21 or greater units		MUP	A
Residential accessory uses (Section 17.56.180)	C	C	C
Residential care homes, 6 or fewer clients	C	C	C
Residential care homes, 7 or more clients		MUP	MUP
Secondary dwellings ²	C	C	C
Senior housing projects (Section 17.56.210)		CUP	C
Single-family dwellings (Section 17.56.230)	C	C	C
Storage, Accessory (Section 17.56.250)	§	§	§
Temporary dwelling-hardship/disaster (Section 17.56.290)	§	§	§
Home occupations (Section 17.56.120)	C	C	C
Animal keeping and raising (Section 17.56.050)	C	C	C
Recreation, Education and Public Assembly Uses			
Community Centers	MUP	MUP	MUP
Houses of Worship ¹	MUP	MUP	MUP
Libraries and museums		MUP	MUP
Membership organization facilities		MUP	MUP

Table A-6 Notes

1. Sites designated as REL under the Specific Plan do not require Minor Use Permits. Other sites may also be approved for religious uses but will require a Minor Use Permit.
2. Standards for secondary dwelling units are described in Specific Plan Policy 3.7.
3. The “Key to Permit Requirements” table below defines the designations used for each of the permitted use requirements.

Key to Permit Requirements	
Allowed use, zoning compliance required	A
Zoning Clearance required	C
Administrative Review Permit required	ARP
Minor Use Permit required	MUP
Conditional Use Permit required	CUP
Permit requirements set by Article 17.56 of the <i>Placer County Zoning Ordinance</i>	§
Uses not allowed	

Table A-6 Residential Land Use Table (Continued)

Land Use Types	Zone Districts		
	LDR	MDR	HDR
Recreation, Education and Public Assembly Uses (continued)			
Parks, playgrounds, golf courses	MUP	MUP	MUP
Schools (Elementary)	MUP	MUP	MUP
Schools (Secondary)	MUP	MUP	MUP
Schools (Specialized education and training)		MUP	
Service Uses			
Cemeteries, columbariums and mortuaries		CUP	CUP
Child or adult day care centers		MUP	MUP
Child day care, family care homes	C	C	C
Transient Lodging			
Bed and breakfast lodging (Section 17.56.070)	MUP	MUP	MUP
Miscellaneous Uses			
Accessory Uses	C	C	C
Antennae, communication facilities (Section 17.56.060)	§	§	§
Pipelines and transmission lines	A	A	A
Public safety facilities	MUP	MUP	MUP
Public utility facilities	MUP	MUP	MUP
Recycling facilities (Section 17.56.170)	§	§	§
Temporary events (Section 17.56.300)	§	§	§

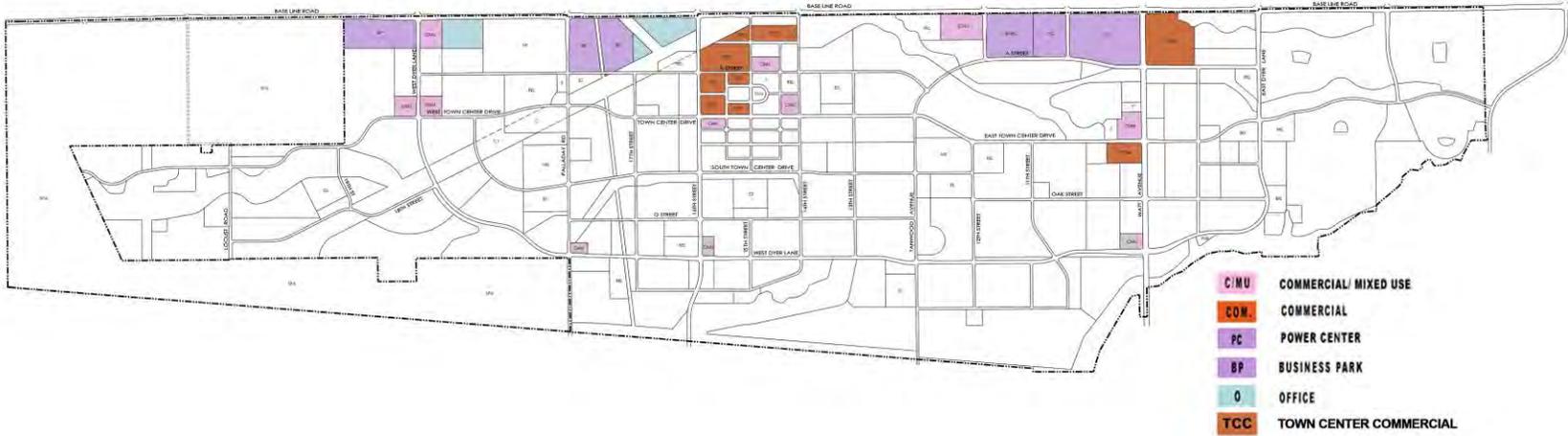
III. COMMERCIAL LAND USES



3.1 COMMERCIAL LAND USES INTRODUCTION

Commercial areas in Placer Vineyards are categorized into seven types: Commercial (COM), Town Center Commercial (TCC), Commercial/Mixed-Use (C/MU), Office (O), Business Park (BP), Power Center (PC), and Business Park/Power Center (BP/PC). All commercial areas shall be designed to the standards and guidelines of the Specific Plan while allowing opportunities for innovative design. Each commercial type serves a specific function within the community and/or the region and each type differs in the size, scale, type of retail uses, and potential customer base. All commercial developments are designed to be conveniently accessible, situated to serve their projected users, and shall be pedestrian, bicycle, and transit friendly.

Table A-13 shows the permitted Land Uses for all types of Commercial areas in the Plan Area. For mixed-use projects, parking may be shared between uses. A reduction in parking, based on proposed uses, may be allowed subject to the preparation and approval of a parking analysis for the project. See Table A-14 for parking standards in commercial areas.



Commercial Land Use Locations

LAND USE AND DEVELOPMENT STANDARDS

3.2 COMMERCIAL LAND USE DEFINITIONS

3.2.1 DEFINITIONS FOR COMMERCIAL DEVELOPMENT STANDARDS

Floor Area. The gross floor area, including the total floor area of each floor of all buildings on a site, including internal circulation (hallways, lobbies, stairways, elevator shafts, covered porches, carports, balconies, etc).

Floor Area Ratio (FAR). A ratio between the gross floor space in a structure over the gross site area or lot area on which it is situated.

$$\text{FAR} = \frac{\text{Floor Area}}{\text{Site Area}}$$

Landscape Coverage. A percentage of the total site area reserved for landscaping, pedestrian hardscape areas, and open space, whether public, private or a combination. All areas of coverage are computed at ground level. Landscape and hardscape areas include setback areas, parking islands, tree wells, entry features, decorative fountains, on-site surface drainage and retention areas, outdoor patios, and plazas.

Lot Depth. The distance between midpoints of straight lines connecting the foremost point at the front property line with the rear most point of the rear property line.

Lot Width. The mean width of the lot measured at right angles to its depth.

Site Area. The gross site area—all land within the property lines of a parcel or combination of parcels that make up the site for a land use/project, including any internal easements.

Site Coverage. Lot coverage—the percentage of the total site area occupied by buildings and structures. For the purposes of this definition, “buildings” include all land covered by primary buildings, garages and carports, accessory buildings, covered decks, and other enclosed and covered areas, but not standard overhangs or eaves, uncovered decks, or paved areas (such as, walkways, driveways, patios, uncovered parking areas or roads). All areas of coverage are computed at ground level.

$$\text{Site Coverage} = \frac{\text{Building Footprint}}{\text{Total Site Area}}$$

Commercial Intensity Calculations. Specific Plan commercial land use intensity (i.e., floor area ratio, site coverage) shall be calculated by dividing total proposed building area or footprint, as appropriate, by the gross area of the property. In the event the property includes an arterial or collector street dedication, the area used for this calculation shall be to the center of the road right-of-way.

3.2.2 COMMERCIAL SETBACK MEASUREMENTS AND EXCEPTIONS

A. Projections into Setbacks. No portion of any structure, including eaves or roof overhangs, shall extend beyond a public or private service easement or street right-of-way or easement. Portions of structures may extend into the required setback as allowed by Table A-1 and specifically approved by the Planning Director.

B. Measurement of Setbacks. The required setback shall be measured as follows (see Figure A.2).

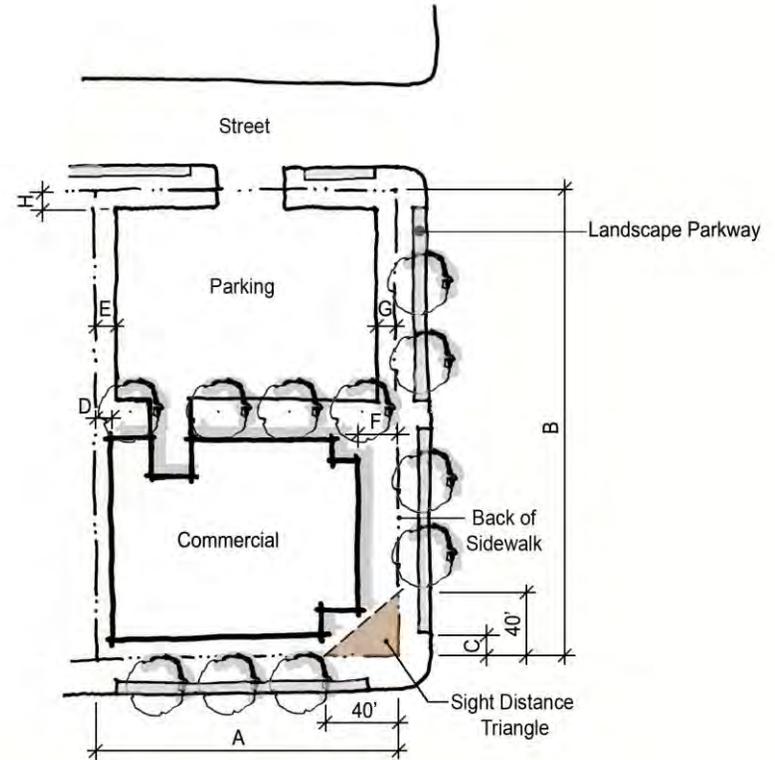
1. **Street Frontage.** The boundary line separating the lot at the street right-of-way. In the case of a corner lot, the owner may choose which street to designate as the street front. Once the choice of frontage has been made, it cannot be changed unless requirements for setbacks are met. A required front setback shall be measured by the most restrictive of the following methods to the nearest point of the wall of the building, with exceptions provided in Table A-1:
 - a. From the back of the sidewalk or front property line, as defined in Figure A.1, “Setbacks”; or
 - b. From the edge of an easement for a private road or driveway.
2. **Side Setbacks.**
 - a. **Interior Side Setback.** A required interior side setback shall be measured at right angles from the side yard property line of the lot, establishing a setback line parallel to the side property line which extends between the front and rear setbacks.
 - b. **Street Side Setback.** A required side setback on the street side of a corner lot shall be measured at right angles from the side property line bounding the street, or the edge of an easement for a private road or driveway, or the back of the sidewalk, whichever results in the greatest setback that extends between the front setback and the rear property line.

1. **Rear Setback.** The rear setback shall be measured at right angles from the rear property line, establishing a setback line parallel to the rear property line.
2. **Parking Setback.** An area of separation between a line established according to provision 5 (below) and the face of curb of a parking area or access aisle parallel to the street. Parking setbacks shall be landscaped as provided for in Section 1.2.3, "Landscape Location Requirements."
3. All commercial setbacks on collector, major collector and town center streets where a landscape parkway is required shall be measured from the back of sidewalk. Setbacks on thoroughfares and arterial streets shall be measured from the back of the landscape right-of-way (Refer to Figure A.1, "Measuring Setbacks").
4. Setback areas may include pedestrian or other amenities such as plazas, outdoor eating areas, pergolas, trellises, or other landscape features.

C. Limitations on the Use of Setbacks.

1. **Allowed Structures and Uses.** A setback required by this Specific Plan, Minor or Conditional Use Permit, or Design/Site Review approval, shall be improved and maintained only with plants and other natural materials, except for the following:
 - a. Building projections, as permitted by Table A-1;
 - b. Fences, hedges, plant materials, structures and walls as permitted by Table A-1 for residential zoning districts;
 - c. Necessary walks and steps;
 - d. A driveway or parking lot that provides parking or access to parking; and
 - e. Mechanical equipment and pad, screened and oriented from public view and setback a minimum of 5' from the property line.

Figure A.20 Commercial Lot Development Standards Key



A	Lot Width	F	Street Side Setback (to building)
B	Lot Depth	G	Street Side Setback (to parking)
C	Street Front (to building)	H	Rear Setback (to parking)
D	Interior Side Setback (to building)		
E	Interior Side Setback (to parking)		

LAND USE AND DEVELOPMENT STANDARDS

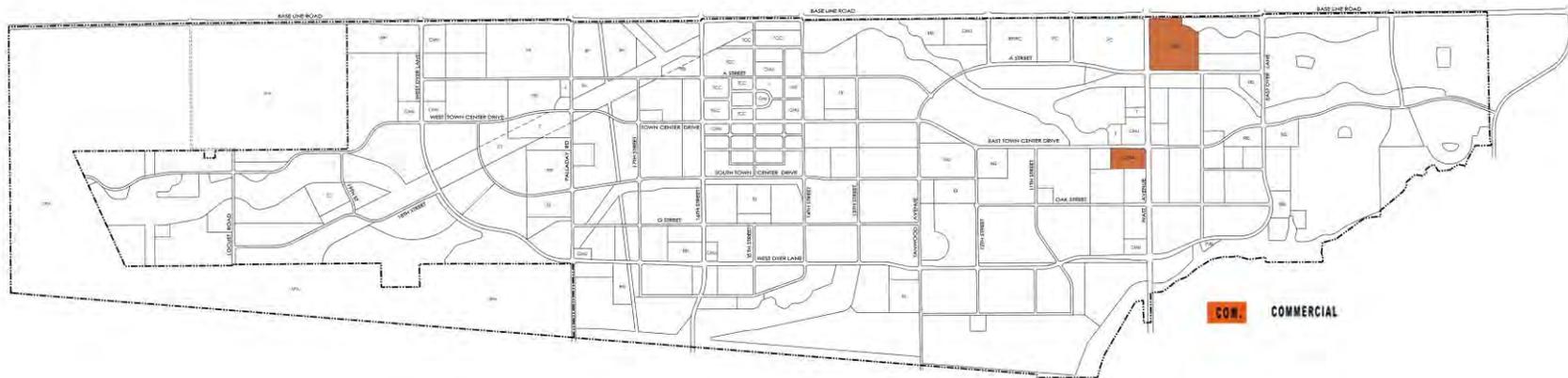
3.3 COMMERCIAL (0.20-0.30 FAR)

The Commercial (COM) land use designation allows a variety of retail and service uses. These include small convenience stores and centers, neighborhood-serving shopping centers, and community-scale retail centers. Typical commercial land uses include neighborhood grocery stores, drug stores, and retail stores, providing household goods and services for the surrounding residential neighborhoods. The Commercial designation also allows for banks and financial institution offices, realty and insurance offices, medical and professional offices, and gas stations and auto repair uses. It also allows for public and quasi-public uses, including parks, libraries and museums, public utility and safety facilities, and other similar, compatible uses.

The FAR applicable to the Commercial land use designation ranges from 0.20 to 0.30. Commercial land uses are assumed to be developed at an average FAR of 0.25. Development proposals with FAR greater than 0.25 may be subject to further environmental review. Refer to Table A-7 for Commercial Development Standards.



Commercial Site



Commercial Locations

Table A-7 Commercial Development Standards

Commercial (COM)	
Minimum Parcel Size (sf)	10,000
Site Coverage	
Maximum floor area ratio ¹	.30
Maximum site coverage	35%
Minimum Setbacks² (from building/ parking)	
Street frontage	0' (building)/10' (parking)
Adjacent to residential uses	
Side yard ⁴	15' (building)/15' (parking) Side setbacks adjacent to residential areas shall be increased one foot for each foot the building exceeds 20 feet in height, to a maximum required setback of 30 feet.
Rear yard ⁴	15' (building)/15' (parking)
Adjacent to all other uses	
Interior side yard ⁴	0' (building)/0' (parking)
Street side yard ⁴	0' (building)/10' (parking)
Rear yard setback ⁴	0' (building)/10' (parking)
Maximum Building Height	65'
Landscaping Requirements	
Landscape coverage ⁵	30%
Minimum Parking Requirements	See Table A-14
Permitted and Conditionally Permitted Uses	See Table A-13

Table A-7 Notes:

1. Specific Plan land use intensity distribution is based on an average FAR for the parcel of 0.25. Development proposals with FAR greater than 0.25 may be subject to further environmental review.
2. Refer to setback definitions in Section 3.2.2, "Setback Measurements and Exceptions."
3. A minimum of 30% of the ground floor façade that is fronting primary pedestrian streets shall be designed with transparent wall surfaces such as windows, commercial display windows, and/or doorways. Building entry foyers, courtyards, and outdoor seating areas for restaurants may be calculated as part of the 30% surface area requirement.
4. Mechanical equipment may be located in the required side or rear yard provided that no structure or equipment occupies more than 200 square feet of the required yard area. Minimum setback of mechanical equipment shall be 5 feet from the property line. HVAC equipment is encouraged to be placed on the roof of the building(s). Mechanical equipment should be screened and oriented away from public views, to the extent possible.
5. Landscape coverage is also governed by the parking lot shading requirements specified in Section 1.2.3, "Landscape Location Requirements."

LAND USE AND DEVELOPMENT STANDARDS

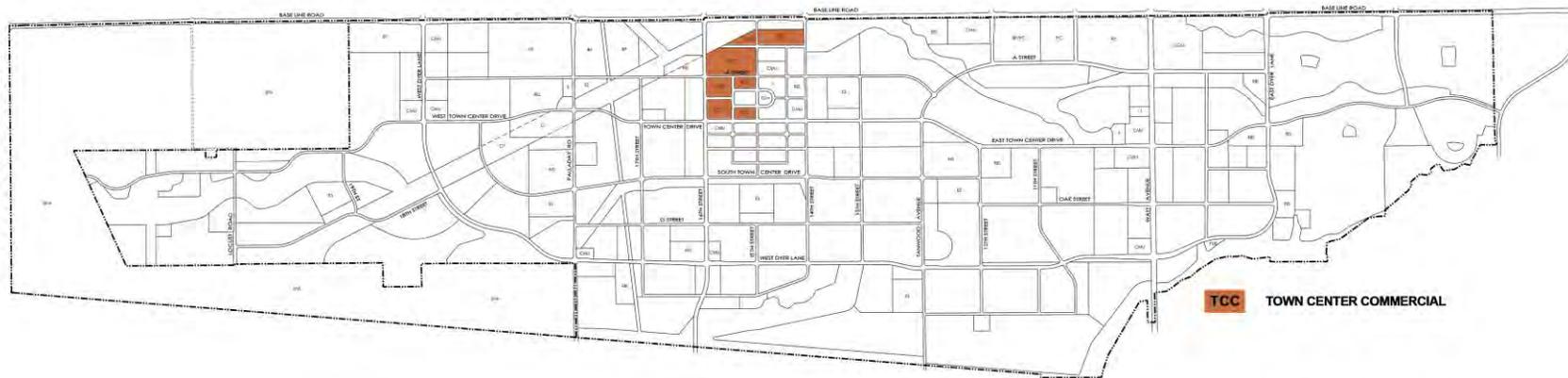
3.4 TOWN CENTER COMMERCIAL (0.35-2.0 FAR)

The Town Center Commercial (TCC) area is intended to create a retail core that is pedestrian-oriented, easily accessible, mixed-use, and located in the heart of the Placer Vineyards community. The TCC land use designation allows all types of office uses, a variety of retail stores and services, a variety of entertainment uses, public and quasi-public uses, public parks, and plazas.

The FAR applicable to the Town Center Commercial land use designation ranges from 0.35 to 2.0. 80% of this area is assumed to be developed with retail uses at an average FAR of 0.45 and the remaining 20% developed with office uses at an average FAR of 0.45. Development proposals with FAR greater than 0.45 and a different balance of retail and office uses may be subject to further environmental review. Refer to Table A-8 for Town Center Commercial Development Standards.



Town Center Commercial Site



Town Center Commercial Locations

Table A-8 Town Center Commercial Development Standards

Town Center Commercial (TCC) ⁷	
Minimum Parcel Size (sf)	8,000
Site Coverage	
Maximum floor area ratio ¹	2.0
Maximum site coverage	50%
Minimum Setbacks (from building/ parking)	
Street frontage ²	0' (building)
Build-to-line ^{3, 6}	A minimum of 70% of all buildings shall front onto the street, located at the build-to-line (0' setback), where indicated in Figure A-16.
Adjacent to Residential Uses	
Side yard ⁴	15' (building)/15' (parking) Side setbacks adjacent to residential areas shall be increased 1 foot for each foot the building exceeds 20 feet in height, to a maximum required setback of 30 feet.
Rear yard ⁴	15' (building)/15' (parking)
Adjacent to All Other Uses	
Interior side yard ⁴	0' (building)/8' (parking)
Street side yard ⁴	0' (building)/8' (parking)
Rear yard setback ⁴	0' (building)/8' (parking)
Maximum Building Height	75'
Landscaping Requirements	
Landscape coverage ⁵	N/A
Minimum Parking Requirements	See Table A-14
Permitted and Conditionally Permitted Uses	See Table A-13

Table A-8 Notes

- For the purposes of distributing development intensities in the Specific Plan, it is assumed that 80% of this area will be developed with retail uses at an average FAR of 0.45 and the remaining 20% developed with office uses at an average FAR of 0.45. Development proposals with FAR greater than 0.45 and a different balance of retail and office uses may be subject to further environmental review.
- Refer to setback definitions in Section 3.2.2, "Setback Measurements and Exceptions."
- A minimum of 70% of the ground floor facade fronting primary pedestrian streets containing build-to-lines shall be designed with transparent wall surfaces such as windows, commercial display windows, and/or doorways. Building entry foyers, courtyards, and outdoor seating areas for restaurants may be calculated as part of the 70% surface area requirement.
- Mechanical equipment may be located in the required side or rear yard provided that no structure or equipment occupies more than 200 square feet of the required yard area. Minimum setback of mechanical equipment shall be 5 feet from the property line. HVAC equipment is encouraged to be placed on the roof of the building(s). Mechanical equipment should also be screened and oriented away from public views, to the extent possible.
- Landscaping shall be provided on a case by case basis and subject to Design/Site Review approval. Landscape coverage is also governed by the parking lot shading requirements specified in Section 1.2.3, "Landscape Location Requirements."
- The term "build-to-line" defines a length of street frontage in the town center where at least 70% of all building façades must be set at the back of the sidewalk (0' building setback). The blocks where the build-to-line is located is prescribed for the conceptual design shown in the Specific Plan, Figure 6.6, "Town Center Development Framework." Town center site designs will be formally reviewed during the Design/Site Review process. Also see the ground floor façade windows requirements in note 3 above.
- Public/Quasi-Public uses in the town center which include a library, government center, sheriff station, and religious site shall also be subject to these Development Standards.

LAND USE AND DEVELOPMENT STANDARDS

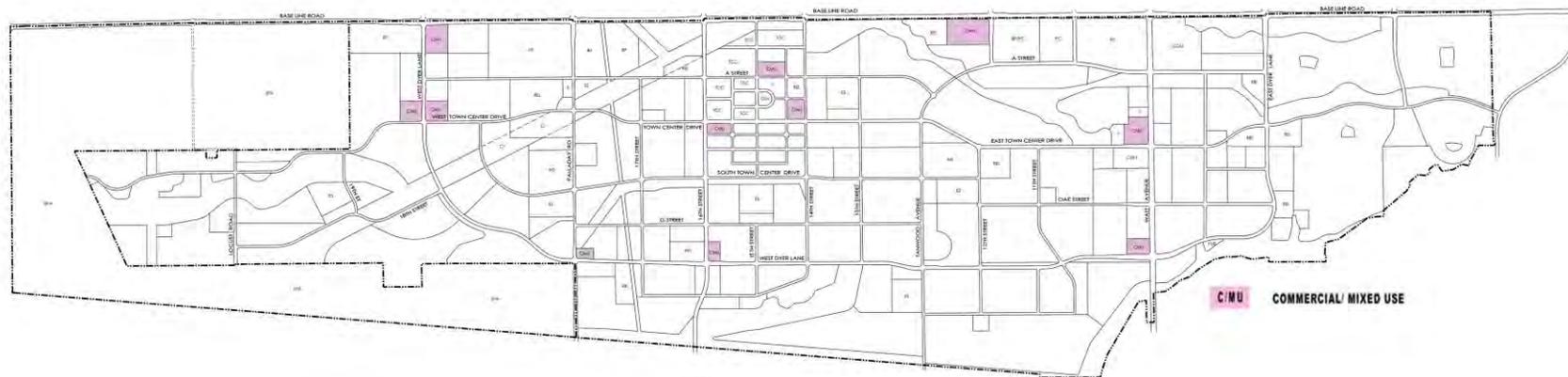
3.5 COMMERCIAL/MIXED-USE (14-22 DU/AC) (0.35-2.0 FAR)

The Commercial/Mixed-Use (C/MU) land use designation is intended to encourage a variety of projects with a mix of uses including high density residential, retail, and office uses within one development. The C/MU designation allows for mixed-use neighborhood nodes of office and commercial uses on smaller sites integrated into the surrounding residential neighborhoods. Mixed-use may include both vertical mixed-use, ground floor commercial uses with residential or office uses above, or horizontal mixed-use, commercial and residential development located on the same site, with shared open space and direct pedestrian connections.

Commercial/Mixed-Use areas allow for a residential density range of 14 to 22 du/ac. The FAR applicable to the C/MU land use designation ranges from 0.35 to 2.0. 70% of this area is assumed to be developed with residential uses at an average density of 18 du/ac and the remaining 30% developed with commercial uses, evenly split between office and retail uses at an average FAR of 0.45. Development proposals with FAR greater than 0.45 and a different balance of retail and office uses may be subject to further environmental review. Refer to Table A-9 for Commercial/Mixed-Use Development Standards.



Commercial/Mixed-Use Site



Commercial/Mixed-Use Locations

Table A-9 Commercial/Mixed Use Development Standards

Commercial/Mixed Use (C/MU)	
Minimum Parcel Size (sf)	8,000
Site Coverage	
Maximum floor area ratio ¹	2.0
Maximum site coverage	50%
Residential Density ¹	14 to 22 du/ac
Minimum Setbacks (from building/parking)	
Street frontage ^{2,3}	0' (building)
Adjacent to Residential Uses⁵	
Side yard ⁴	15' (building)/15' (parking) Side setbacks adjacent to residential areas shall be increased 1 foot for each foot the building exceeds 20 feet in height, to a maximum required setback of 30 feet.
Rear yard ⁴	15' (building)/15' (parking)
Adjacent to All Other Uses	
Interior side yard ⁴	0' (building)/8' (parking)
Street side yard ⁴	0' (building)/8' (parking)
Rear yard setback ⁴	0' (building)/8' (parking)
Maximum Building Height	75'
Landscaping Requirements	
Landscape coverage ⁶	30%
Minimum Parking Requirements	See Table A-14
Permitted and Conditionally Permitted Uses	See Table A-13

Table A-9 Notes:

1. For the purposes of distributing development intensities in the C/MU land use designation, it is assumed that 70% of this development area will be residential uses at an average of 18 du/ac and the remaining 30% commercial uses, evenly split between office and retail uses at an average FAR of 0.45. Development proposals with FARs, residential densities, or percentage splits between types of land uses greater than these numbers may be subject to further environmental review.
2. Refer to setback definitions in Section 3.2.2, "Setback Measurements and Exceptions."
3. A minimum of 50% of the ground floor facade fronting primary pedestrian streets shall be designed with transparent wall surfaces such as windows, commercial display windows, and/or doorways. Building entry foyers, courtyards and outdoor seating areas for restaurants may be calculated as part of the 50% surface area requirement.
4. Mechanical equipment may be located in the required side or rear yard provided that no structure or equipment occupies more than 200 square feet of the required yard area. Minimum setback of mechanical equipment shall be 5 feet from the property line. HVAC equipment is encouraged to be placed on the roof of the building(s). Mechanical equipment should be screened and oriented away from public views, to the extent possible.
5. The term "Adjacent to residential uses" applies to residential land uses abutting the C/MU district and not to residential uses planned within the C/MU designated lands.
6. Landscape coverage is also governed by the parking lot shading requirements specified in Section 1.2.3, "Landscape Location Requirements."

LAND USE AND DEVELOPMENT STANDARDS

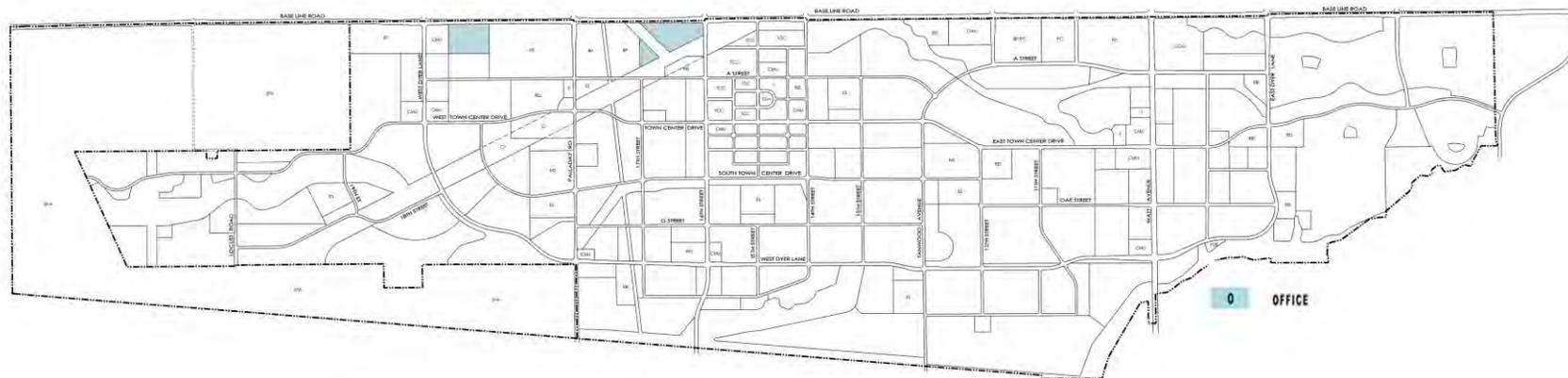
3.6 OFFICE (O) (0.25-0.45 FAR)

The Office (O) land use designation is intended for professional and administrative office uses including finance, insurance, and banking offices; office parks, light manufacturing uses, and related incidental office supporting commercial uses such as copy centers, cafes, and computer, telephone, and communications equipment retail sales and services.

The FAR applicable to the Office land use designation ranges from 0.25 to 0.45. Office land uses are assumed to be developed at an average FAR of 0.30. Development proposals with FAR greater than 0.30 may be subject to further environmental review. Refer to Table A-10 for Office Development Standards.



Office Site



Office Locations

Table A-10 Office Development Standards

Office (O)	
Minimum Parcel Size (sf)	10,000
Site Coverage	
Maximum floor area ratio ¹	0.45
Maximum site coverage	35%
Minimum Setbacks^{2,5}	
Street frontage	20' (building)/20' (parking)
Adjacent to Residential Uses	
Side yard ³	15' (building)/15' (parking) Side setbacks adjacent to residential areas shall be increased 1 foot for each foot the building exceeds 20 feet in height, to a maximum required setback of 30 feet.
Rear yard ³	15' (building)/15' (parking)
Adjacent to All Other Uses	
Interior side yard ³	15' (building)/10' (parking)
Street side yard ³	15' (building)/15' (parking)
Rear yard setback ³	10' (building)/10' (parking)
Maximum Building Height	65'
Landscaping Requirements⁴	
Landscape coverage ⁶	30%
Minimum Parking Requirements	See Table A-14
Permitted and Conditionally Permitted Uses	See Table A-13

Table A-10 Notes:

1. Specific Plan land use intensity distribution is based on an average FAR for the parcel of 0.30. Development proposals with FAR greater than 0.30 may be subject to further environmental review.
2. Refer to setback definitions in Section 3.2.2, "Setback Measurements and Exceptions."
3. Mechanical equipment may be located in the required side or rear yard provided that no structure or equipment occupies more than 200 square feet of the required yard area. Minimum setback of mechanical equipment shall be 5 feet from the property line. HVAC equipment is encouraged to be placed on the roof of the building(s). Mechanical equipment should be screened and oriented away from public views, to the extent possible.
4. Except where parking areas, driveways, and outdoor pedestrian areas are shared between adjoining properties.
5. Parking shall not be allowed within 15 feet of any office building over one story in height. For one story buildings the parking shall be setback a minimum of 7 feet from the building. (This standard does not apply to loading docks, delivery bays, or trash enclosures, etc., where a drive aisle is necessary for operations.)
6. Landscape coverage is also governed by the parking lot shading requirements specified in Section 1.2.3, "Landscape Location Requirements."

LAND USE AND DEVELOPMENT STANDARDS

3.7 BUSINESS PARK (BP) (0.20-0.45 FAR)

The Business Park (BP) land use designation is to provide for a wide range of large-scale office, commercial, and light industrial uses on large parcels. The business park land uses provide employment and commercial uses that help foster a balance of jobs and housing in the region. The BP land use designation is intended to allow for flexibility to meet the changing market conditions over time. The BP designation allows for a mix of office park uses and supporting retail commercial uses such as business and office support services. It also allows for public and quasi-public uses such as religious facilities and private school and university facilities.

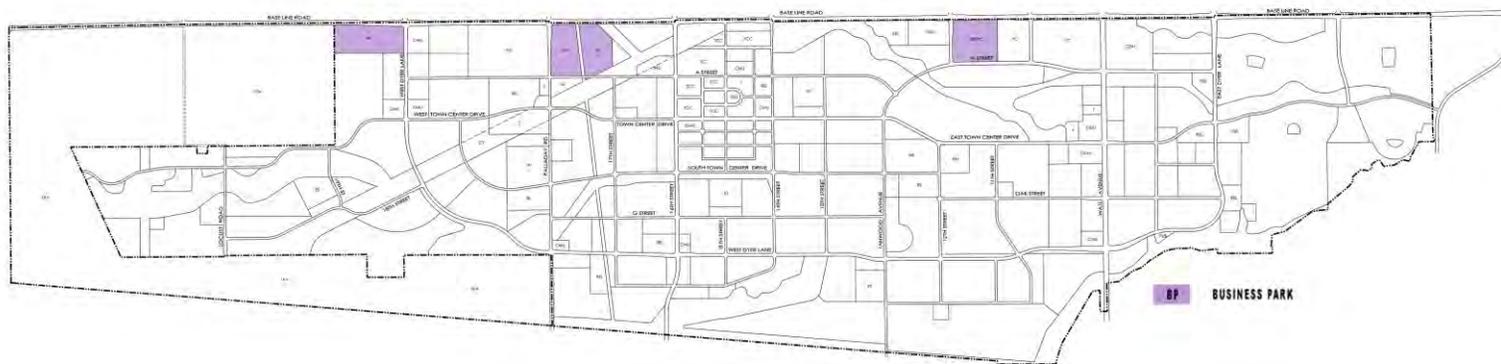
The FAR applicable to the Business Park land use designation ranges from 0.20 to 0.45. 10% of this area is assumed to be developed with retail uses at an average FAR of 0.246 and the remaining 90% developed with office uses at an average FAR of 0.246. Development proposals with FAR greater than 0.25 and a different balance of retail and office uses may be subject to further environmental review. Refer to Table A-11 for Business Park Development Standards.

Lands designated with the Business Park/Power Center (BP/PC) land use allow for uses from both the Business Park and/or Power Center land use categories. The Specific Plan anticipates that this area will primarily be developed as a Power Center, however, with an assumed balance of 80% retail uses and 20% office uses and with an applicable FAR range from 0.20 to 0.35. Refer to Table A-12 for Power Center Development Standards and Table A-14 for PC permitted uses.

In the event that the owner of the BP/PC parcel desires to develop this area for a Business Park, the FAR range shall be that for the Business Parks, from 0.20 to 0.45. Refer to Table A-11 for Business Park Development Standards and Table A-14 for BP permitted uses.



Business Park Site



Business Park Locations

Table A-11 Business Park Development Standards

Business Park (BP)	
Minimum Parcel Size (sf)	10,000
Site Coverage	
Maximum floor area ratio ¹	0.45
Maximum site coverage	35%
Minimum Setbacks^{2,5}	
Street frontage	20' (building)/15' (parking)
Adjacent to Residential Uses⁷	
Side yard ³	20' (building)/15' (parking) Side setbacks adjacent to residential areas shall be increased 1 foot for each foot the building exceeds 20 feet in height, to a maximum required setback of 30 feet.
Rear yard ³	15'
Adjacent to All Other Uses	
Interior side yard ³	15' (building)/10' (parking)
Street side yard ³	20' (building)/10' (parking)
Rear yard setback ³	10' (building)/10' (parking) ⁸
Maximum Building Height	65'
Landscaping Requirements⁴	
Landscape coverage	30%
Minimum Parking Requirements	See Table A-14
Permitted and Conditionally Permitted Uses	See Table A-13

Table A-11 Notes:

1. Specific Plan land use intensity distribution is based on the assumption that 10% of this area will be developed with retail uses at an average FAR of 0.246 and the remaining 90% will be developed with office uses at an average FAR of 0.246. Development proposals with FAR greater than 0.25 and a different balanced of retail and office uses may be subject to further environmental review.
2. Refer to setback definitions in Section 3.2.2, "Setback Measurements and Exceptions."
3. Mechanical equipment may be located in the required side or rear yard provided that no structure or equipment occupies more than 200 square feet of the required yard area. Minimum setback of mechanical equipment shall be 5 feet from the property line. HVAC equipment is encouraged to be placed on the roof of the building(s). Mechanical equipment should be screened and oriented away from public views, to the extent possible.
4. Except where parking areas, driveways, and outdoor pedestrian areas are shared between adjoining properties.
5. Parking shall not be allowed within 15 feet of any office building over one story in height. For one story buildings the parking shall be setback a minimum of 7 feet from the building. (This standard does not apply to loading docks, delivery bays, or trash enclosures, etc., where a drive aisle is necessary for operations.)
6. Landscape coverage is also governed by the parking lot shading requirements specified in Section 1.2.3, "Landscape Location Requirements."
7. An exception to these setback standards apply to the Business Park Development on Newton Street adjacent to the SPA. The buffer setbacks, as illustrated in Figure 3.4 and described in Policy 3.28-7 of the Specific Plan, shall apply for the Business Park development at this location.
8. Rear yard parking setback shall be 10' at Base Line Road.

LAND USE AND DEVELOPMENT STANDARDS

3.8 POWER CENTER (PC) (0.20-0.35 FAR)

The Power Center (PC) land use is envisioned for large-scale retail stores providing goods and services for the regional market. Stores include home improvement and large-scale gardening centers, large-scale discount centers, furniture, household goods, groceries, auto sales and services, clothing outlets, restaurants and fast food outlets and other uses typically found in Power Centers. The Power Center designation will also allow for the location of public and quasi-public uses such as religious facilities, private schools, and university facilities.

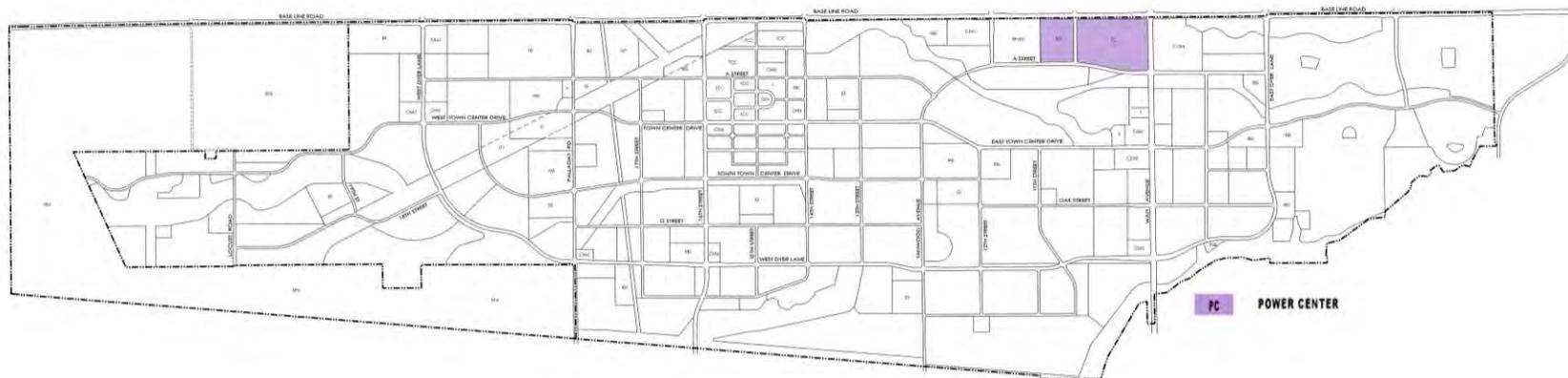
The FAR applicable to the Power Center land use designation ranges from 0.20 to 0.35. Power Center land uses are assumed to be developed at an average FAR of 0.25. Development proposals with FAR greater than 0.25 may be subject to further environmental review. Refer to Table A-12 for Power Center Development Standards.

Lands designated with the Business Park/Power Center (BP/PC) land use allow for uses from both the Business Park and/or Power Center land use categories. The Specific Plan anticipates that this area will primarily be developed as a Power Center, however, with an assumed balance of 80% retail uses and 20% office uses and with an applicable FAR range from 0.20 to 0.35. Refer to Table A-12 for Power Center Development Standards and Table A-14 for PC permitted uses.

In the event that the owner of the BP/PC parcel desires to develop this area for a Business Park, the FAR range shall be that for the Business Parks, from 0.25 to 0.35. Refer to Table A-11 for Business Park Development Standards and Table A-14 for BP permitted uses.



Power Center Site



Power Center Locations

Table A-12 Power Center Development Standards

Power Center (PC)	
Minimum Parcel Size (sf)	10,000
Site Coverage	
Maximum floor area ratio ¹	0.35
Maximum site coverage	35%
Minimum Setbacks^{2,5}	
Street frontage ³	20' (building)/15' (parking)
Adjacent to Residential Uses	
Side yard ⁴	15' Side setbacks adjacent to residential areas shall be increased 1 foot for each foot the building exceeds 20 feet in height, to a maximum required setback of 30 feet.
Rear yard ⁴	15' (building)/15' (parking)
Adjacent to All Other Uses	
Interior side yard ⁴	0' (building)/20' (parking)
Street side yard ⁴	0' (building)/20' (parking)
Rear yard setback ⁴	0' (building)/20' (parking) ⁷
Maximum Building Height	65'
Landscaping Requirements	
Landscape coverage ⁶	30%
Minimum Parking Requirements	See Table A-14
Permitted and Conditionally Permitted Uses	See Table A-13

Table A-12 Notes:

1. Specific Plan land use intensity distribution for the PC uses is based on 100% retail uses at an average FAR for the parcel of 0.25. Development proposals with FAR greater than 0.25 and a different balance of retail and office uses may be subject to further environmental review.
2. Refer to setback definitions in Section 3.2.2, “Setback Measurements and Exceptions.”
3. A minimum of 30% of the ground floor façade fronting primary retail streets shall be designed with transparent wall surfaces such as windows, commercial display windows, and/or doorways. Building entry foyers, courtyards and outdoor seating areas for restaurants may be calculated as part of the 30% surface area requirement.
4. Mechanical equipment may be located in the required side or rear yard provided that no structure or equipment occupies more than 200 square feet of the required yard area. Minimum setback of mechanical equipment shall be 5 feet from the property line. HVAC equipment is encouraged to be placed on the roof of the building(s). Mechanical equipment should be screened and oriented away from public views, to the extent possible.
5. Parking shall not be allowed within 15 feet of any building over one story in height. For one story buildings the parking shall be setback a minimum of 7 feet from the building. (This standard does not apply to loading docks, delivery bays, or trash enclosures, etc., where a drive aisle is necessary for operations.)
6. Landscape coverage is also governed by the parking lot shading requirements specified in Section 1.2.3, “Landscape Location Requirements.”
7. Rear yard parking setback shall be 10' at Base Line Road

LAND USE AND DEVELOPMENT STANDARDS

3.8 COMMERCIAL LAND USE TABLE

Table A-13 Commercial Land Use Table

The following are the only land uses allowed in the Plan Area’s commercial districts. These uses are allowed subject to the land use permit requirement shown for each use, as defined in Section 1.1.3, “Allowable Uses and Permit Requirements,” and any applicable specific standards and provisions of this Specific Plan. The Planning Director shall, however, have the discretion to permit land uses that are not listed in the table if they are consistent with the intent of the applicable commercial zones, pursuant to Section 17.02.050 of the Placer County Zoning Ordinance. The Planning Director may also forward questions about equivalent uses directly to the Planning Commission for a determination.

Land Use Types	Zone Districts					
	O	C/MU	BP	PC	COM	TCC
Agricultural Resource and Open Space Uses						
Animal raising/keeping (Section 17.56.050)		C			C	C
Plant nurseries, retail (Section 17.56.165)				C	CUP	
Manufacturing and Processing Uses						
Printing, publishing		MUP	C	CUP		
Recycling facilities (Section 17.56.170)	§	§	§	§	§	§
Recreation, Education, Public Assembly Uses						
Community Centers	C	C	C	C	C	C
Houses of worship ¹		C	C			C
Libraries and museums	C	C	C		CUP	C
Outdoor commercial recreation	MUP	CUP	MUP	CUP	MUP	CUP
Membership organization facilities	MUP	MUP	MUP	CUP	MUP	MUP
Parks, playgrounds, and golf courses	MUP	MUP	MUP	MUP	MUP	MUP
Recreation and fitness centers	MUP	C	MUP	C	C	C
Schools (Elementary)	MUP	MUP	MUP	MUP	MUP	MUP
Schools (Secondary)	MUP	MUP	MUP	MUP	MUP	MUP
Schools (Specialized) education and training	C	MUP	C	C	C	MUP
Sport facilities, outdoor public assembly	CUP	CUP	CUP	CUP	CUP	CUP

Land Use Types	Zone Districts					
	O	C/MU	BP	PC	COM	TCC
Temporary events (Section 17.56.300)	§	§	§	§	§	§
Theaters and meeting halls	CUP	MUP	CUP	C	C	C
Theaters, movie theaters ⁴						C
Residential Uses						
Caretaker and employee housing (Section 17.56.090)		C				C
Home occupations (Section 17.56.120)	C	C	C	C	C	C
Multi-family dwellings, 20 or fewer units		C				C
Multi-family dwellings, 21 or more units		C				C
Residential accessory uses (Section 17.56.180)		C				C
Secondary dwellings (Section 17.56.200)		C				C
Senior housing projects (Section 17.56.210)		CUP				CUP
Single-family dwellings (Section 17.56.230)		C				C
Storage, accessory (Section 17.56.250)	§	§	§	§	§	§
Temporary dwelling-hardship/disaster (Section 17.56.290)	§	§	§	§	§	§

Table A-13 Commercial Land Use Table (Continued)

Land Use Types	Zone Districts					
	O	C/MU	BP	PC	COM	TCC
Retail Trade						
Auto, mobile home, vehicle and parts sales				CUP	CUP	
Building material stores		MUP		C	C	
Drive-in and drive-thru sales	MUP		MUP	C	C	
Farm equipment and supplies sales				C	C	
Furniture, furnishings, and equipment stores		C		C	C	C
Grocery stores < 15,000 sf and liquor stores		C		C	C	C
Grocery stores (specialty) < 25,000 sf ²						C
Grocery stores (specialty) ≥ 25,000 sf ³				C	C	
Mail order and vending	C	CUP		C	C	CUP
Outdoor retail sales (Section 17.56.160)	§	§	§	§	§	§
Restaurants and bars (Section 17.56.190)	C	C	C	C	C	C
Restaurants (fast food) (Section 17.56.190)		C	C	C	C	C
Retail stores (general) merchandise, < 70,000 sf		C		C	C	C
Retail stores (general) merchandise, ≥ 70,000 sf				C		
Secondhand stores		C			C	C
Shopping centers (5 acres or less)		C		C	C	CUP
Shopping centers (5 to 10 acres)		C		C	C	CUP
Shopping center (10 acres or more)		CUP		C	C	CUP

Land Use Types	Zone Districts					
	O	C/MU	BP	PC	COM	TCC
Transient Lodging						
Bed and breakfast lodge (Section 17.56.070)		MUP				
Hotels and motels (Section 17.56.130)		MUP	MUP	MUP	MUP	MUP

Table A-13 Notes

1. Sites designated as REL under the Specific Plan do not require Minor Use Permits, however other site may also be approved through the Minor Use Permit process.
2. The town center will have the exclusive right for specialty grocers less than 25,000 square feet in size. Examples of specialty grocers are Trader Joe’s, Whole Foods Market, or other similar store concept. See Specific Plan Policy 3.17.
3. The town center will initially have the exclusive right within the Plan Area to open a traditional grocery store, such as a Safeway, Albertson’s, Raley’s, or other similar C type store. This right of exclusivity shall not apply to non-traditional grocery stores, such as a WalMart, Food 4 Less, or other similar type store. See Specific § Plan Policy 3.18.
4. The town center will have the exclusive right for movie theaters within the Plan Area. See Specific Plan Policy 3.19.
5. The “Key to Permit Requirements” table below defines the designations used for each of the permitted use requirements. Refer to Section 1.1.3, “Allowable Uses and Permit Requirements” for definitions.

LAND USE AND DEVELOPMENT STANDARDS

Table A-13 Commercial Land Use Table (Continued)

Land Use Types	Zone Districts					
	O	C/MU	BP	PC	COM	TCC
Service Uses						
Banks and financial services	C	C	C	C	C	C
Business support services	C	C	C	C	C	C
Cemeteries, columbaria, and mortuaries	CUP		CUP	CUP	CUP	
Child/adult day care centers	MUP	MUP	MUP	CUP	CUP	MUP
Child day care (family care homes)		C				C
Drive-in and drive-thru services	MUP	MUP	MUP	MUP	MUP	
Kennels and animal boarding				MUP	MUP	
Laundries and dry cleaning plants				C	C	
Medical services (Clinics and laboratories)	C		C		C	MUP
Medical services (Hospitals and extended care)			C			
Medical services (Veterinary clinics and hospitals)	C		C		C	C
Offices	C	C	C		C	C
Offices (Temporary) (Section 17.56.300)	§	§	§	§	§	§
Personal services	C	C	C	C	C	C
Public safety facilities	C	MUP	C	C	C	MUP
Public utility facilities	MUP	MUP	MUP	MUP	MUP	MUP
Repair and maintenance (Accessory to sales)		C		C	C	

Land Use Types	Zone Districts					
	O	C/MU	BP	PC	COM	TCC
Service Uses (continued)						
Repair and maintenance (Consumer products)	C		C	C		
Repair and maintenance (Vehicle) (Section 17.56.320)	MUP		MUP	CUP	MUP	
Service stations and full-service car wash establishments (Section 17.56.220)	MUP	MUP	MUP	C	C	MUP
Storage (accessory) (Section 17.56.250)	MUP	MUP	MUP	MUP	MUP	MUP
Storage (mini-storage facilities)(Section 17.56.260)	MUP		MUP		MUP	
Storage of petroleum products for on-site use	C	CUP	C	C	C	CUP
Storage yards and sales lots ⁵				MUP	MUP	
Transportation and Communications						
Antennas, communication facilities (Section 17.56.060)	§	§	§	§	§	§
Broadcasting studios	MUP	MUP	MUP	CUP	MUP	MUP
Pipelines and transmission lines	A	A	A	A	A	A
Transit stations and terminals	C	C	C	C	C	C
Vehicle storage	MUP		MUP	MUP	MUP	

Table A-13 Notes:

1. Sites designated as REL under the Specific Plan do not require Minor Use Permits, however other site may also be approved through the Minor Use Permit process.
2. The town center will have the exclusive right for specialty grocers less than 25,000 square feet in size. Examples of specialty grocers are Trader Joe’s, Whole Foods Market, or other similar store concept. See Specific Plan Policy 3.17.
3. The town center will initially have the exclusive right within the Plan Area to open a traditional grocery store, such as a Safeway, Albertson’s, Raley’s, or other similar type store. This right of exclusivity shall not apply to non-traditional grocery stores, such as a WalMart, Food 4 Less, or other similar type store. See Specific Plan Policy 3.18.
4. The town center will have the exclusive right for movie theaters within the Plan Area. See Specific Plan Policy 3.19.
5. Storage yards, if provided, shall be incidental to the primary retail sales operations.
6. The “Key to Permit Requirements” table below defines the designations used for each of the permitted use requirements. Refer to Section 1.1.3, “Allowable Uses and Permit Requirements” for definitions.

Key to Permit Requirements	
Allowed use, zoning compliance required	A
Zoning Clearance required	C
Administrative Review Permit required	ARP
Minor Use Permit required	MUP
Conditional Use Permit required	CUP
Permit requirements set by Article 17.56 of the <i>Placer County Zoning Ordinance</i>	§
Uses not allowed	

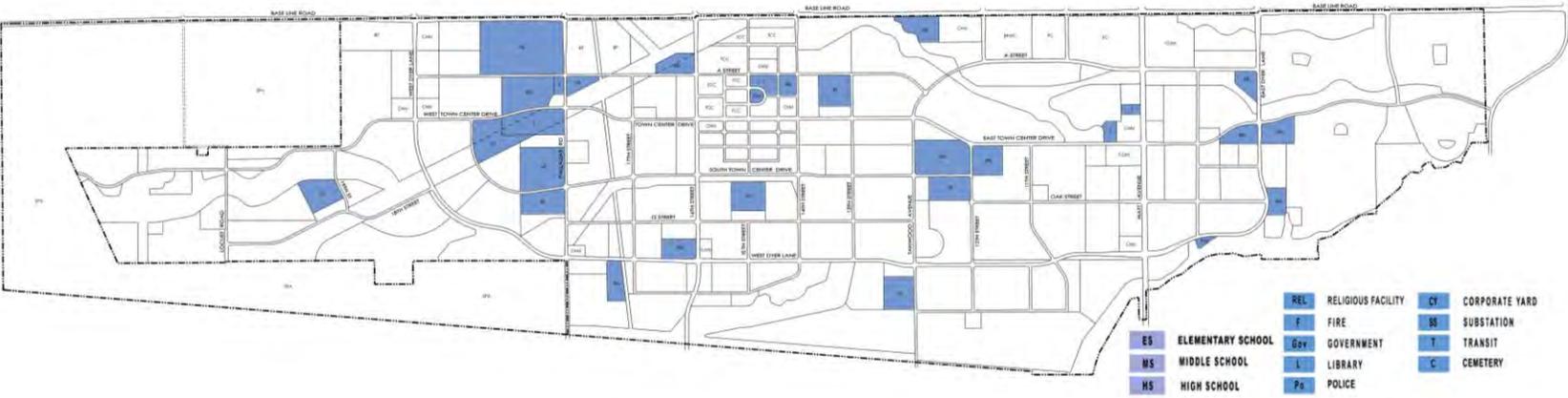
IV. PUBLIC/QUASI-PUBLIC LAND USES



4.1 PUBLIC/QUASI-PUBLIC LAND USES INTRODUCTION

Placer Vineyards provides for a broad range of cultural, public/quasi-public, and religious uses strategically located within the Placer Vineyards neighborhoods, town and village centers, and connected by local trails and bicycle paths. These areas provide for cultural activities that enrich the character and quality of the community in close proximity to where people live. Public/Quasi-Public uses in Placer Vineyards include religious sites (REL), a corporation yard (CY), a utility substation (SS), a cemetery (C), a transit station (T), 6 elementary schools (ES), 2 middle schools (MS), 1 high school (HS), a library (L), and 2 fire stations (F).

All Public/Quasi-public uses will be subject to Design/Site Review in accordance with the procedures outlined in Section 17.52.070 of the *Placer County Zoning Ordinance*. The Specific Plan allocates area and specific sizes for Public/Quasi-Public uses, as described in Section 4.2, “Public/Quasi-Public Land Use Definitions.” Public/Quasi-Public uses in the town center shall be subject to the Development Standards established for the Town Center Commercial district. Standards for other Public/Quasi-public uses shall be established at the time of Design/Site Review. Refer to the *Placer County Zoning Ordinance* for the allowed uses for schools, libraries, and fire stations



Public/Quasi-Public Locations

4.2 PUBLIC/ QUASI-PUBLIC LAND USE DEFINITIONS

ELEMENTARY SCHOOLS (ES)

Elementary schools serve kindergarten through grades 5 or 6 (depending on the school district). Elementary school sites are 12 acres and located within residential communities, usually adjacent to neighborhood parks.

MIDDLE SCHOOLS (MS)

Middle schools serve grades 6 through 7 or 8 (depending on the school district). Middle schools are 22.5 acres in size and located within residential communities adjacent to neighborhood parks on main collector streets.

HIGH SCHOOLS (HS)

The high school is planned to serve grades 9 through 12. It is located on 50 acres on the intersections of A Street and Palladay Road, adjacent to local commercial services, parks, offices, open space, and other public facilities.

FIRE STATION (F)

Sites for two fire stations are planned to serve the Plan Area. Fire stations sites have been distributed to provide adequate response times, and equipped and staffed as determined by the Placer County Fire Department. A fire administrative center may be collocated with other County administrative offices in the Town Center.

GOVERNMENT (GOV)/SHERIFF

A government office, site is provided in the town center. A small sheriff's substation may be collated with government offices in the town center to provide policing and local public safety services.

LIBRARY (L)

A library site is provided in the town center to serve the literary, educational, and informational needs of the community.

TRANSIT CENTER (T)

A multi-modal transit station or terminal site is provided in the town center to serve as a passenger terminal and transfer station for public mass transit systems including future, potential Bus Rapid Transit (BRT) services along Watt Avenue.

RELIGIOUS SITES (REL)

Religious sites are religious organization facilities operated for worship or promotion of religious activities, including churches, synagogues, temples, etc. Religious sites also include religious accessory uses on the same site, including living quarters for staff, child day care facilities, other uses normally associated with a religious facilities (schools and recreation facilities), as approved by the Planning Director.

CORPORATION YARD (CY)

A Corporation yard site is provided in the Plan Area to accommodate facility needs of the County.

UTILITY SUBSTATION (SS)

The utility substation designation allows electrical substations, pumping stations, pressure regulating stations, or similar facilities required to serve the Plan Area.

CEMETERY (C)

Cemetery property designates land subdivided into cemetery lots offering burial plots or air space for sale.

V. PARKS, RECREATION, AND OPEN SPACE LAND USES



5.1 PARKS, RECREATION, AND OPEN SPACE INTRODUCTION

The parks and open space system proposed for Placer Vineyards incorporates approximately 842.8 acres of parks and open space for active and passive recreation. 2 large community-sized parks are located at the west and east sides of the Plan Area. The Plan Area also provides 22 neighborhood park sites: 8 to be built as potential joint-use parks with proposed school facilities, 5 to be built as private parks and 9 to be constructed as conventional neighborhood parks. Additionally, several smaller gateway features are dispersed throughout the Plan Area. A system of Class I bike paths and multi-purpose trails provide neighborhood connections throughout the Plan Area.



Park and Open Space Locations

LAND USE AND DEVELOPMENT STANDARDS

5.2 PARKS, RECREATION, AND OPEN SPACE LAND USES

PARKS (P)

A variety of park types and sizes are planned for Placer Vineyards. Each park is planned and designed with a range of park facilities depending on the character and size of the park. The main park types include community parks (15+ acre parks) and neighborhood parks (2 to 4 acre parks). There is also a special park planned in the town center--a town green community park. The park types and their characteristics are described in Chapter III, "Land Use" of the Specific Plan. Refer to Chapter VII, "Parks and Open Space" in the Specific Plan for park design guidelines.

COMMUNITY PARKS (CP)

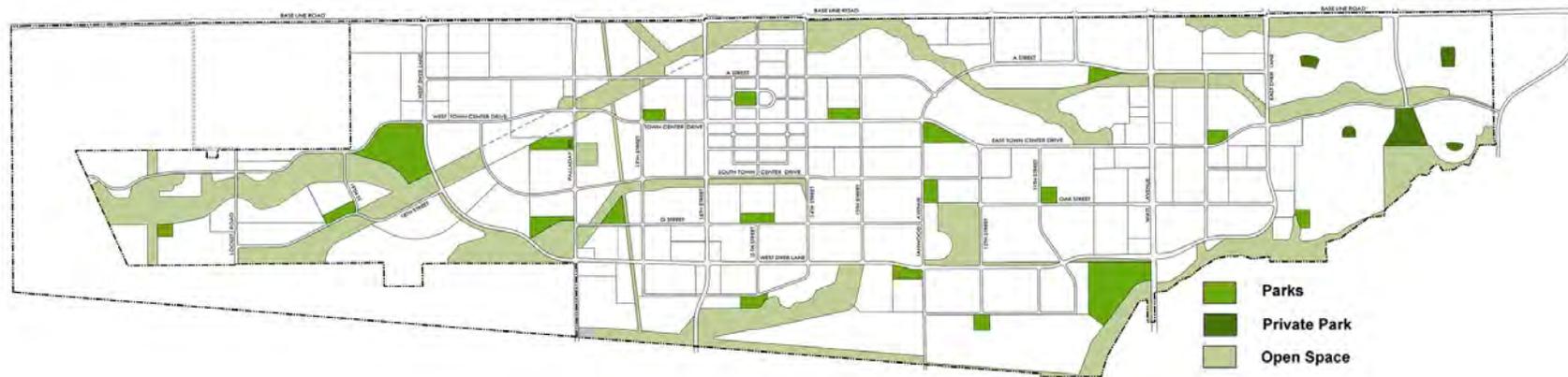
The community parks planned for Placer Vineyards are approximately 30 acre parks that provide active sports fields and passive recreation areas serving the community.

TOWN CENTER GREEN

The town center green is a 3.5-acre civic community park located at the heart of the town center. It has features that are designed to complement the town center themes. Activities in the parks may include evening performances, a farmer's market, public gathering areas, or ceremonies and informal uses such as picnic areas and children's play areas.

NEIGHBORHOOD PARKS (NP)

The neighborhood parks typically range from 2 to 4 acres. Neighborhood parks offer active sport fields and passive recreation areas serving the neighborhood area.

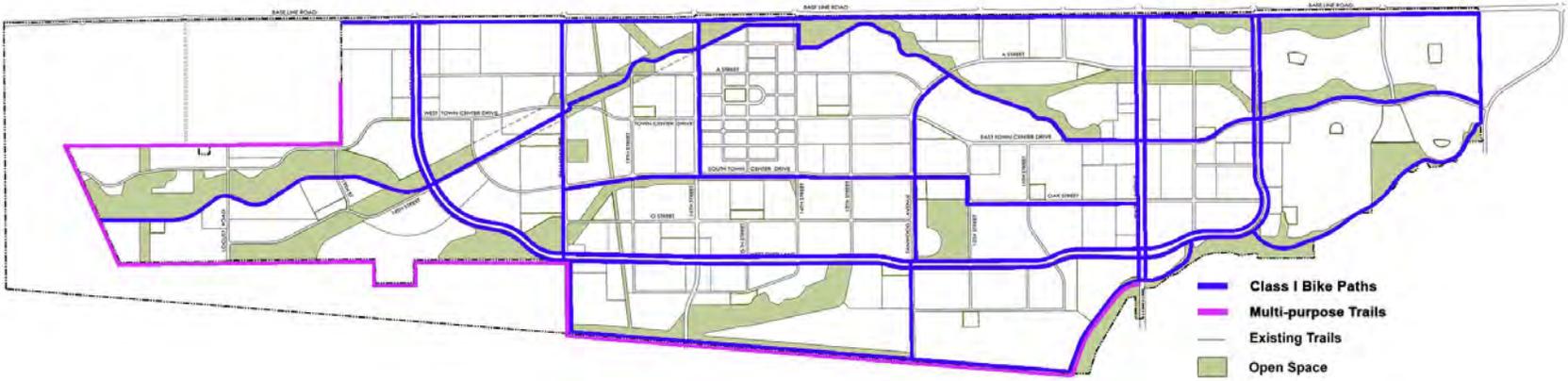


Park Locations

OPEN SPACE (OS)

The Open Space (OS) land use designation is intended to protect the natural areas, creeks, wetlands, and specific tree groves within the Plan Area. A total of 692.8 acres (approximately 13.2% of the Plan Area) is designated Open Space. Open spaces will include flood control and drainage channels, properties within power line easements, landscape right-of-way street corridors and special landscape buffer areas such as along the Placer County line. Open space areas also include natural and/or passive open space recreation, including two large oak grove open space areas. Open space areas may have compatible uses including Class I bike paths, multi-purpose trails and other passive recreational uses, such as picnic areas, quiet seating areas, trail loops, and their associated parking needs. They do not include parks. Parks and landscape right-of-way corridors are not counted towards the open space requirements for the project.

Open space guidelines and standards are also provided in Chapter VI: “Community Design” and Chapter VII: “Public Utilities and Services” of the Specific Plan.



Open Space, Bike Path and Multi-Purpose Trail Locations

VI. PARKING STANDARDS



6.1 PARKING STANDARDS

Table A-14 Parking Standards. The parking standards below list the minimum number of parking spaces required for different land uses.

Land Use Types	Minimum Number of Parking Spaces Required
Residential Uses⁽¹⁾⁻⁽²⁾	
Caretaker and employee housing	1 space per dwelling unit
Home occupations	See Section 17.56.120
Apartments	
Studio ⁽⁴⁾	1 covered space or garage per unit + 0.5 space per unit for guest parking
1 Bedroom ⁽⁴⁾	1 covered space or garage per unit + 0.5 space per unit for guest parking
2+ Bedroom ⁽⁴⁾	1 covered space or garage per unit + 0.5 space per unit for guest parking
Condominiums	
Studio ⁽⁴⁾	1 covered space or garage per unit + guest parking (see below)
1 Bedroom ⁽⁴⁾	1 covered space or garage per unit + guest parking (see below)
2+ Bedroom ⁽⁴⁾	1 covered space or garage per unit + guest parking (see below)
Apartment/ Condominium Guest Parking	Projects with 10 or more units shall provide one guest parking space for every two units. Spaces shall be marked as guest parking
Residential accessory uses	No additional parking required
Residential care homes	1 space per each 2 persons cared for
Secondary dwellings	1 space per unit
Senior housing projects	See Section 17.56.210
Single family and duplex on lots ≥4,000 sf in size ⁽⁵⁾	2 spaces per unit
Single family and duplex on lots <4,000 sf in size	2 garage spaces plus 1 space on street or guest parking lot space within 150 feet of the unit.
Temporary dwelling	2 spaces per unit, 1 per 1,500 sf of use area

Table A-13 Notes

- For uses not shown in the table, see Section 17.54.060 of the *Placer County Zoning Ordinance*.
- For mixed-use projects and uses within the Town Center, parking may be shared between uses. To facilitate shared parking, a parking analysis shall be prepared that lists project-specific assumptions for the mix of uses, outlines peak parking periods for each use type, and demonstrates that adequate parking will be provided. To relax the individual parking requirements, the County Planning Director shall determine that, based on the findings in the shared parking analysis, the entire project will not result in a parking shortfall.
- Parking lots serving non-residential development shall include tree plantings designed to result in 50% shading of parking lot surface areas in 15 years, see Section 1.2.3, “Landscape Location Requirements” for parking lot shading requirements.
- Also see requirements for “Apartment/Condominium Guest Parking.”
- Single family and two family homes shall have two off-street parking spaces in addition to two garage spaces. Alley loaded homes and other small lot housing products shall provide a minimum of two parking spaces.

LAND USE AND DEVELOPMENT STANDARDS

Table A-14 Parking Standards (Continued)

Land Use Types	Minimum Number of Parking Spaces Required
Transient Lodging Uses⁽¹⁾⁻⁽²⁾	
Bed and breakfast	2 spaces plus 1 space per guest room
Hotels and motels	1 per guest room, 1 per 300 sf of office or retail space and 1 per 100 sf of eating/drinking facility
Retail Trade Uses⁽¹⁾⁻⁽³⁾	
Mobile home, vehicle and parts sales	1 per 1,500 sf of use area
Building material and hardware stores	1 per 1,500 sf of use area
Farm equipment and supplies sales	1 per 700 sf of use area
Fuel and ice dealers	1 per 1,500 sf of use area
Furniture, furnishings and equipment stores	1 per 1,500 sf of use area
Grocery and liquor stores	1 per 300 sf of use area
Mail order and vending	1 per 300 sf of use area
Nursery Products	1 per 1,500 sf of use area
Outdoor retail sales	As required by subsection (B)(1) for seasonal sales and as required for principal use for other outdoor sales
Restaurants and bars	1 per 100 sf of floor area
Restaurants, fast food	1 per 100 sf of floor area
Retail stores, general merchandise	1 per 300 sf of floor area
Roadside stands for agricult. products	1 per 100 sf of use area
Secondhand stores	1 per 300 sf of floor area
Shopping centers	1 per 200 sf of floor area

Land Use Types	Minimum Number of Parking Spaces Required
Service Uses⁽¹⁾⁻⁽³⁾	
Business support services	1 per 300 sf of floor area
Child day care	See Section 17.54.060(C)
Construction contractors	1 per 1,500 sf of use area
Correctional institutions	As required by MUP or CUP
Kennels and animal boarding	1 per 300 sf of floor area
Laundries and dry cleaning plants	1 per 1,500 sf of use area
Medical services (Doctor's offices, clinics)	1 per 167 sf of floor area
Medical services (Laboratories)	1 per 200 sf of floor area
Medical services (Hospitals and extended care)	1 per bed
Medical services (Veterinary clinics and hospitals)	1 per 300 sf of floor area
Offices	1 per 300 sf of floor area
Offices (temporary)	1 per 300 sf of floor area
Personal services	1 per 300 sf of floor area
Public safety facilities	As required by MUP or CUP
Public utility facilities	1 per 1,500 sf of use area
Repair and maintenance (accessory to sales)	As required for retail use
Repair and maintenance (vehicle)	1 per 300 sf of floor area
Repair and maintenance (consumer products)	1 per 300 sf of floor area
Service stations	1 per service bay + 1 per gas service nozzle
Storage, accessory	As required for principal use
Storage of explosives	1 per 1,500 sf of use area
Storage of petroleum products for on-site use	As required for principal use
Storage yard and sales lots	1 per 1,500 sf of site area
Warehousing and mini-storage facilities	1 per 1,500 sf of use area
Waste disposal sites	As required by MUP or CUP

Table A-14 Parking Standards (Continued)

Land Use Types	Minimum Number of Parking Spaces Required
Recreational, Education, and Public Assembly Uses⁽¹⁾⁻⁽³⁾	
Campgrounds	See Section 17.56.080
Cemeteries (see also mortuaries, columbariums)	As provided by the internal circulation system
Community centers	1 per 4 fixed seats or 1 per 40 sf of multi-use floor area if no fixed seats
Houses of worship	1 per 4 fixed seats or 1 per 40 sf of multi-use floor area if no fixed seats and 1 per office or classroom
Libraries	1 per 500 sf of public use area
Membership organization facilities	1 per 100 sf of building area
Mortuaries, columbarias	1 per 1,500 sf of building area, 1 per 4 seats of assembly area
Museums	1 per 400 sf of use area
Outdoor commercial recreation	Determined by MUP or CUP
Golf driving range separate from course	1 per tee
Parks and playgrounds	1 per 10,000 sf of use area
Golf courses	4 per hole
Recreation and fitness centers	1 per 300 sf of floor area
Bowling alleys	4 per bowling lane
Health and athletic clubs	1 per 2 exercise machines, 1 per game court, 1 per 50 sf of open exercise area
Rural recreation	Determined by MUP or CUP
Schools (college and university)	Determined by MUP or CUP
Schools (Elementary)	1 per classroom and office, 1 per 10 assembly seats
Schools (Specialized education and training)	Determined by MUP or CUP
Sport facilities and outdoor public assembly	1 per 4 seats
Temporary events	Determined by MUP or CUP
Theaters and meeting halls	1 per 4 seats

Table A-14 Notes

For uses not shown in the table, see Section 17.54.060 of the *Placer County Zoning Ordinance*.

For mixed-use projects and uses within the Town Center, parking may be shared between uses. To facilitate shared parking, a parking analysis shall be prepared that lists project-specific assumptions for the mix of uses, outlines peak parking periods for each use type, and demonstrates that adequate parking will be provided. To relax the individual parking requirements, the County Planning Director shall determine that, based on the findings in the shared parking analysis, the entire project will not result in a parking shortfall.

Parking lots serving non-residential development shall include tree plantings designed to result in 50% shading of parking lot surface areas in 15 years, see Section 1.2.3, “Landscape Location Requirements” for parking lot shading requirements.

Also see requirements for “Apartment/Condominium Guest Parking.”

Single family and two family homes shall have two off-street parking spaces in addition to two garage spaces. Alley loaded homes and other small lot housing products shall provide a minimum of two parking spaces