

# Before the Board of Supervisors County of Placer, State of California

**In the matter of: AN ORDINANCE ADOPTING  
THE LAND USE AND DEVELOPMENT STANDARDS  
FOR THE PLACER VINEYARDS SPECIFIC PLAN**

**Ord. No. 5475-B**

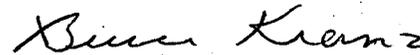
**The following ordinance was duly passed by the Board of Supervisors  
of the County of Placer at a regular meeting held on July 16, 2007,  
by the following vote:**

**Ayes: Rockholm, Holmes, Uhler, Weygandt, Kranz**

**Noes:**

**Absent:**

**Signed and approved by me after its passage.**



**Bruce Kranz, Chairman**

**Attest:**



**Ann Holman  
Clerk of said Board**

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## **THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER HEREBY FINDS THE FOLLOWING RECITALS ARE TRUE AND CORRECT:**

1. On January 25, 2007, the Placer County Planning Commission ("Planning Commission") held public hearings pursuant to Sections 17.58.200(E)(1) and 17.58.240(A) of the Placer County Code to consider the Placer Vineyards Specific Plan Land Use and Development Standards (the "Land Use and Development Standards") among other land use approvals related to the Placer Vineyards Specific Plan, and the Planning Commission has made recommendations to the Board related thereto.
2. On July 16, 2007, the Board held a noticed public hearing to consider the recommendations of the Planning Commission and to receive public input regarding the Land Use and Development Standards, among other issues.
3. The Board has considered the recommendations of the Planning Commission, has reviewed the Placer Vineyards Specific Plan and the Land Use and Development Standards, has received and considered the written and oral comments submitted by the public thereon, and has adopted Resolution No. 2007-229 certifying the Final Environmental Impact Report for the Placer Vineyards Specific Plan and related entitlements.

4. The Board has determined that the proposed ordinance is consistent with the General Plan and the Placer Vineyards Specific Plan and is in the interests of the County.
5. Notice of all hearings required by statute and ordinance has been given and all hearings have been held as required by statute and ordinance.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER:**

**Section 1:** The Placer Vineyards Specific Plan Land Use and Development Standards, a true and correct copy of which is attached hereto as Exhibit A and incorporated herein by reference, are hereby adopted and shall serve as the zoning and use regulations within the Placer Vineyards Specific Plan Area outside of the Special Planning Area. The Placer Vineyards Specific Plan Land Use and Development Standards are hereby incorporated herein by reference into Chapter 17 of the Placer County Code in accordance with Subsection (E) of Section 17.51.010 thereof. To the extent that a provision contained within the Land Use and Development Standards is in conflict with a provision that may be contained within Chapter 17 of the Placer County Code or within the Placer County Land Development Manual (the "County Codes"), the provision of the Land Use and Development Standards shall apply and shall take precedence. To the extent no specific provision within the Land Use and Development Standards is applicable, the County Codes shall apply and shall take precedence.

**Section 2:** This ordinance shall apply upon its effective date to each of the following properties within the Placer Vineyards Specific Plan: APN Nos. 023-221-057, 023-221-058, 023-221-002, 023-200-005, 023-200-006, 023-200-017, 023-200-037, 023-200-064, 023-200-065, 023-200-018, 023-200-045, 023-200-066, 023-200-041, 023-200-010, 023-200-012, 023-200-013, 023-200-009, 023-200-011, 023-200-067, 023-200-068, 023-010-026, 023-010-004, 023-010-029, 023-200-008, 023-010-006, 023-010-014, 023-010-013, 023-010-021, 023-010-022, 023-010-023, 023-150-026, 023-150-027, 023-180-005, 023-180-006, 023-180-007, 023-180-008, 023-190-016, 023-160-011 and 023-160-004.

**Section 3:** This ordinance shall apply to each of the following properties within the Placer Vineyards Specific Plan upon the effective date of an ordinance adopted by the Board of Supervisors which rezones the property, or any portion thereof, to SPL-PVSP (Specific Plan—Placer Vineyards Specific Plan): APN Nos. 023-200-062, 023-200-063, 023-200-015, 023-200-028, 023-010-024, 023-200-060, 023-200-042, 023-200-029, and 023-010-028.

**Section 4:** This ordinance shall take effect and be in full force and effect upon the later of: (1) thirty (30) days after its passage, or (2) the date upon which the Chair executes the last of the Development Agreements referred to in Sections 1 through 21 of the Ordinance Adopting Development Agreements for Certain Properties within the Placer Vineyards Specific Plan (Ord. No. 5477-B), after at least one original of each Development Agreement has been received by the Clerk of the Board and County Counsel has confirmed that all of the Development Agreements have been fully executed. The Clerk is directed to publish a summary of the ordinance within fifteen (15) days in accordance with Government Code Section 25124.

## **EXHIBIT A**

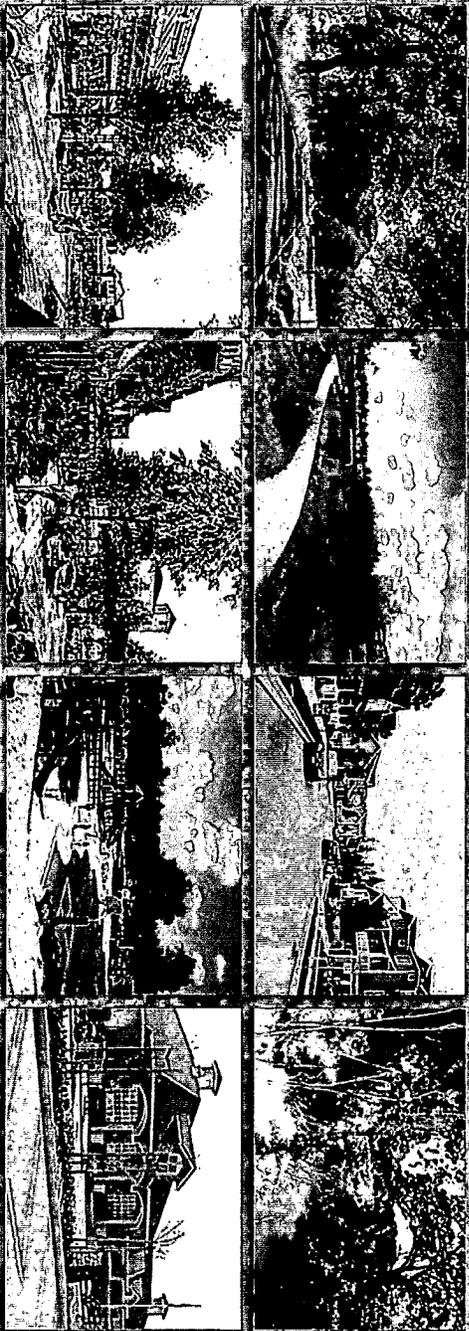
NOTE: Exhibit A is the Placer Vineyards Specific Plan ("Base Plan") Land Use and Development Standards dated July, 2007, a copy of which is on file with the Clerk of the Board and which has been transmitted to each member of the Board of Supervisors under separate cover.

# PLACER VINEYARDS

## Placer Vineyards Specific Plan Placer County, California

### Appendix A: Land Use and Development Standards

July 2007

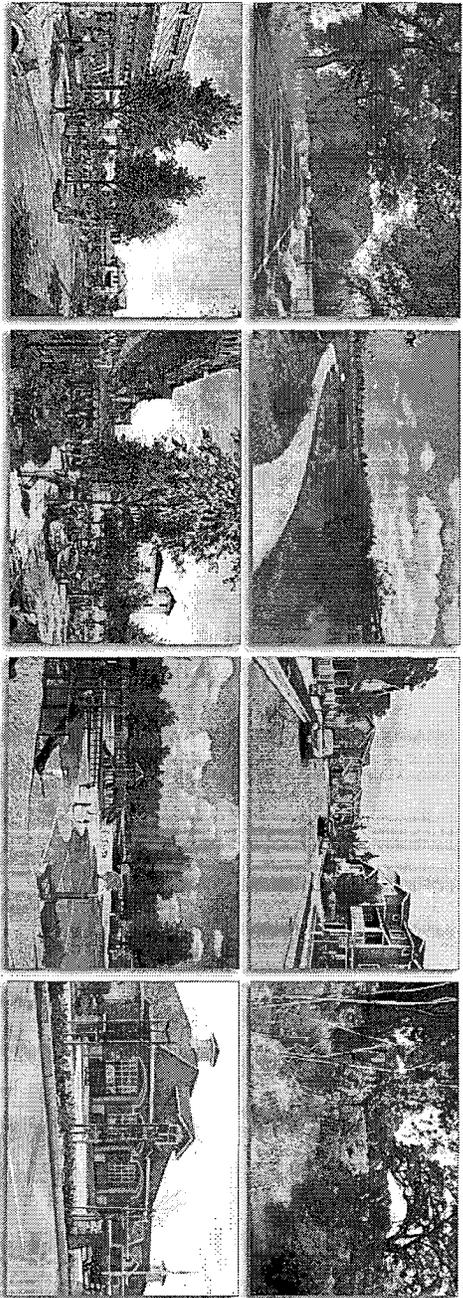


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# PLACER VINEYARDS

Placer Vineyards Specific Plan  
Placer County, California

Appendix A:  
Land Use and Development Standards



July 2007

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## APPENDIX A: LAND USE AND DEVELOPMENT STANDARDS

### 1.1 INTRODUCTION

The Land Use and Development Standards that follow define the uses and development form for the Placer Vineyards community. This document contains examples of various residential lot layouts, housing prototypes, and standards for the types of commercial development, public/quasi-public uses, and parks, recreation, and open space uses that will be provided in the Plan Area. The Land Use and Development Standards shall be adopted by ordinance as Appendix A to the Specific Plan and should be used in conjunction with the goals, policies, and design guidelines of the *Placer Vineyard Specific Plan* (Specific Plan).

These Land Use and Development Standards supersede the *Placer County Zoning Ordinance* and serve as the zoning regulations governing development within the Placer Vineyards Specific Plan Area (Plan Area). Where no standards are provided in this document, the standards contained in the *Placer County Zoning Ordinance*, *Placer County Code*, and/or *Land Development Manual* shall apply. The standards in this document supersede, replace, and shall take precedence over conflicting County standards governing the Plan Area.

The Placer Vineyards Land Use and Development Standards are organized into five sections consisting of:

- I. Residential Development Standards and Land Uses;
- II. Commercial Development Standards and Land Uses;
- III. Public/Quasi-Public Land Uses;
- IV. Parks, Recreation, and Open Space Land Uses; and
- V. Parking Standards

All projects in the Plan Area are subject to the standards herein. In addition, all development within the Plan Area will be subject to Design/Site Review in accordance with the procedures outlined in Section 17.52.070 of the *Placer County Zoning Ordinance*. Through the Design/Site Review process, applications are approved, conditionally approved, or denied, based on consistency with the design standards and guidelines established for each land use designation and for the Specific Plan. Design/Site Review will be required for all development.

The Development Standards in conjunction with Chapter VI, "Community Design" of the Specific Plan will be used to assist County staff, the Planning Commission, and the Board of Supervisors in evaluating the merit of development proposals. The standards provided in this document allow for flexible design and are intended to promote new, creative development forms, especially within the high density residential and mixed-use districts. Should individual projects differ in some respects, but be substantially consistent with the intent of these standards, minor deviations may be allowed under certain circumstances. The Planning Director will have discretion over development proposals that deviate from these standards and could accept different but substantially consistent design if it is determined to be of sufficient design and quality. Minor changes to an approved project that are substantially consistent with the original approval may be approved by the Planning Director.

## 1.2 GENERAL DEFINITIONS AND STANDARDS

### 1.2.1 DEFINITIONS

The definitions in this document supplement and supersede definitions found in Section 17.04.030 of the *Placer County Zoning Ordinance*. Refer to Section 17.04.030 for definitions not listed in this document. Definitions in this document supersede the same definitions found in the *Placer County Zoning Ordinance*. Definitions are provided for each of the applicable land use sections- Residential, Commercial, Public/Quasi-Public, and Parks, Recreation, and Open Space.

### 1.2.2 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.** Refer to the applicable land use section for setback definitions, methods of measurement, and standards. Setbacks are defined for residential buildings in Section 2.2.1: "Residential Development Standard Definitions" and for commercial buildings in Section 3.1.1: "Commercial Development Standard Definitions". Refer also to Figure A.1, "Measuring Setbacks" to determine the location of property lines and setbacks for different roadway conditions found in the Plan Area.

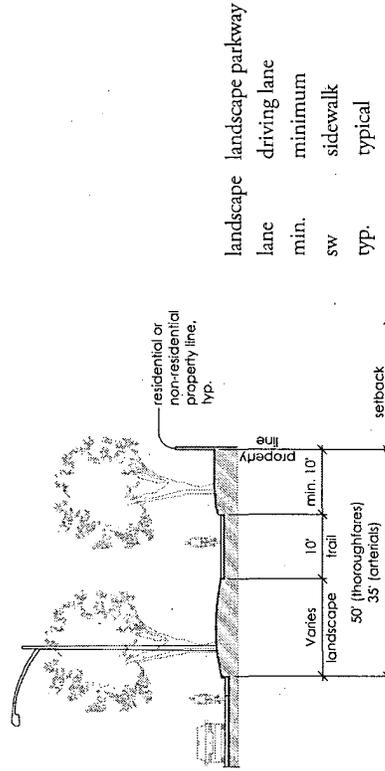
### C. Limitations on Uses of Setback.

**Allowed Structures and Uses.** A setback required by this Specific Plan, Minor or Conditional Use Permit, or Design/Site Review process, shall be improved and maintained only with plants and other natural materials, except for the following:

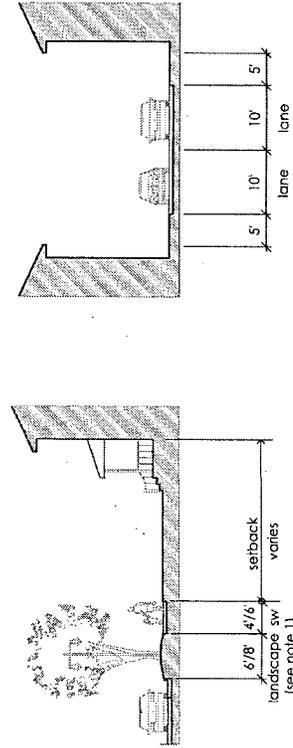
1. Building projections, as permitted by Table A-1;
2. Fences, structures, and walls as permitted by Table A-2 for residential zoning districts;
3. Necessary walks and steps;
4. A driveway or parking lot that provides parking or access to parking; and
5. Building mechanical equipment and pad, screened and oriented from public view (also see table notes on commercial mechanical equipment in C, TCC, C/MU, O, BR, PC and BP/PC Development Standards).

**Figure A.1 Measuring Setbacks**

All front and side yard setbacks on thoroughfare and arterial streets shall be measured from the back of the landscape right-of-way, as shown in the figure below. Setbacks on residential, collector, major collector and town center streets where a landscape parkway is required shall be measured from the back of the sidewalk. Alley setbacks shall be 5' from the alley edge of pavement. Refer also to Figure 5.2, "Street Circulation Diagram" in the Specific Plan for street classifications and locations and to Figure 5.3, "Roadway Sections" for the corresponding street sections.



**On Thoroughfare and Arterial Streets**



**On Residential and Collector Streets**

**On Alleys**

**Notes:**

1. A 4-foot sidewalk and 6-foot landscape parkway is required adjacent to low and medium density residential development; a 6-foot sidewalk and 8-foot landscape parkway is required adjacent to high density residential and all retail and office development (refer also to Section 1.2.3-C for landscaping requirements along streets).

LAND USE AND DEVELOPMENT STANDARDS

Table A-1 Allowed Projections into Setbacks

Projecting Feature	Allowed Projections into Specified Setback <sup>1</sup>			Commercial Sidewalk
	Front Yard Setback	Side Yard Setback	Rear Yard Setback	
Architectural feature (i.e. cornice, canopy, eave, sill, bay window, chimney, etc.)	<ul style="list-style-type: none"> <li>◆ 2.5 feet; projection shall not exceed half the depth of the required setback</li> <li>◆ Shall not occupy more than one-third of the length of the building wall for bay windows and chimney projections.</li> </ul>			Shall not extend into an unobstructed 6-foot clear pedestrian pathway at commercial sidewalks
Cantilevered overhang above the ground floor, not requiring ground or bracket supports.	4 feet	3 feet into a corner side yard setbacks; not allowed on interior side yard	Shall not exceed half the depth of the required setback	Shall not project more than 4 feet over the sidewalk and shall be a minimum of 8 feet above the finished ground surface
Fire escape	Not allowed	Not allowed in corner side yard setbacks; may project up to 2.5 feet into an interior side yard setback	3 feet	Not allowed
Covered or uncovered decks, stoops, or terraces, and any necessary steps or landings.	Not allowed, except stairs and landings may project 6 feet into the setback	Not allowed in corner side yard setbacks; stairs and landings may project up to 3 feet into an interior side yard setback, but may not project more than half the distance of an interior side yard setback	Shall not exceed half the depth of the required setback	Not allowed
Detached residential accessory structures	Not allowed	May be located up to the property line on a parcel with a single-family dwelling or duplex, except where the accessory structure would abut another building or an adjacent parcel; in these cases, the accessory structure shall be located a minimum of 3 feet from the property line.		Not allowed
Outdoor dining (i.e. tables, chairs, umbrellas, heaters)		Allowed		Outdoor dining is allowed but shall maintain an unobstructed 6-foot clear pedestrian pathway at commercial sidewalks

Notes:

1. Refer to the applicable land use sections in this document for Residential and Commercial development setback definitions.

## LAND USE AND DEVELOPMENT STANDARDS

### 1.2.3 LANDSCAPE LOCATION REQUIREMENTS

Landscaping shall be provided as follows.

**A. Setbacks.** The setback areas required in this appendix that are visible from public streets and from drainage courses and utility easements shall be landscaped, except where occupied by allowed structures, described in Section 1.2.2(C), "Limitations on the Use of Setbacks," or the Planning Director determines that landscaping is not necessary in the setback to fulfill the purposes of the Specific Plan.

**B. Parking areas.** All unpaved areas in parking lots and residential alleys shall be landscaped. Parking lots serving non-residential developments shall include tree plantings designed to result in 50% shading of parking lot surface areas within 15 years. These shading requirements shall apply to all impervious surfaces on which a vehicle can drive, including parking stalls and drives and maneuvering areas within the property. Until such a time that Placer County adopts a Parking Lot Shading Ordinance, the County shall use the City of Sacramento Parking Lot Tree Shading Design and Maintenance Guidelines, June 17, 2003 edition to implement these requirements.

**C. Street Landscaping.** As indicated by Figure A.1, landscaping along streets are designed as landscape-right-of-ways or landscape parkways.

1. Landscape right-of-ways are provided along thoroughfare, arterial, and major streets and incorporate a 10' wide separated trail within a 50' or 35' landscape corridor, where applicable.
2. Landscape parkways are required on all collector streets and most residential streets, except as otherwise provided for streets in the age-restricted community, residential cul-de-sac streets (ten units or less), and residential alleys. Refer to the street sections indicated in Figure 5.3 of the Specific Plan.

Landscape parkways shall be required to be 6' wide with an adjacent 4' wide sidewalk at low and medium density residential development and shall be 8' wide with an adjacent 6' wide sidewalk adjacent to high density residential and all retail and office development.

### 1.2.4 ALLOWABLE USES AND PERMIT REQUIREMENTS

The land use tables in this document shall be used in conjunction with the allowable uses and permit requirements in Section 17.06.050 of the *Placer County Zoning Ordinance*. Refer to Section 17.04.030 for the definitions of the land use types listed in the land use tables. When tables found in this document indicate that a use is allowed in a land use district, it will be identified as subject to one of the following land use permit requirements, as outlined in Section 17.06.050, "Land Use and Permit Tables" of the *Placer County Zoning Ordinance* and also, repeated below for easy reference.

1. **Zoning Compliance (A).** These uses are allowed without land use permit approval, subject to compliance with applicable provisions in the Specific Plan and/or Chapter 17: "Planning and Zoning" of the *Placer County Zoning Code* ("A" uses on the tables). No land use permit is required for "A" uses because they typically involve no or minimal construction activities, are accessory to some other land use that will be the primary use of a site (which will require a land use permit), or are otherwise entirely consistent with the purposes of the zone district.
2. **Zoning Clearance (C).** These uses are allowed subject to zoning clearance ("C" uses on the tables; see Section 17.06.040 of the *Placer County Zoning Ordinance*). Zoning Clearance is a routine land use approval that involves Planning Department staff checking a proposed development to ensure that all applicable zoning requirements will be satisfied (i.e. setback, height limits, parking requirements, etc.). Zoning Clearance is required by this ordinance for land uses that are consistent with the basic purposes of the particular zone (i.e. houses in residential zones) and are unlikely to create any problems that will not be adequately handled by the Development Standards of Article 17.54 of the Zoning Ordinance (General Development Regulations) and its subchapters.
3. **Administrative Review Permit (ARP).** These uses are allowed subject to approval of an Administrative Review Permit ("ARP" uses on the tables; see Section 17.58.100 of the *Placer County Zoning Ordinance*). Administrative Review Permit approval is required for certain land uses that are generally consistent with the purposes of the zone, but could create minor problems for adjoining properties if they are not designed with sensitivity to surrounding land uses. The purpose of an Administrative Review Permit is to allow Planning Department staff and the Zoning Administrator to evaluate a proposed use to determine if problems may occur, to work with the project applicant to adjust through conditions of approval, to solve any potential problems that are identified, or to disapprove a project if identified problems cannot be acceptably corrected.

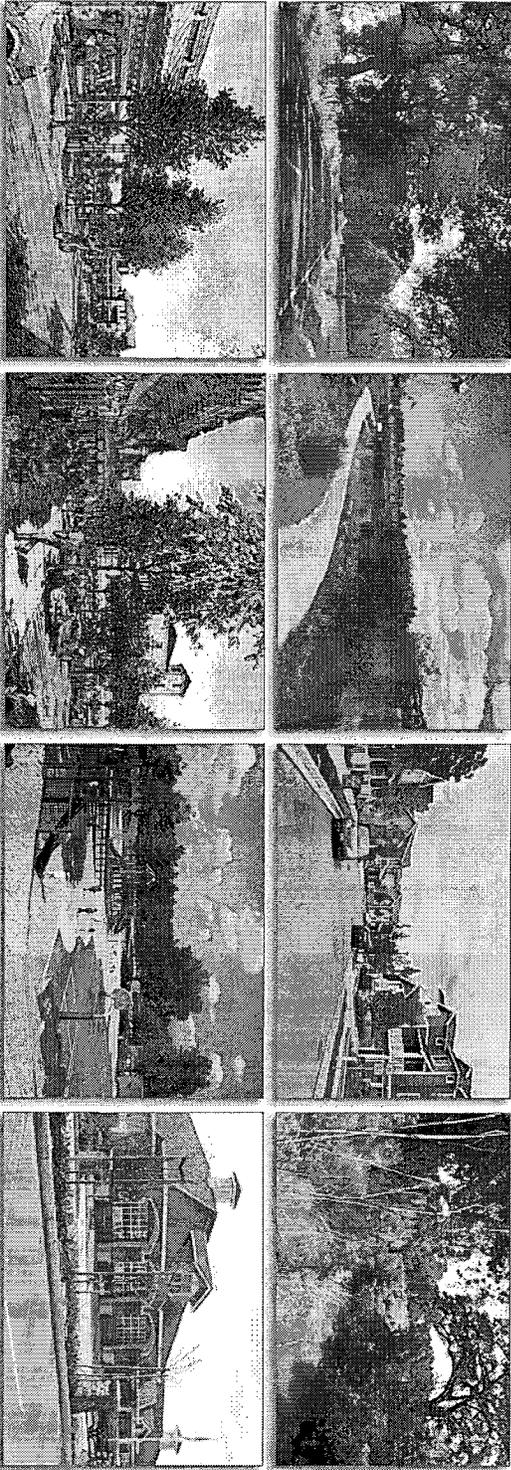
LAND USE AND DEVELOPMENT STANDARDS

This "Key to Permit Requirements" table below defines the designations used in each of the permitted uses table in this document. Section numbers below refer back to the *Placer County Zoning Ordinance*.

Key to Permit Requirements	
Allowed use, zoning compliance required (Section 17.06.050)	A
Zoning Clearance required (Section 17.06.050)	C
Administrative Review Permit required (Section 17.06.050)	ARP
Minor Use Permit required (Section 17.06.050)	MUP
Conditional Use Permit required (Section 17.06.050)	CUP
Permit requirements set by Article 17.56	\$
Uses not allowed	

4. **Minor Use Permit (MUP).** These uses are allowed subject to approval of a Minor Use Permit ("MUP" uses on the tables; see Section 17.58.120 of the *Placer County Zoning Ordinance*). Minor Use Permit approval is required for certain land uses that are generally consistent with the purposes of the zone, but could create problems for adjoining properties, the surrounding area, and their populations if such uses are not designed to be compatible with surrounding land uses. The purpose of a Minor Use Permit is to allow Planning Department staff and the Zoning Administrator to evaluate a proposed use to determine if problems may occur, to provide the public with an opportunity to review the proposed project and express their concerns in a public hearing, to work with the project applicant to adjust the project through conditions of approval, to solve any potential problems that are identified, or to disapprove a project if identified problems cannot be acceptably corrected.
5. **Conditional Use Permit (CUP).** These uses are allowed subject to approval of a Conditional Use Permit ("CUP" uses on the table; see Section 17.58.130 of the *Placer County Zoning Ordinance*). Conditional Use Permit approval is required for certain land uses that may be appropriate in a zone, depending on the design of the individual project and the characteristics of the proposed site and surroundings. Such uses can either raise major land use policy issues or could create serious problems for adjoining properties, the surrounding area, and their populations if such uses are not appropriately located and designed. The purpose of a Conditional Use Permit is to allow Planning Department staff and the Placer County Planning Commission to evaluate a proposed use to determine if problems may occur, to provide the public with an opportunity to review the proposed project and express their concerns in a public hearing, to work with the project applicant to adjust the project through conditions of approval, to solve any potential problems that are identified, or to disapprove a project if identified problems cannot be acceptably corrected.

## II. RESIDENTIAL LAND USES



PLACER *V* VINEYARDS



## LAND USE AND DEVELOPMENT STANDARDS

### 2.2 RESIDENTIAL LAND USE DEFINITIONS

#### 2.2.1 DEFINITIONS FOR RESIDENTIAL USES

**Accessory Structures.** A building or structure detached from a principal building located on the same lot, but incidental and subordinate to the principal building or use (refer to the *Placer County Zoning Ordinance* definition for residential accessory uses). Accessory structures include swimming pools, spas, hot tubs, workshops, studios, greenhouses, garages, guest houses (without cooking or kitchen facilities), solar panels, and similar equipment. It also includes all types of antennae and communication facilities such as home receiving antennae for earth-based TV and radio broadcasts, broadcast and receiving antennae for HAM radio, commercial applications, and satellite dish antennae (refer also to Section 17.56.060 of the *Placer County Zoning Ordinance* for the definition of antennae and communication facilities). The following are also considered accessory structures and subject to the following standards:

1. Detached garages and carports (see Section 2.2.3 for garage standards);
2. Covered and uncovered decks shall maintain a minimum 3-foot side and rear yard setback, except on corner lots where it shall not interfere with clear site distance triangle requirements (see definition for sight distance triangle); and
3. Shade structures, including covered patios or gazebos shall not exceed 15 feet in height and shall maintain a 15-foot front yard setback and minimum 3-foot side and rear yard setback as measured from back of sidewalk or back of landscape right-of-way (see Figure A-1).

**Alley or Lane.** A public or private right-of-way not less than 20 feet wide through the middle of a block giving access to the abutting property in the rear of the lot.

**Residential Density Calculations.** Specific Plan residential land use density/intensity shall be calculated by dividing the gross area of the property by the number of units proposed. In the event the property includes a collector street dedication, the area used for this calculation shall be the edge of the street right of way.

**Sight Distance Triangle.** The portion of both private property and public right-of-way located at a street corner, defined by a triangular area. This triangular area is created from the diagonal connection of two points measured 40 feet from the back of the sidewalk (see Figure A.2). If the County determines that additional area is needed to ensure that a traffic hazard is not created, the dimensions of the sight distance triangle may be increased.

**View Fence.** A barrier which does not form a visually opaque screen, intended to demarcate a boundary, enclose property, or separate public uses from private uses or other specially designated area. View fences may be constructed of wood or steel posts, connected with wood pickets, rails, decorative wrought iron, or wire.

#### DEFINITIONS FOR DETACHED RESIDENTIAL TYPES

**Detached Cluster Homes.** Clustered arrangements of single family homes, typically designed to limit the number of access points along the street. Homes may be arranged as either a standard single family lot or in zero lot line configurations (see Figure A.14).

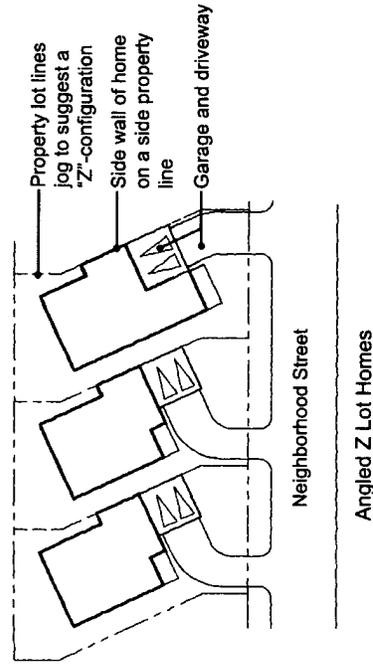
**Detached Townhomes.** Homes with front entrances oriented to common open space and garages accessed by alleyways in the back. They may be arranged as either standard single family lots or in zero lot line configurations. Private yards may be placed in the front, side, or rear of the house (see Figure A.13).

**Large Lot Single Family Homes.** Detached homes with a minimum lot size of 10,000 square feet that are larger than traditional single family homes and include front, side, and rear yards (see Figure A.6).

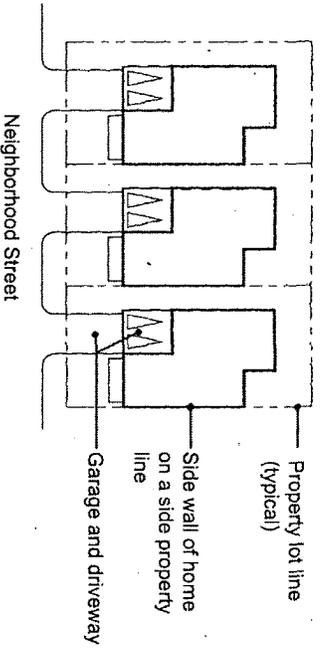
**Standard Single Family Homes.** Detached homes with a minimum lot size of 5,000 square feet, typically, with a garage and front, side, and rear yards (see Figure A.5).

**Small Lot Single Family Homes.** Detached homes, smaller than standard single family homes to promote affordability, with conventional front, side, and rear yards. Small lot homes may be laid out in zero-lot line configurations or may be alley loaded (see Figure A.8).

**Angled Z Lots.** Home rotated roughly 45 degrees with lot lines that jog to suggest a Z configuration.

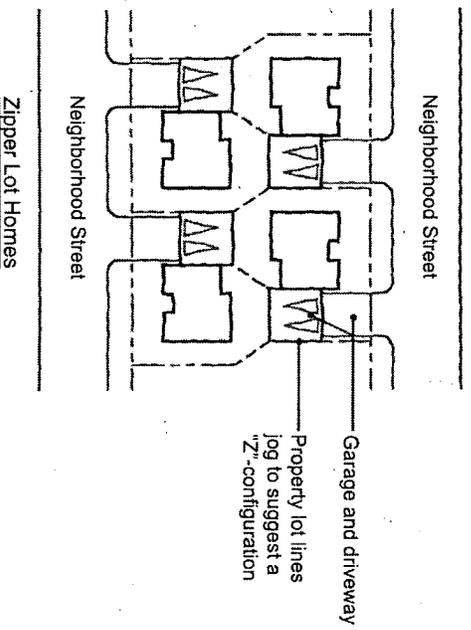


**Zero Lot Line Homes.** Homes where one or more side walls of a detached house are on a side property line.



Zero Lot Line Homes

**Zipper Lot Homes.** Homes designed to allow variation in the depth of rear yards to create more usable open space on the side of the lot. They are typically designed on wider lots.



**DEFINITIONS FOR ATTACHED RESIDENTIAL TYPES**

**Apartments (garden style).** Typically multi-family units arranged around a common green space with assigned parking either contained within the building, in parking lots, or detached garage bays with guest parking distributed throughout the site (see Figure A.18).

**Apartments (podium style).** Multi-family units with shared garages located beneath the first floor. Private open space is typically provided from the living area as decks or patios. Podium style apartments can be designed to have an interior courtyard configuration or front onto surrounding streets (see Figure A.19).

**Duplexes/Triplexes/Four-plexes/Six-plexes.** Attached products of respectively, two, three, four or more units that share a common wall and conventional side and rear yards (see Figures A.15 and A.16).

**Townhomes.** Rear alley loaded homes with tuck under or detached garages. Units have private open space on a patio deck, and/or within the front or rear yards (see Figure A.17).

**DEFINITIONS FOR RESIDENTIAL DEVELOPMENT STANDARDS**

For an illustration of the Development Standard definitions below, refer also to Figure A.2. Refer to Section 2.2.2, "Residential Setback Measurements and Exceptions" for setback definitions and measurements.

**Lot Coverage.** Also known as site coverage is the percentage of the total site area occupied by buildings and structures. This includes the primary structure and all covered accessory structures (e.g., carports, garages, patio covers, and storage sheds). Lot coverage is measured from the exterior wall.

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

**Lot Width.** The mean width of the lot measured at right angles to its depth. Average minimum lot width is the average of the lot widths within one tentative subdivision map.

## LAND USE AND DEVELOPMENT STANDARDS

### 2.2.2 RESIDENTIAL 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 (refer also to Figure A.1, "Measuring Setbacks" to determine the location of property lines and setbacks for different roadway conditions found in the Plan Area):
- Front Yard Setback.** The front yard setback shall be measured across the width or narrow dimension of the lot, unless otherwise determined by the Planning Director. Front yard setbacks 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.
    - From the back of the sidewalk or landscape right-of-way, as defined in Figure A.1, "Setbacks," or
    - The edge of an easement for a private road or driveway.
  - Side Yard Setbacks.**
    - Side Yard Setback (Interior Lot).** A required interior side yard 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.
    - Side Yard Setback (Corner Lot).** A required side yard setback on the street side of a corner lot shall be measured at right angles from the side yard property line bounding the street, 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 and rear setback.
  - Rear Yard Setbacks.** The rear yard setback shall be measured at right angles from the rear property line, establishing a setback line parallel to the rear property line.
    - Where a parcel has no rear yard property lines because its side lot lines converge to a point, the rear yard property line shall be determined by drawing an assumed line 5 feet long within the parcel, parallel to and at the furthest distance from the front yard property line. The rear yard setback is the distance, measured at right angles from this assumed rear property line, to a setback line parallel to it.
- C. Limitations on the Use of Setbacks.**
- Allowed Structures and Uses.** A setback required by this Specific Plan, Minor or Conditional Use Permit, or Design/Site Review process, shall be improved and maintained only with plants and other natural materials, except for the following:
    - Building projections as permitted by Table A-1;
    - Fences, structures and walls permitted by Section D below;
    - Necessary walks and steps;
    - A driveway that provides parking or access to parking
    - Building mechanical equipment and pads, screened and oriented from public view and setback a minimum of 5' from the property line.
  - Fences in Setback Areas.** A fence in a residential zoning district shall not exceed the height limits shown in Table A-2.

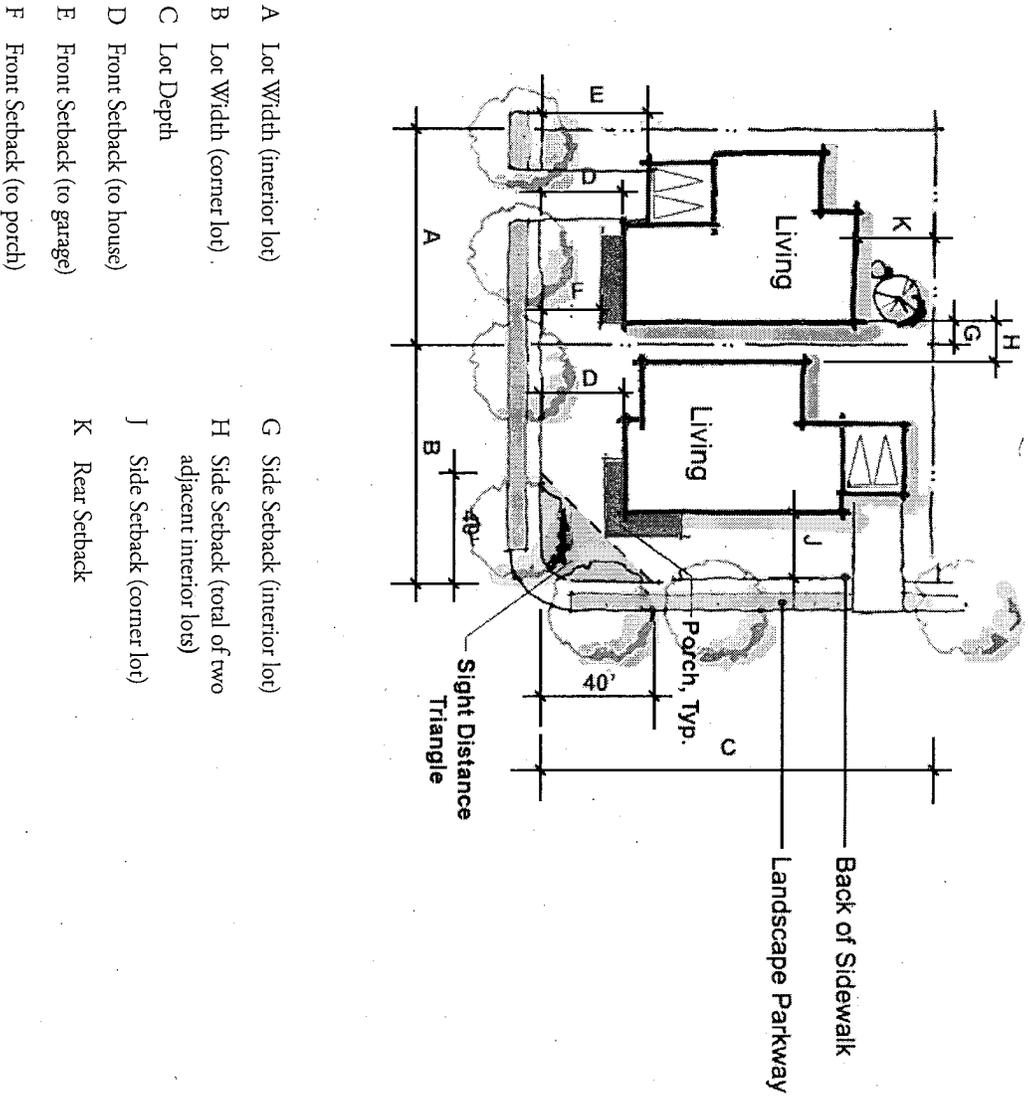
**Table A-2 Maximum Height of Fences in Setbacks**

Location	Maximum Height
Front yard fences	3 feet
Side or rear yard fences	6 feet
Fences within the sight distance triangle <sup>1</sup>	3 feet view fence <sup>1</sup> , or other as approved by the Planning Director

Note:

- Refer to definitions in Section 2.2.1, "Definitions for Residential Uses."

Figure A.2 Sample Single Family Residential Lot Development Standards Key



- |                             |  |
|-----------------------------|--|
| A Lot Width (interior lot)  | G Side Setback (interior lot)                        |
| B Lot Width (corner lot)    | H Side Setback (total of two adjacent interior lots) |
| C Lot Depth                 | J Side Setback (corner lot)                          |
| D Front Setback (to house)  | K Rear Setback                                       |
| E Front Setback (to garage) |  |
| F Front Setback (to porch)  |  |

## LAND USE AND DEVELOPMENT STANDARDS

### 2.2.3 STANDARDS FOR RESIDENTIAL GARAGES AND DRIVEWAYS

Garages and driveways should be designed to reduce the visual scale and dominance of cars and garages on the street. Figure A.3 shows a variety of recommended garage and driveway configurations. In addition, the following standards shall be used in the design of garages and driveways.

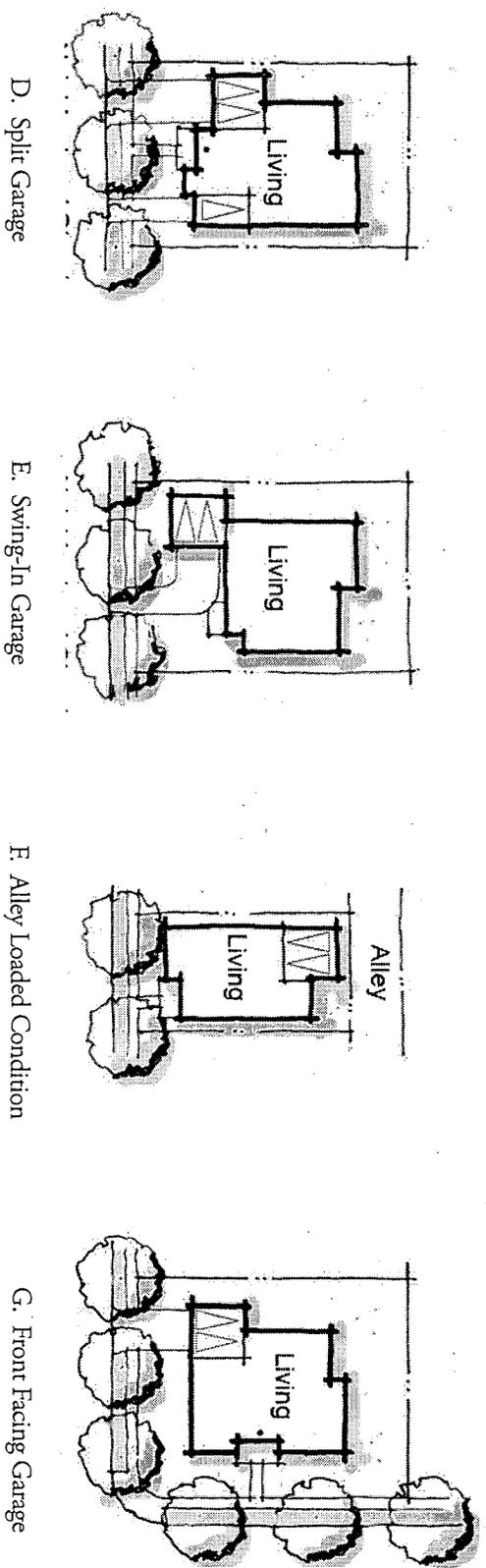
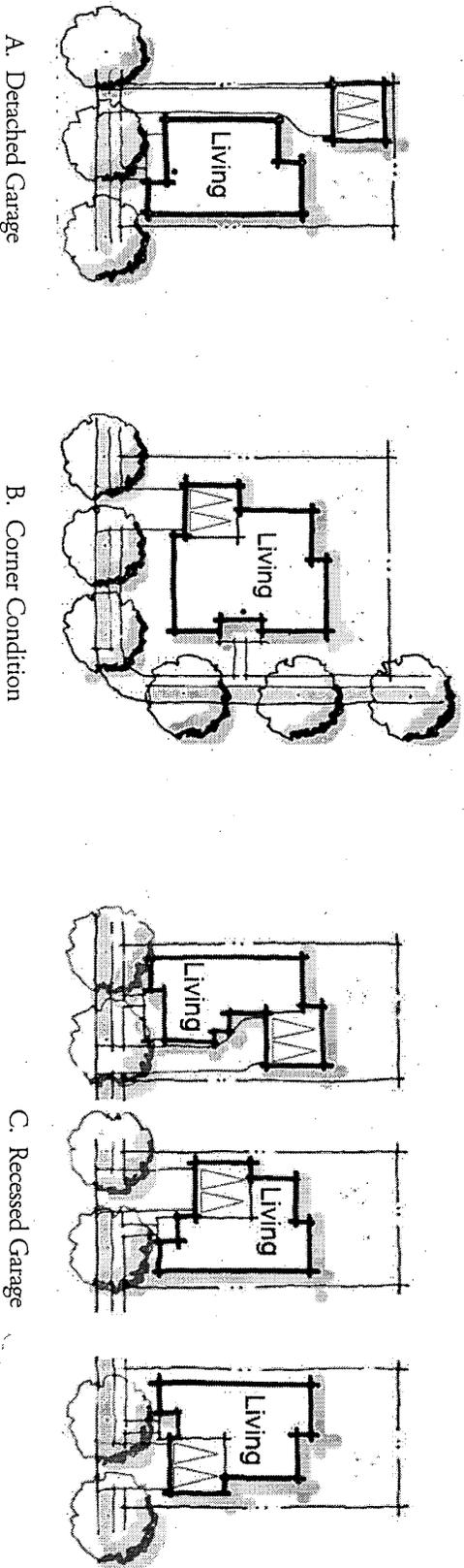
#### **GARAGES**

1. All garage doors parallel to the street (with exception provided for garage doors on alleys and motor courts) shall be located a minimum of 20' from the back of the sidewalk to prevent cars from blocking walkways.
2. Garages shall not project beyond the primary front facade for houses with or without porches. Garages are encouraged to be located a minimum of 5' behind the front facade of houses.
3. Garages on homes with side loaded swing-in garages may be set forward of the house, but the garage side facing the street must meet the minimum front setback standard for the house.
4. Alley loaded garages shall be set back a minimum of 5' feet from the alley edge of pavement.
5. Detached garages are accessory structures and allowed within 5 feet of the interior side and rear yard property lines. Detached garages may be attached across common side or rear yard property lines.
6. Street facing facades of swing-in garages shall have features such as windows, overhangs, arbors, pilasters or other building elements. Blank walls are not allowed on street-facing facades of such garages.

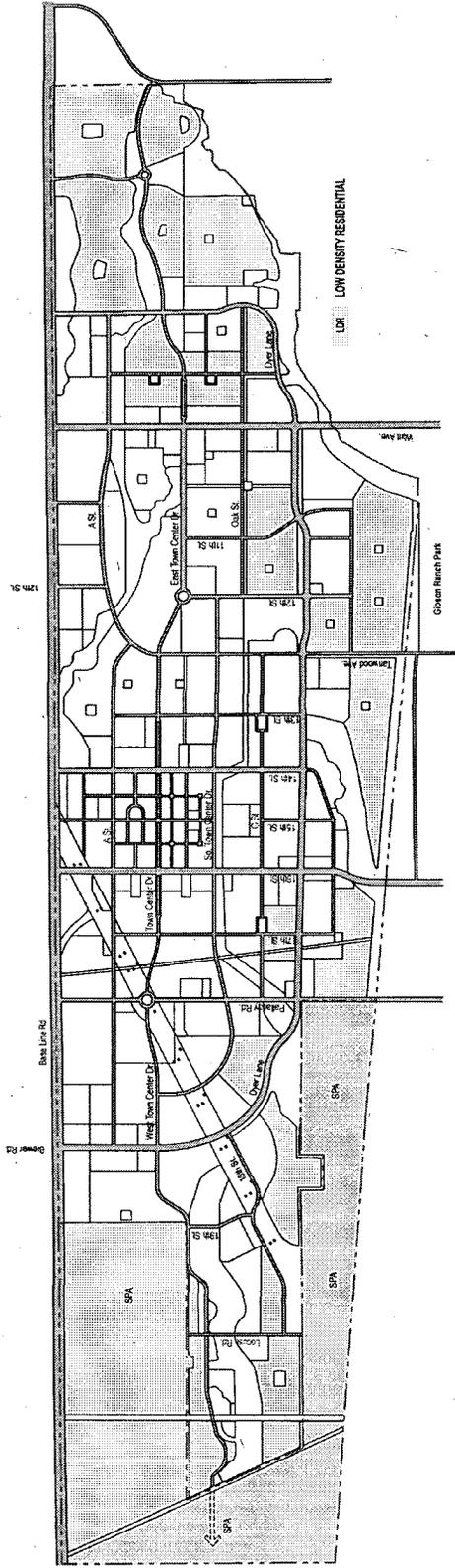
#### **DRIVEWAYS**

1. Driveways with two street access points (i.e. circular drives) shall have a maximum width of 12'.
2. Driveways with one street access point shall have a minimum width of 20'.
3. Driveways for single family homes shall not exceed 30' in width in the front yard setback area, except for cul-de-sac lots. For cul-de-sac lots, driveways shall not exceed 20' in width at the front yard setback.

Figure A.3 Garage and Driveway Prototypes



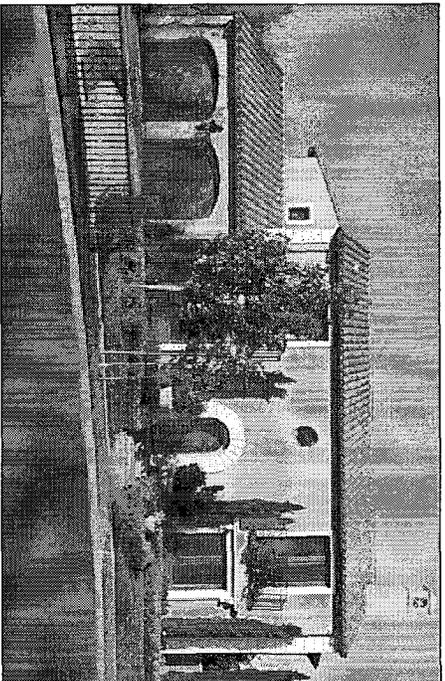
LAND USE AND DEVELOPMENT STANDARDS



Low Density Residential Locations

2.3 LOW DENSITY RESIDENTIAL (2 TO 6 DU/AC)

The Low Density Residential (LDR) areas are intended for single family detached and similar, compatible uses. The allowed density ranges from 2 du/ac to 6 du/ac. LDR neighborhoods also permit public and quasi-public uses such as schools, parks, and recreation facilities with appropriate buffers and access to major local roadways and collector streets. It also allows special housing types for active adults and community living.



2.3.1 Large Lot Single Family Detached Home

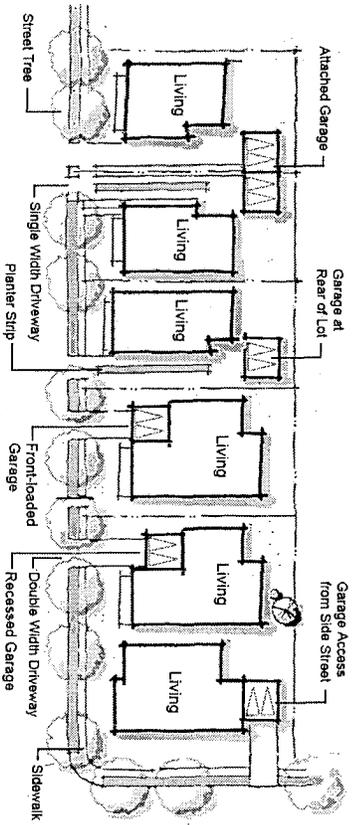
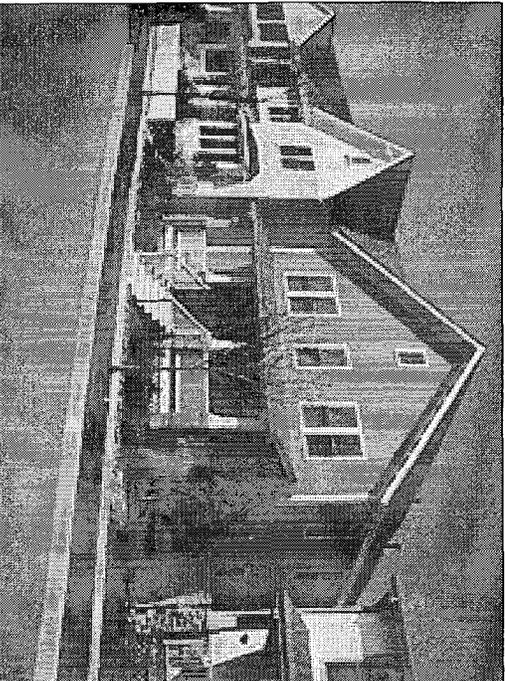


Figure A.4 Single Family Detached Residential Lot Configurations



2.3.2 Standard Lot Single Family Detached Home

LAND USE AND DEVELOPMENT STANDARDS

Table A-3 Low Density Residential Summary of Development Standards

Housing Type	2.3.1 Large Lot			2.3.2 Standard Lot		
	Key Figure	Lot Size ≥ 15,000 sf	Lot Size ≥ 10,000 sf	Lot Size ≥ 8,000 sf	Lot Size ≥ 6,000 sf	Lot Size ≥ 4,000 sf
Minimum Parcel Size (sf)		15,000	10,000	8,000	6,000	4,000
Lot Size, Coverage and Width						
Maximum Lot Coverage (%) (1 Story/2 Story)		40/35	40/35	50/40	50/40	55/40
Minimum Lot Width at Street (Interior/Corner)	A/B	75/90'	50/60'	50/60'	40/50'	40/50'
Minimum Lot Depth	C	120'	100'	100'	90'	85'
Setbacks <sup>4,5,7</sup>						
Front Yard Setback to House/Garage	D/E	25/25'	15/20'	15/20'	12/20'	10/20'
Front Yard Setback to Porch	F	20'	10'	10'	10'	10'
Side Yard Setback (Interior/Interior Total) <sup>2,3</sup>	G/H	10' min/20' total	8' min/15' total	5' min/10' total	5' min/10' total	0' min/10' total
Side Yard Setback (Corner lot) <sup>3</sup>	J	25'	15'	15'	15'	12'
Rear Yard Setback	K	25'	15'	15'	10'	10'
Maximum Building Height		36'	36'	36'	36'	36'
Off-Street Parking		See Table A-14	See Table A-14	See Table A-14	See Table A-14	See Table A-14
Permitted and Conditionally Permitted Uses		See Table A-6	See Table A-6	See Table A-6	See Table A-6	See Table A-6

Table A-3 Notes

1. Unless otherwise noted, all depth, width, height, and setback dimensions are minimums and measured in units of feet.
2. Interior lot side yard setbacks are set as a minimum distance to the side yard property line and as a minimum total distance or separation between two adjacent side yard setbacks. Interior lot and interior lot side yard setbacks are represented, respectively, as: 5' min/12' total.
3. A side yard adjacent to open space shall be treated as a corner lot or street-side yard setback.
4. Refer to setback definitions in Section 2.2.2, "Residential Setback Measurements and Exceptions."
5. Detached garages are considered accessory structures and allowed within 5 feet of the interior side and rear yard property lines. Detached garages may be attached across common side or rear yard property lines. Alley-loaded garages shall be set back 5 feet from the alley edge of pavement. Refer also to Section 2.2.3, "Standards for Residential Garages and Driveways."
6. The County may use its Subsequent Conformity and Design/Site Review permitting process (see Chapter IX, "Implementation") to review and approve other housing product types and/or deviations to these Development Standards. Examples of such other housing product types would include cluster housing, courtyard/paseo cluster housing, detached townhomes, or other housing types that do not meet the conventional development standard regulations set forth in this table, but can be found consistent with the spirit and intent of this Specific Plan and associated Development Standards.
7. For accessory structure setbacks, refer to Section 2.2.1, definition for "accessory structures."

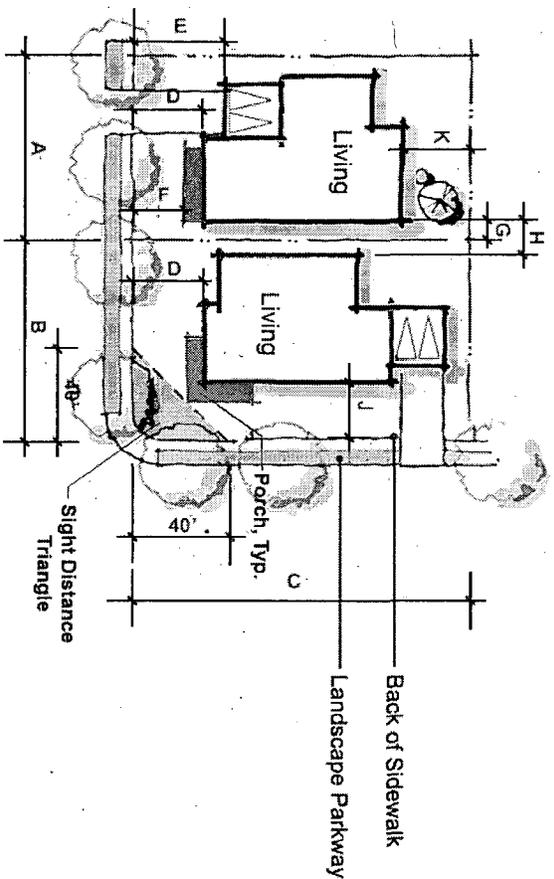


Figure A.5 Key to Single Family Residential Lot Development Standards

- A Lot Width (interior lot)
- B Lot Width (corner lot)
- C Lot Depth
- D Front Setback (to house)
- E Front Setback (to garage)
- F Front Setback (to porch)
- G Side Setback (interior lot)
- H Side Setback (total of two adjacent interior lots)
- J Side Setback (corner lot)
- K Rear Setback

LAND USE AND DEVELOPMENT STANDARDS

2.3.1 LARGE LOT SINGLE FAMILY DETACHED

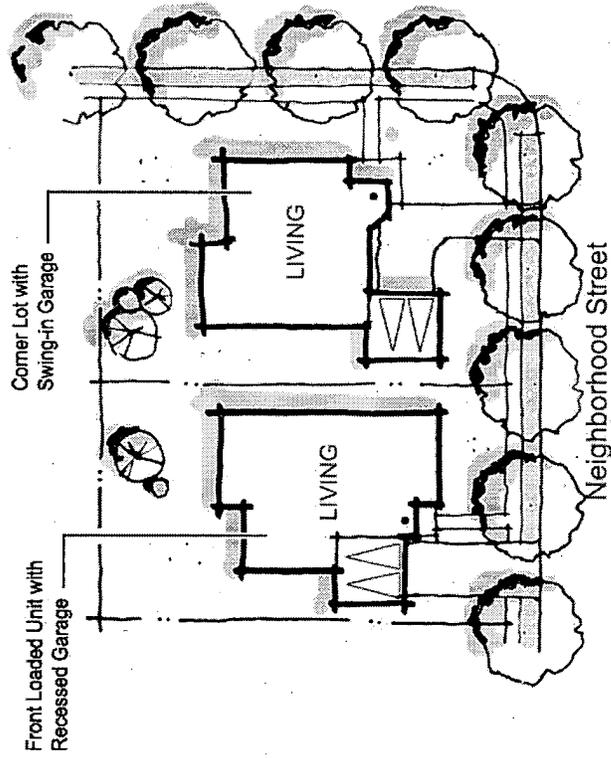
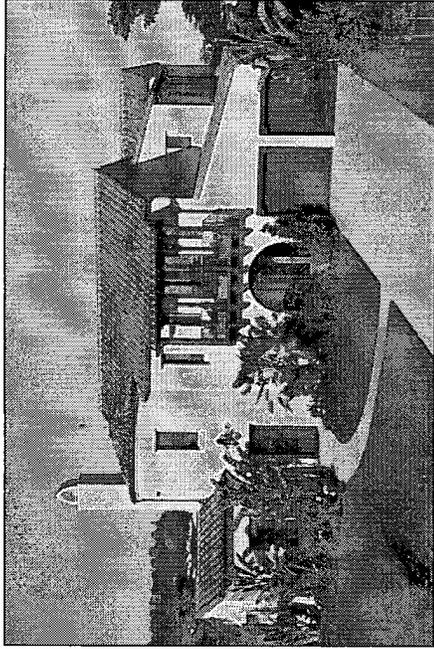
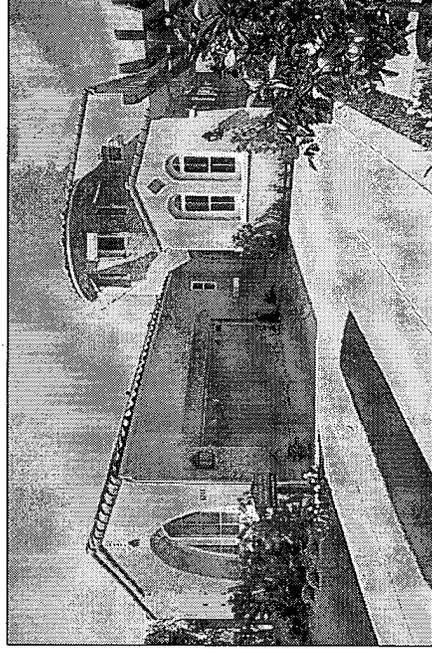


Figure A.6 Large Lot Single Family Types



Large lot unit with front facing garage



Large lot corner unit with swing-in garage

2.3.2 STANDARD LOT SINGLE FAMILY DETACHED

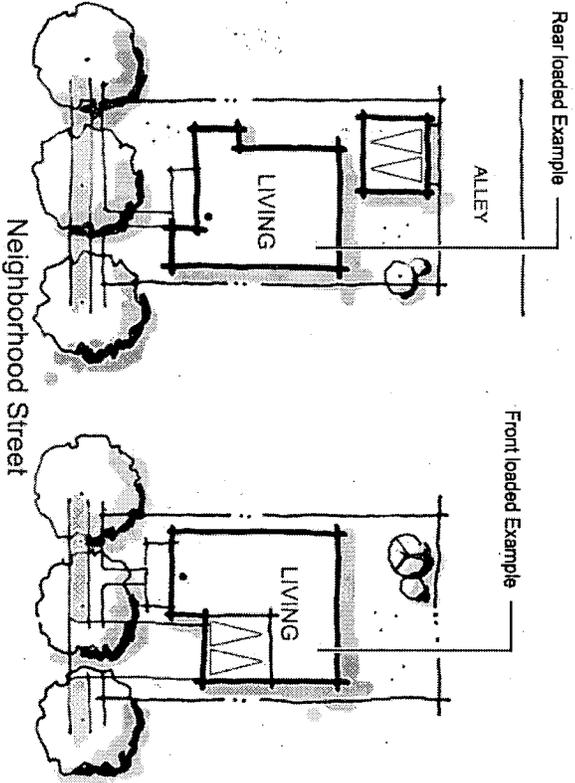
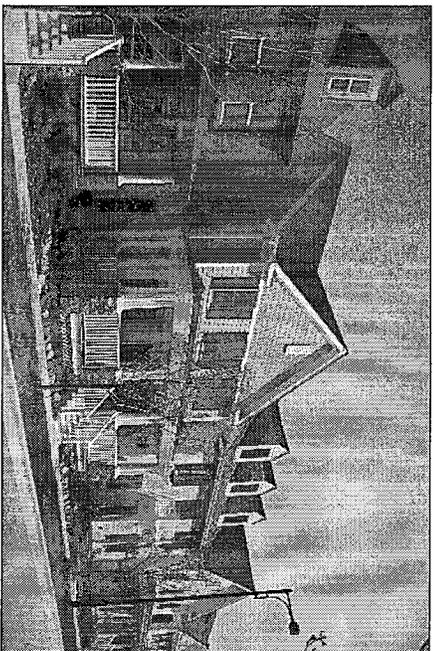
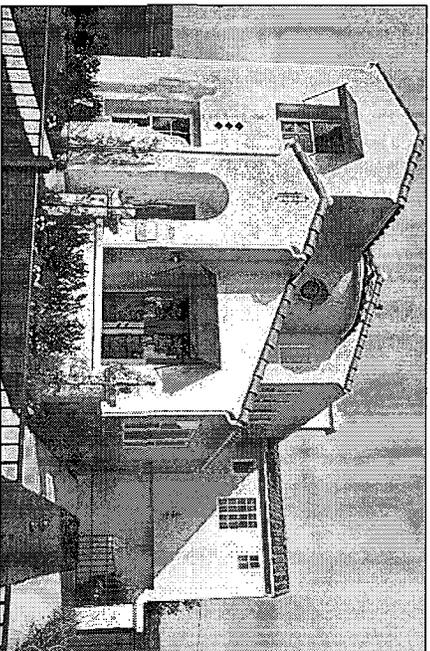


Figure A.7 Standard Lot Single Family Types

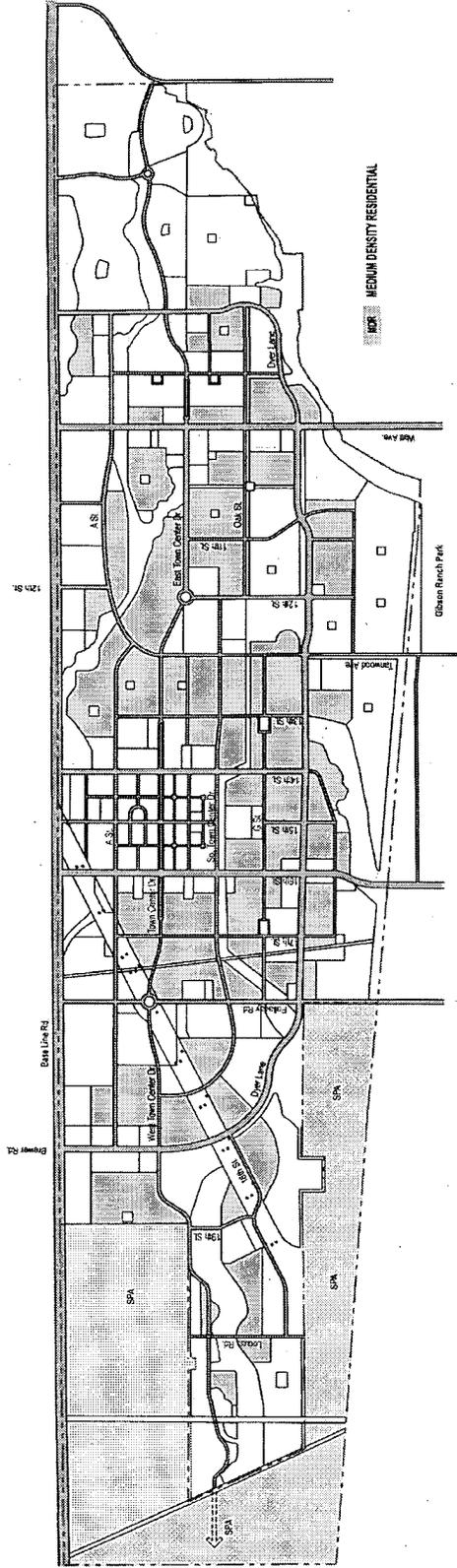


Standard lot unit with rear loaded access and front porches



Standard lot unit with recessed garage

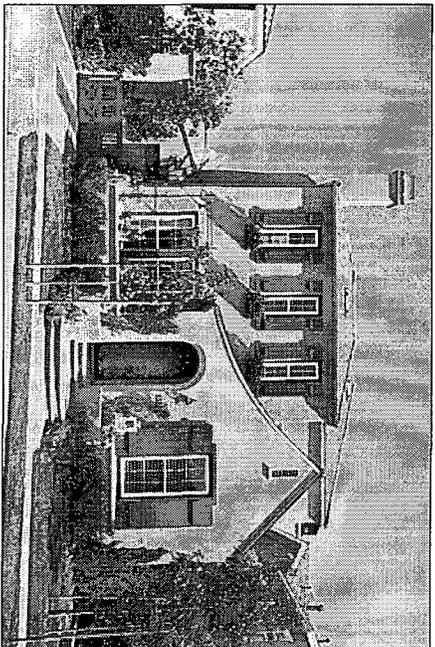
LAND USE AND DEVELOPMENT STANDARDS



Medium Density Residential Locations

**2.4 MEDIUM DENSITY RESIDENTIAL (4 TO 8 DU/AC)**

The Medium Density Residential (MDR) areas permit a range of housing types such as standard and small lot single family detached homes, duplexes, and similar, compatible uses. The allowed density ranges from 4 du/ac to 8 du/ac.



2.4.1 Standard Lot Single Family Detached Home

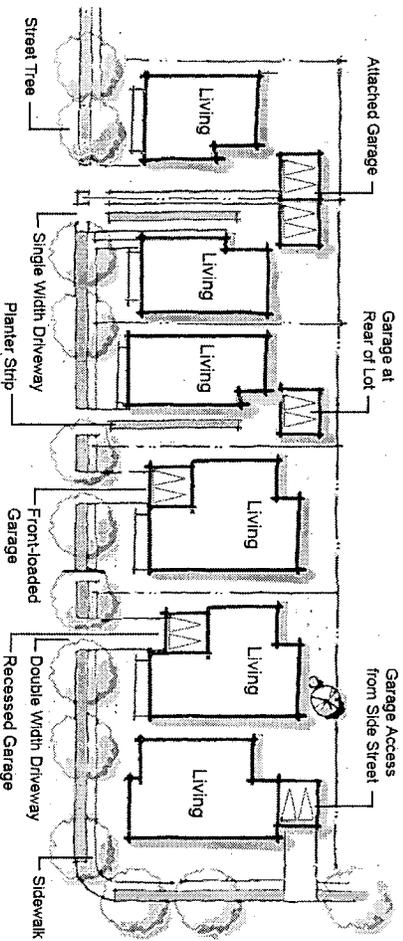
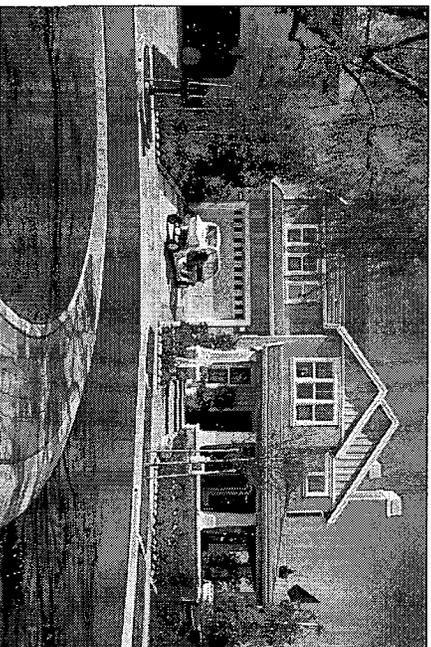


Figure A.8 Single Family Detached Lot Configurations



2.4.2 Small Lot Single Family Detached Home

LAND USE AND DEVELOPMENT STANDARDS

Table A-4 Medium Density Residential Summary of Development Standards

Housing Type	2.3.2 Standard Lot			2.3.2 Small Lot	
	Key Figure	Lot Size ≥ 8,000 sf	Lot Size ≥ 6,000 sf	Lot Size ≥ 4,000 sf	Lot Size ≥ 3,000 sf
Minimum Parcel Size (sf)		8,000	6,000	4,000	3,000
Lot Size, Coverage and Width					
Maximum Lot Coverage (%) (1 Story/2 Story)		50/40	50/40	55/40	55/40
Minimum Lot Width at Street (Interior/Corner)	A/B	50'/60'	40'/50'	40'/50'	30'/35'
Minimum Lot Depth	C	100'	90'	85'	70'
Setbacks <sup>4,5,7</sup>					
Front Yard Setback to House/Garage	D/E	15'/20'	12'/20'	10'/20'	10'/20'
Front Yard Setback to Porch	F	10'	10'	10'	10'
Side Yard Setback (Interior/Interior Total) <sup>2,3</sup>	G/H	5' min/10' total	5' min/10' total	0' min/10' total	0' min/10' total
Side Yard Setback (Corner) <sup>3</sup>	J	15'	15'	12'	12'
Rear Yard Setback	K	15'	10'	10'	10'
Maximum Building Height		36'	36'	36'	36'
Off-Street Parking		See Table A-14	See Table A-14	See Table A-14	See Table A-14
Permitted and Conditionally Permitted Uses		See Table A-6	See Table A-6	See Table A-6	See Table A-6

Table A-4 Notes

1. Unless otherwise noted, all depth, width, height, and setback dimensions are minimums and measured in units of feet.
2. Interior lot side yard setbacks are set as a minimum distance to the side yard property line and as a minimum total distance or separation between two adjacent side yard setbacks. Interior lot and interior lot side yard setbacks are represented, respectively, as: 5' min/12' total.
3. A side yard adjacent to open space shall be treated as a corner lot or street-side yard setback.
4. Refer to setback definitions in Section 2.2.2, "Residential Setback Measurements and Exceptions."
5. Detached garages are considered accessory structures and allowed within 5 feet of the interior side and rear yard property lines. Detached garages may be attached across common side or rear yard property lines. Alley-loaded garages shall be set back 5 feet from the alley edge of pavement. Refer also to Section 2.2.3, "Standards for Residential Garages and Driveways."
6. The County may use its Subsequent Conformity and Design/Site Review permitting process (see Chapter IX, "Implementation") to review and approve other housing product types and/or deviations to these Development Standards. Examples of such other housing product types would include cluster housing, courtyard/paseo cluster housing, detached townhomes, or other housing types that do not meet the conventional development standard regulations set forth in this table, but can be found consistent with the spirit and intent of this Specific Plan and associated Development Standards.
7. For accessory structure setbacks, refer to Section 2.2.1, definition for "accessory structures."

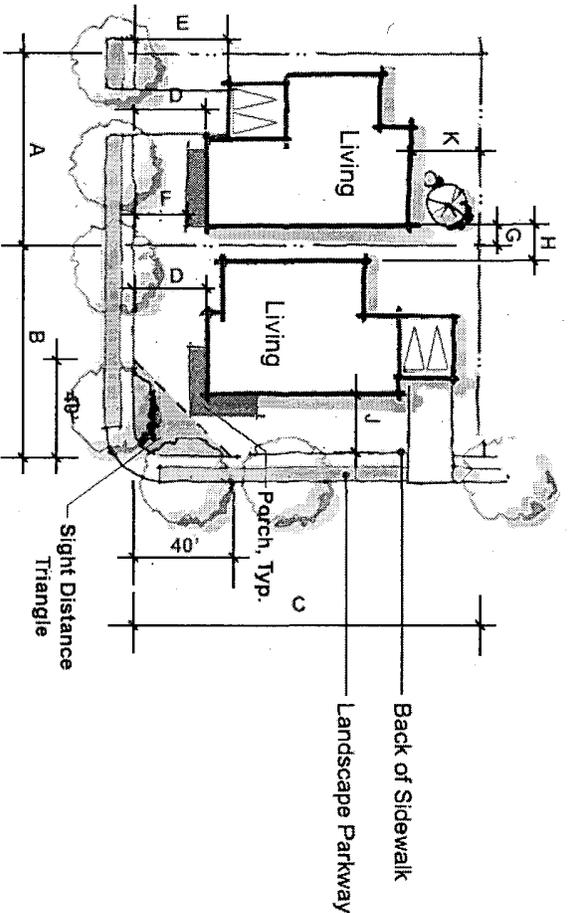


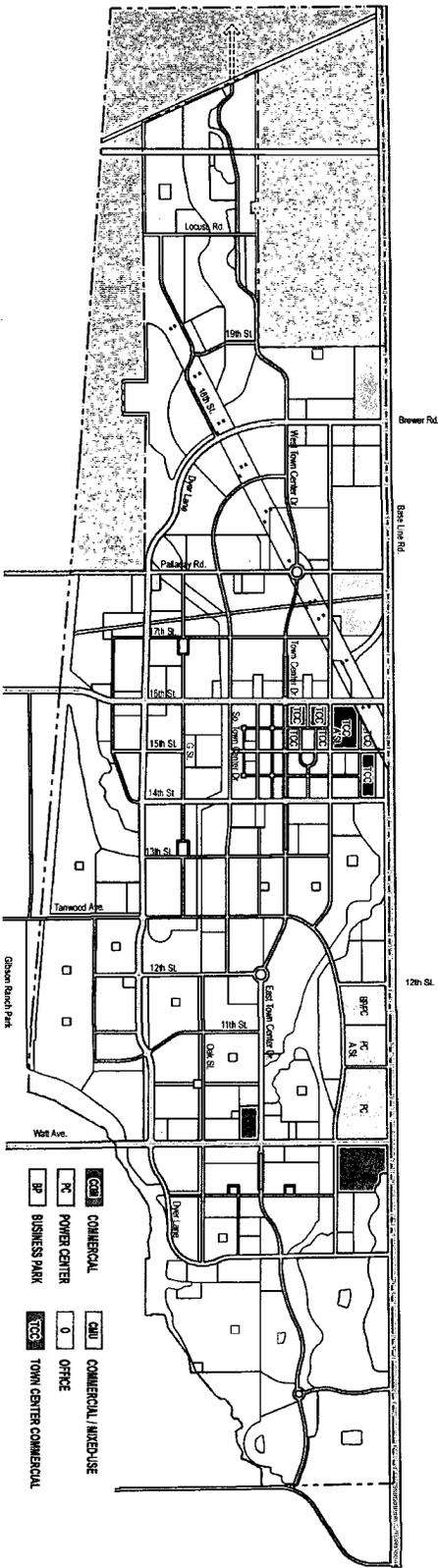
Figure A.9 Single Family Residential Lot Development Standards Key

- A Lot Width (interior lot)
- B Lot Width (corner lot)
- C Lot Depth
- D Front Setback (to house)
- E Front Setback (to garage)
- F Front Setback (to porch)
- G Side Setback (interior lot)
- H Side Setback (total of two adjacent interior lots)
- J Side Setback (corner lot)
- K Rear Setback

### 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 Diagram

## 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.

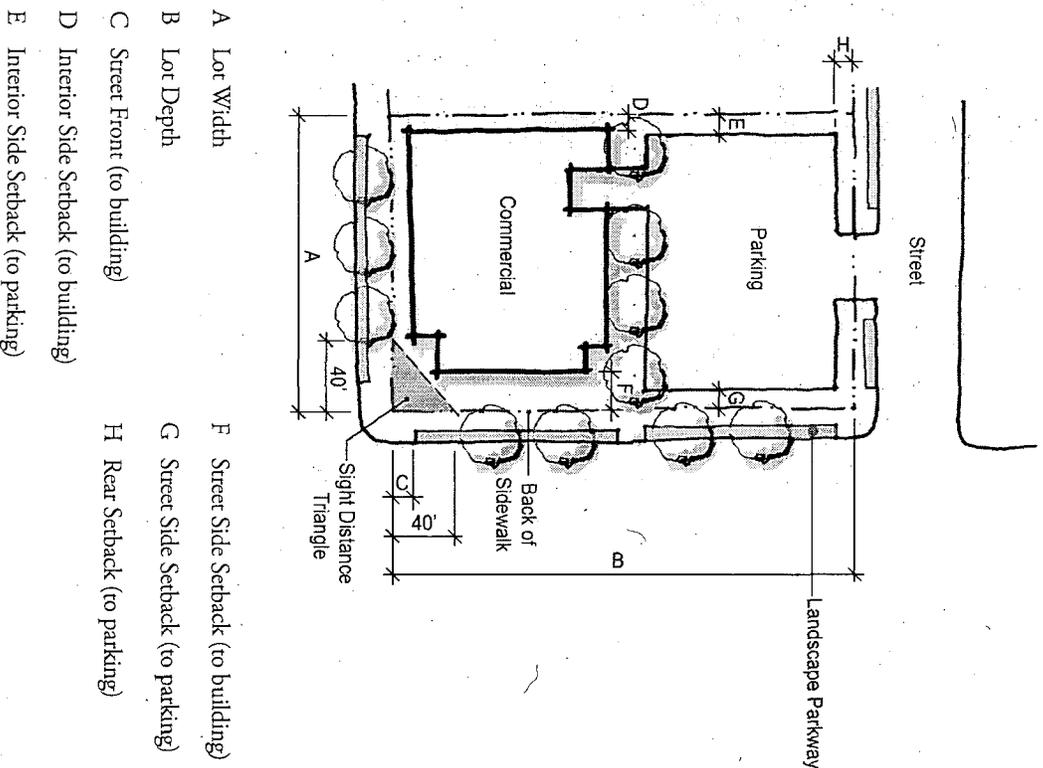
#### 3.2.2 COMMERCIAL SETBACK MEASUREMENTS AND EXCEPTIONS

**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.

Figure A.20 Commercial Lot Development Standards Key



3. **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.
  4. **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."
  5. 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").
  6. 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.



Table A-7 Commercial Development Standards

Commercial (COM)	
Minimum Parcel Size (sf)	10,000
<b>Site Coverage</b>	
Maximum floor area ratio <sup>1</sup>	.30
Maximum site coverage	35%
<b>Minimum Setbacks<sup>2</sup> (from building/ parking)</b>	
Street frontage	0' (building)/10' (parking)
<b>Adjacent to residential uses</b>	
Side yard <sup>4</sup>	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 <sup>4</sup>	15' (building)/15' (parking)
<b>Adjacent to all other uses</b>	
Interior side yard <sup>4</sup>	0' (building)/0' (parking)
Street side yard <sup>4</sup>	0' (building)/10' (parking)
Rear yard setback <sup>4</sup>	0' (building)/10' (parking)
Maximum Building Height	65'
<b>Landscaping Requirements</b>	
Landscape coverage <sup>5</sup>	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 facade 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."



Table A-8 Town Center Commercial Development Standards

Town Center Commercial (TCQ)	
Minimum Parcel Size (sf)	8,000
<b>Site Coverage</b>	
Maximum floor area ratio <sup>1</sup>	2.0
Maximum site coverage	50%
<b>Minimum Setbacks (from building/ parking)</b>	
Street frontage <sup>2</sup>	0' (building)
Build-to-line <sup>3, 6</sup>	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.
<b>Adjacent to Residential Uses</b>	
Side yard <sup>4</sup>	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 <sup>4</sup>	15' (building)/15' (parking)
<b>Adjacent to All Other Uses</b>	
Interior side yard <sup>4</sup>	0' (building)/8' (parking)
Street side yard <sup>4</sup>	0' (building)/8' (parking)
Rear yard setback <sup>4</sup>	0' (building)/8' (parking)
Maximum Building Height	75'
<b>Landscaping Requirements</b>	
Landscape coverage <sup>5</sup>	N/A
Minimum Parking Requirements	See Table A-14
Permitted and Conditionally Permitted Uses	See Table A-13

Table A-8 Notes

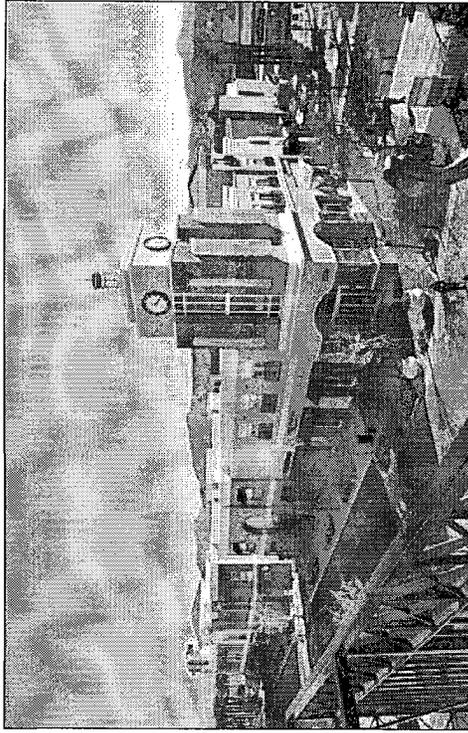
- For the purposes of distributing development intensities in the Specific Plan, it is assumed that 80% of this area will be developed with retail uses at an average FAR of 0.45 and the remaining 20% developed with office uses at an average FAR of 0.45. Development proposals with FAR greater than 0.45 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 facades 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 facade windows requirements in note 3 above.
- Public/Quasi-Public uses in the town center which include a library, government center, sheriff station, religious site, and recreation center shall also be subject to these Development Standards.

LAND USE AND DEVELOPMENT STANDARDS

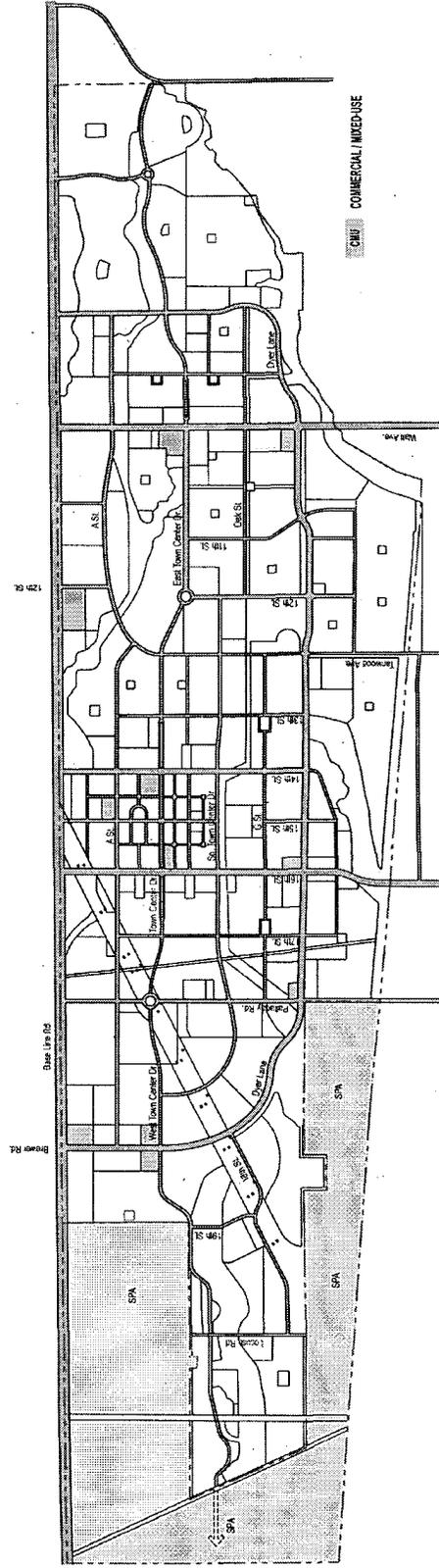
**3.5 COMMERCIAL/MIXED-USE  
(14-22 DU/AC) (0.35-2.0 FAR)**

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 <sup>1</sup>	2.0
Maximum site coverage	50%
Residential Density <sup>1</sup>	14 to 22 du/ac
Minimum Setbacks (from building/parking)	
Street frontage <sup>2,3</sup>	0' (building)
Adjacent to Residential Uses <sup>5</sup>	15' (building)/15' (parking)
Side yard <sup>4</sup>	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 <sup>4</sup>	15' (building)/15' (parking)
Adjacent to All Other Uses	
Interior side yard <sup>4</sup>	0' (building)/8' (parking)
Street side yard <sup>4</sup>	0' (building)/8' (parking)
Rear yard setback <sup>4</sup>	0' (building)/8' (parking)
Maximum Building Height	75'
Landscaping Requirements	
Landscape coverage <sup>6</sup>	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."



Table A-10 Office Development Standards

		Office (O)
Minimum Parcel Size (sf)		10,000
<b>Site Coverage</b>		
Maximum floor area ratio <sup>1</sup>		0.45
Maximum site coverage		35%
<b>Minimum Setbacks<sup>2,5</sup></b>		
Street frontage		20' (building)/20' (parking)
<b>Adjacent to Residential Uses</b>		
Side yard <sup>3</sup>		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 <sup>3</sup>		15' (building)/15' (parking)
<b>Adjacent to All Other Uses</b>		
Inerior side yard <sup>3</sup>		15' (building)/10' (parking)
Street side yard <sup>3</sup>		15' (building)/15' (parking)
Rear yard setback <sup>3</sup>		10' (building)/10' (parking)
Maximum Building Height		65'
<b>Landscaping Requirements<sup>4</sup></b>		
Landscape coverage <sup>6</sup>		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

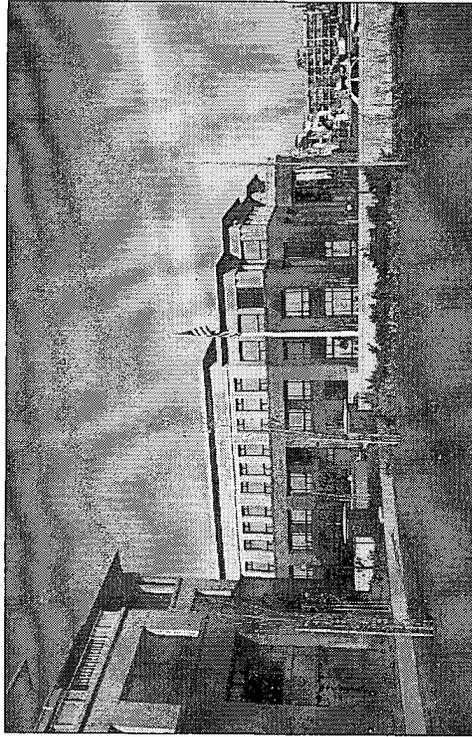
### 3.7 BUSINESS PARK (BP) (0.20-0.45 FAR)

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.

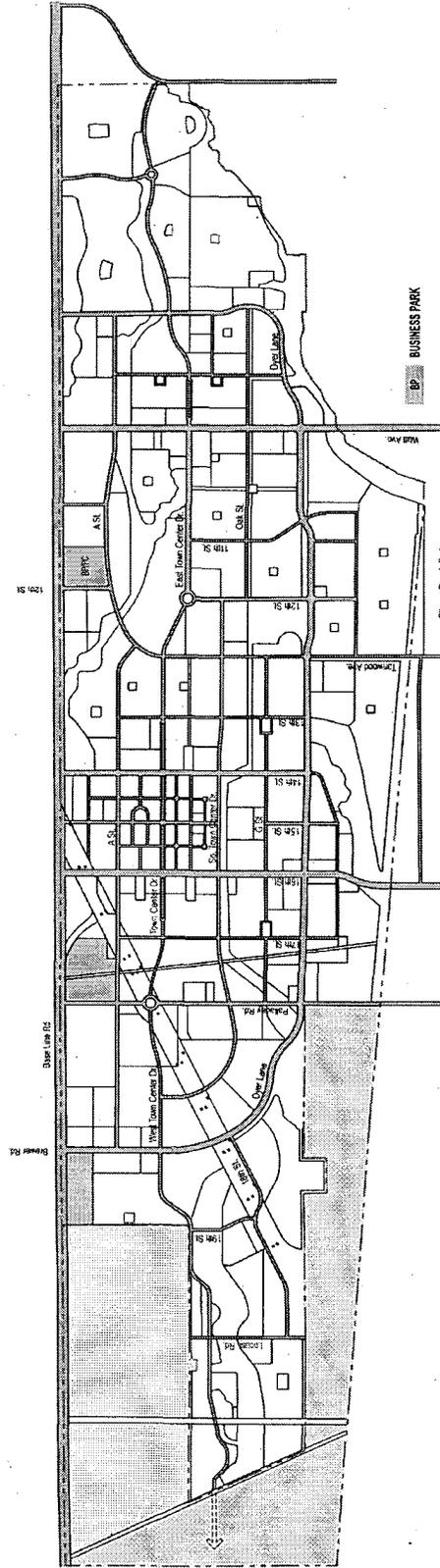
The FAR applicable to the Business Park land use designation ranges from 0.20 to 0.45. 10% of this area is assumed to be developed with retail uses at an average FAR of 0.25 and the remaining 90% developed with office uses at an average FAR of 0.25. Development proposals with FAR greater than 0.25 and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

LAND USE AND DEVELOPMENT STANDARDS

Table A-11 Business Park Development Standards

Business Park (BP)	
Minimum Parcel Size (sf)	10,000
Site Coverage	
Maximum floor area ratio <sup>1</sup>	0.45
Maximum site coverage	35%
Minimum Setbacks <sup>2,5</sup>	
Street frontage	20' (building)/15' (parking)
Adjacent to Residential Uses <sup>7</sup>	
Side yard <sup>3</sup>	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 <sup>3</sup>	15'
Adjacent to All Other Uses	
Interior side yard <sup>3</sup>	15' (building)/10' (parking)
Street side yard <sup>3</sup>	20' (building)/10' (parking)
Rear yard setback <sup>3</sup>	10' (building)/10' (parking) <sup>8</sup>
Maximum Building Height	65'
Landscaping Requirements <sup>4</sup>	
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 0.25 and the remaining 90% will be developed with office uses at an average FAR 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. 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**

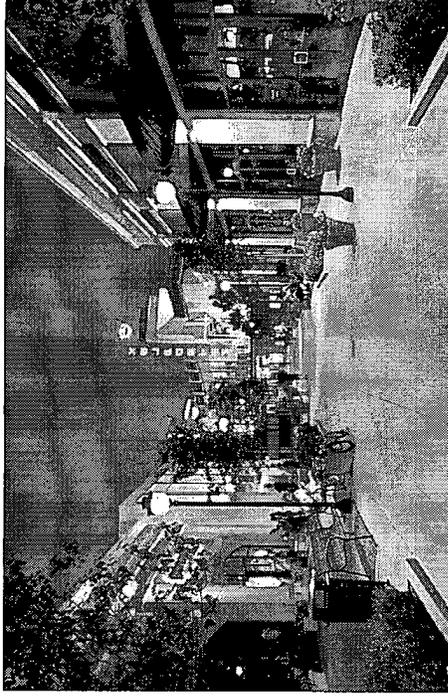
**3.8 POWER CENTER (PC) (0.20-0.35 FAR)**

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.

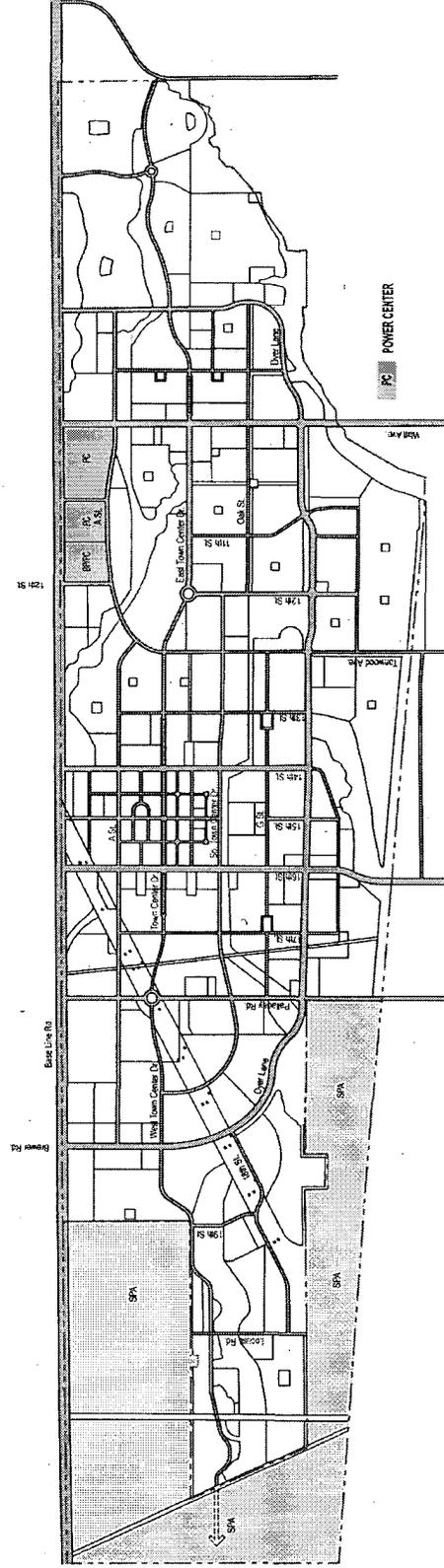
The FAR applicable to the Power Center land use designation ranges from 0.20 to a 0.35. Power Center land uses are assumed to be developed at an average FAR of 0.25. Development proposals with FAR greater than 0.25 may be subject to further environmental review. Refer to Table A-12 for Power Center Development 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 <sup>1</sup>	0.35
Maximum site coverage	35%
Minimum Setbacks <sup>2,5</sup>	
Street frontage <sup>3</sup>	20' (building)/15' (parking)
Adjacent to Residential Uses	15'
Side yard <sup>4</sup>	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 <sup>4</sup>	15' (building)/15' (parking)
Adjacent to All Other Uses	
Interior side yard <sup>4</sup>	0' (building)/20' (parking)
Street side yard <sup>4</sup>	0' (building)/20' (parking)
Rear yard setback <sup>4</sup>	0' (building)/20' (parking) <sup>7</sup>
Maximum Building Height	65'
Landscape Requirements	
Landscape coverage <sup>6</sup>	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 facade 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
<b>Agricultural Resource and Open Space Uses</b>						
Animal raising/keeping (Section 17.56.050)		C			C	C
Plant nurseries, retail (Section 17.56.165)				C	CUP	
<b>Manufacturing and Processing Uses</b>						
Printing/publishing		MUP	C	CUP		
Recycling facilities (Section 17.56.170)	\$	\$	\$	\$	\$	\$
<b>Recreation, Education, Public Assembly Uses</b>						
Community Centers	C	C	C	C	C	C
Houses of worship <sup>1</sup>		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 <sup>4</sup>						C
<b>Residential Uses</b>						
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
<b>Retail Trade</b>						
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 <sup>2</sup>						C
Grocery stores (specialty) ≥ 25,000 sf <sup>3</sup>				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
<b>Transient Lodging</b>						
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 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	

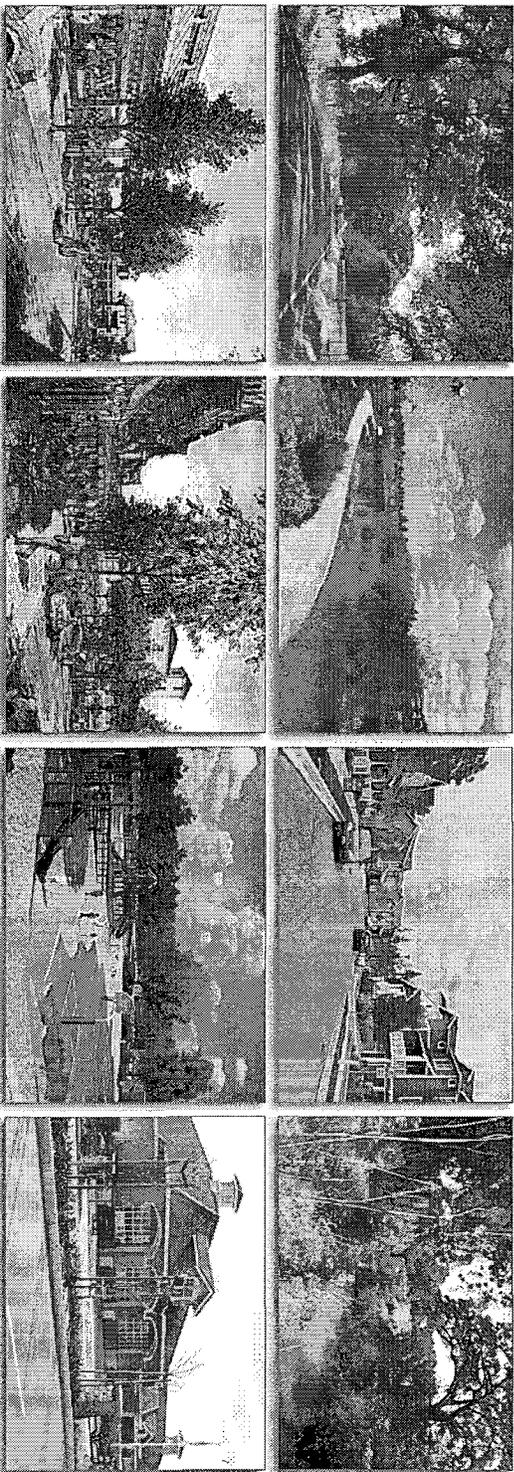
Land Use Types	Zone Districts					
	O	C/MU	BP	PC	COM	TCC
Service Uses (continued)						
Repair and maintenance (Consumer products)	C		C	C		
Repair and maintenance (Vehicle) (Section 17.56.320)	MUP		MUP	CUP	MUP	
Service stations and full-service car wash establishments (Section 17.56.220)	MUP	MUP	MUP	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 <sup>5</sup>				MUP	MUP	
<b>Transportation and Communications</b>						
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	ARRP
Minor Use Permit required	MUIP
Conditional Use Permit required	CUP
Permit requirements set by Article 17.56 of the <i>Placer County Zoning Ordinance</i>	S
Uses not allowed	

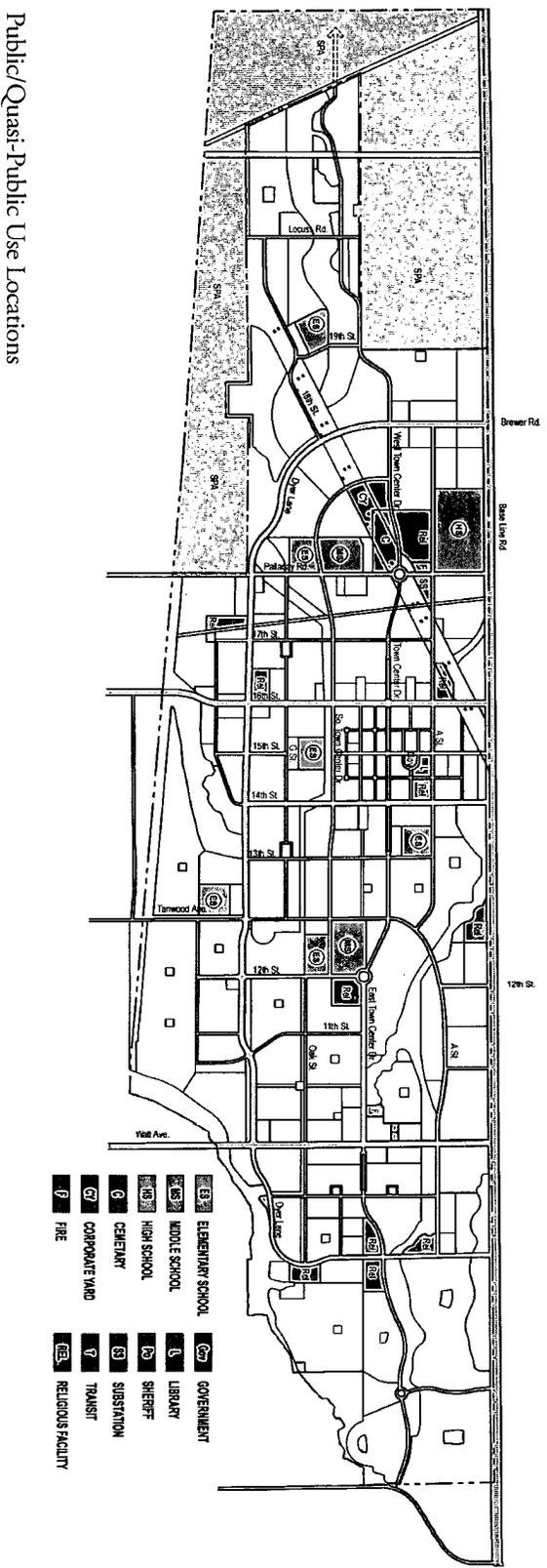
IV. PUBLIC/QUASI-PUBLIC LAND USES



## 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), a 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 Use 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)

Two fire stations and an administrative center are planned to serve the Plan Area. Fire stations have been distributed to provide adequate response times, and equipped and staffed as determined by the Placer County Fire Department.

### GOVERNMENT (GOV)/SHERIFF

A government office facility, housing administrative offices and sheriff's substation providing policing and public safety services are collocated in the town center.

### LIBRARY (L)

A 25,500 square foot library facility is proposed to be located in the town center to serve the literary, educational, and informational needs of the community.

### TRANSIT CENTER (T)

A multi-modal transit station, serving 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 shared Corporation yard is provided to accommodate the following facility needs of the County and include:

- Special Districts building space and yard;
- Fleet/transit maintenance building space, yard and fueling facility;
- Road maintenance yard;
- Fire department building space and training facility; and
- Public Works building space for traffic signal coordination

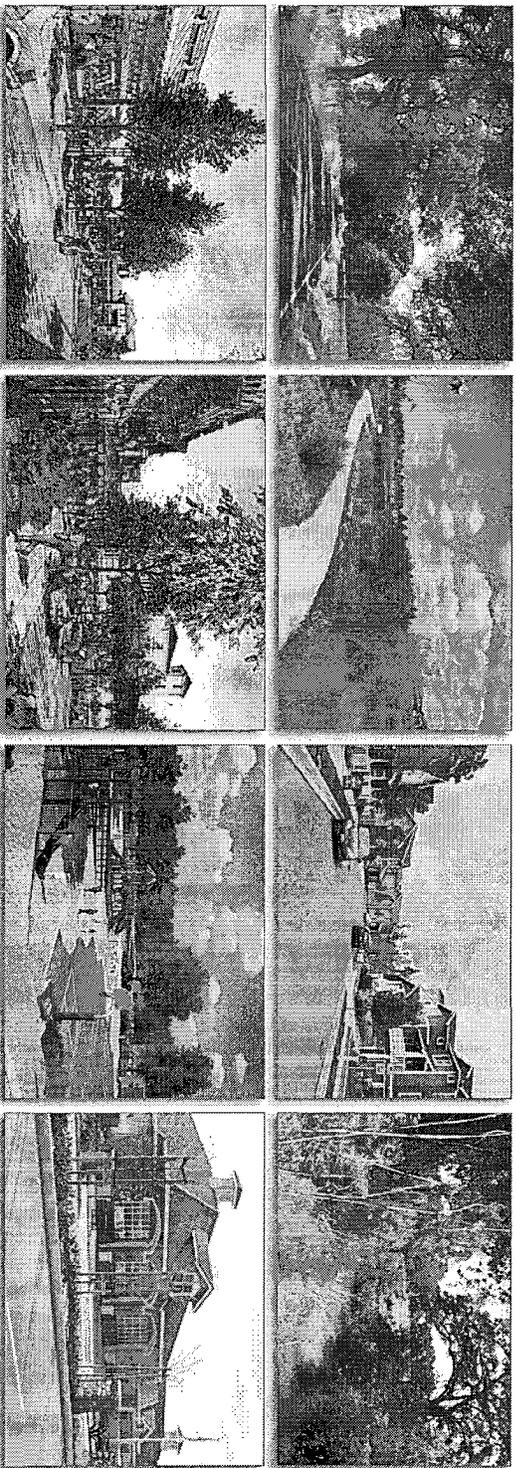
### UTILITY SUBSTATION (SS)

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

### CEMETERY (C)

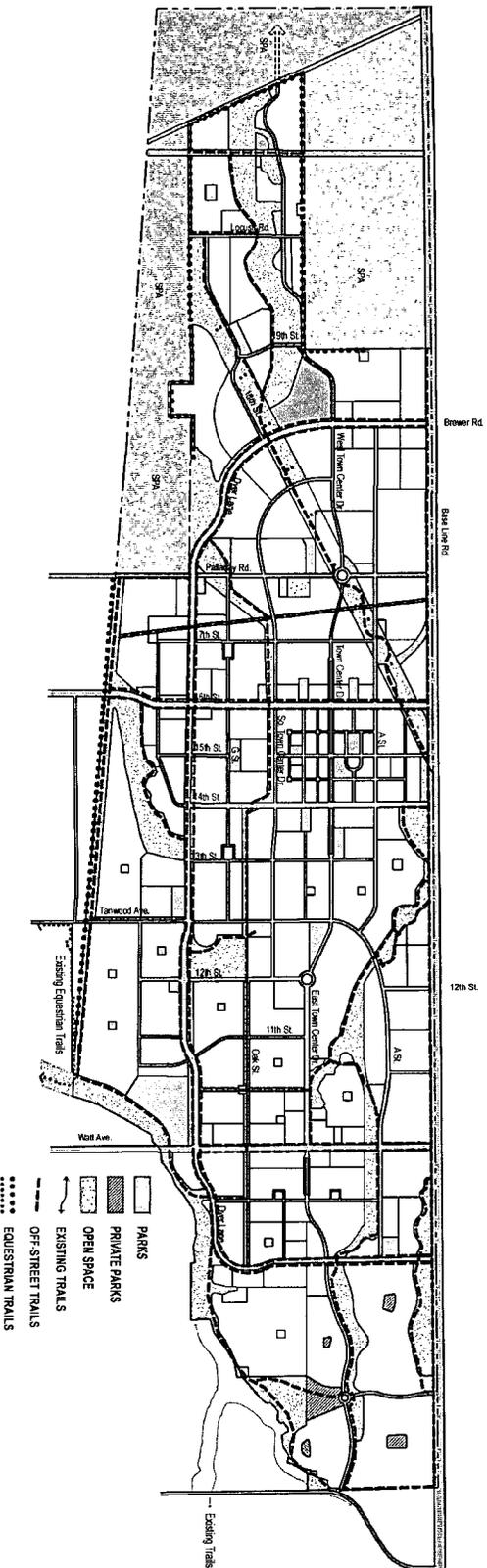
Cemetery property designates land subdivided into cemetery lots offering burial plots or air space for sale.

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 920 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. 8 joint-use neighborhood parks, over 50 neighborhood parks and mini parks, and several smaller gateway features are dispersed throughout the Plan Area. In addition, a series of trails linked to several east-west and north-south open space corridors 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 three main park types include community parks (1.5+ acre parks), neighborhood parks (2 to 15 acre parks), and mini parks (1 to 2 acre parks). There are also two other special parks planned in the town center—a town green park and recreation center. 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. A *Parks and Recreation Master Plan* shall be required prior to the approval of tentative maps that identifies the specific facilities for each park site or recreation facility and includes detailed development plans.

#### 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. The specific facilities for each park site will be identified in the *Parks and Recreation Master Plan*.

#### TOWN CENTER GREEN

The town center green is a 3.5-acre civic 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.

#### RECREATION CENTER (RC)

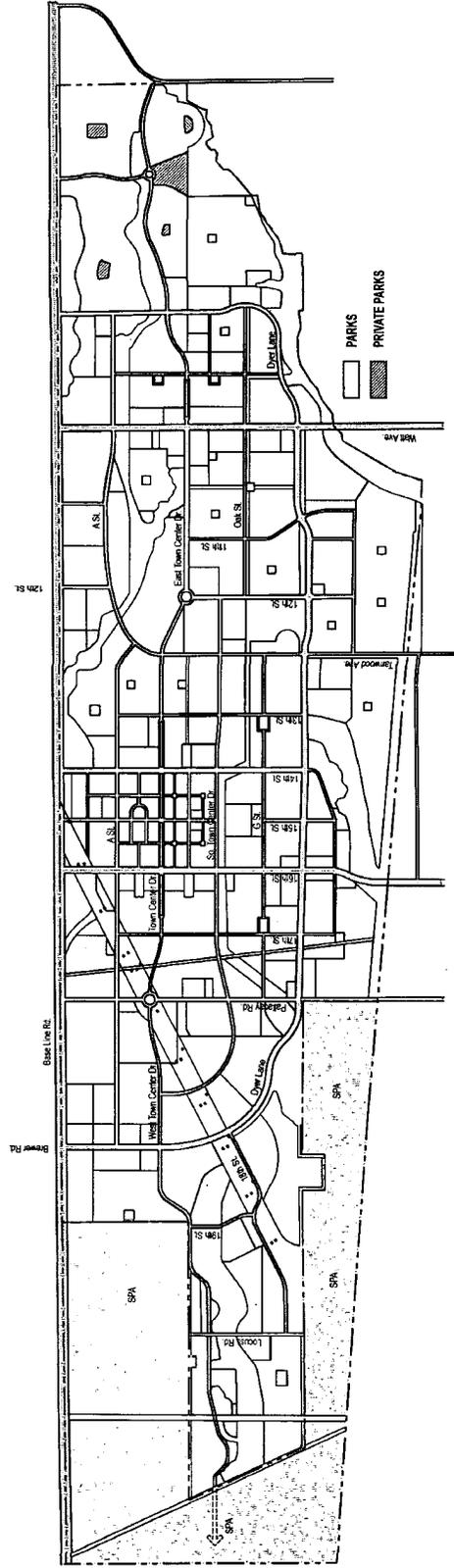
The *Recreation Center* is planned as a large 5-acre park with indoor and outdoor recreation such as meeting rooms, fitness rooms and equipment, associated offices, and outdoor plazas and seating areas.

#### NEIGHBORHOOD PARKS (NP)

The neighborhood parks typically range from 5 to 15 acres. Neighborhood parks offer active sports fields and passive recreation areas serving the neighborhood area.

#### MINI PARKS (MP)

The mini parks (pocket parks) are typically 1 to 2 acres, but can be as small as 1/4 to 1/2 acre sites that provide outdoor play areas for the immediate area.

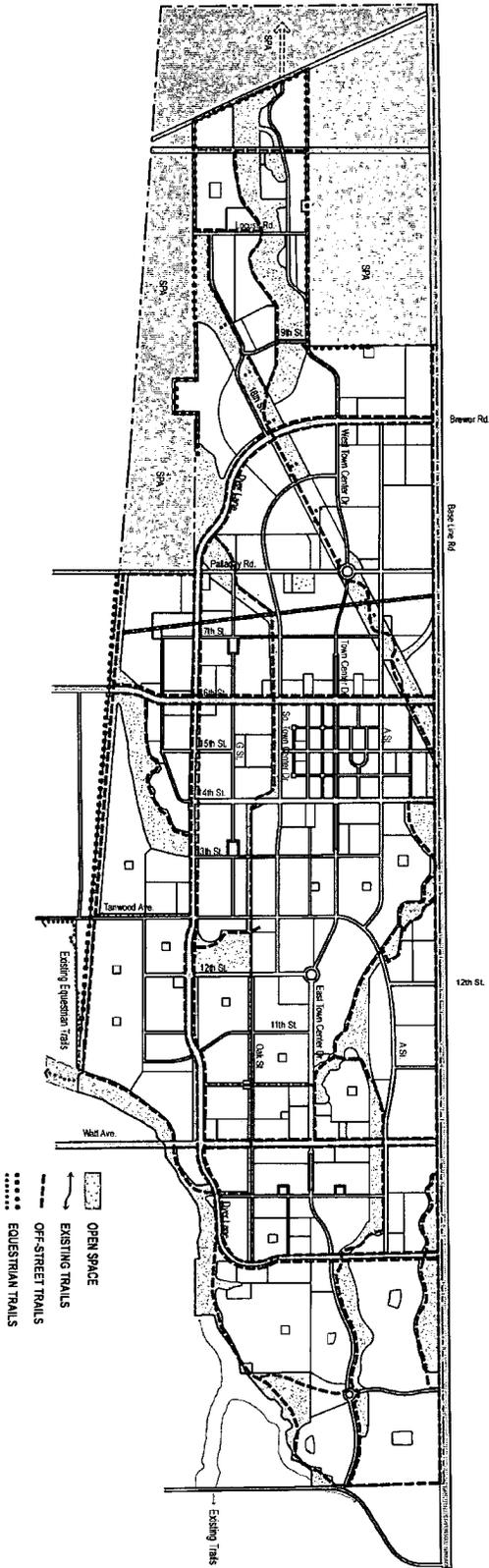


Park Locations

**OPEN SPACE (OS)**

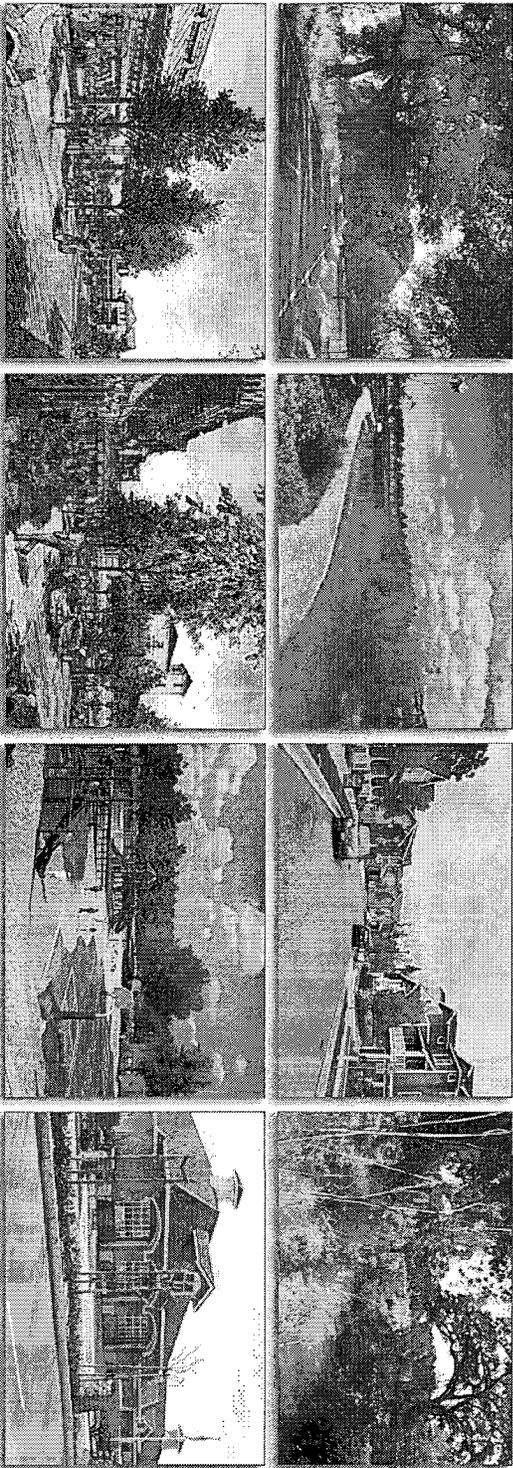
The Open Space (OS) land use designation is intended to protect the natural areas, creeks, wetlands, and specific tree groves within the Plan Area. A total of 709 acres (approximately 13.6% of the Plan Area) is designated Open Space. Open spaces will include flood control and drainage channels, properties 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 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 and 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 <sup>(1)-(2)</sup>	
Careaker and employee housing	1 space per dwelling unit
Home occupations	See Section 17.56.120
Apartments	
Studio <sup>(4)</sup>	1 covered space or garage per unit + 0.5 space per unit for guest parking
1 Bedroom <sup>(4)</sup>	1 covered space or garage per unit + 0.5 space per unit for guest parking
2+ Bedroom <sup>(4)</sup>	1 covered space or garage per unit + 0.5 space per unit for guest parking
Condominiums	
Studio <sup>(4)</sup>	1 covered space or garage per unit + guest parking (see below)
1 Bedroom <sup>(4)</sup>	1 covered space or garage per unit + guest parking (see below)
2+ Bedroom <sup>(4)</sup>	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 <sup>(5)</sup>	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-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.

LAND USE AND DEVELOPMENT STANDARDS

Table A-14 Parking Standards (Continued)

Land Use Types	Minimum Number of Parking Spaces Required
<b>Transient Lodging Uses<sup>(1)-(2)</sup></b>	
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
<b>Retail Trade Uses<sup>(1)-(3)</sup></b>	
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
<b>Service Uses<sup>(1)-(3)</sup></b>	
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
<b>Recreational, Education, and Public Assembly Uses<sup>(1),(3)</sup></b>	
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

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