

Draft Snow Removal Equipment Storage - 09/30/08

17.56.235 Snow Removal Equipment Storage

- A. **Purpose.** When allowed by Sections 17.06.060 et seq., (Zone District Regulations) in the zone applicable to a site, snow removal equipment storage is subject to the requirements of this section. The purpose of this section is to allow the storage of snow removal equipment in all residential, commercial and industrial zone districts, subject to the following restrictions and limitations, to ensure immediate accessibility to snow removal equipment during snow events. For residential zone districts, the objective is threefold: 1) to protect the residential character of neighborhoods while allowing for the incidental storage of snow removal equipment; 2) to minimize the visibility and use of such equipment to prevent incompatible activities affecting adjoining residential land uses; and 3) to limit the dispersal and concentration of commercial snow removal equipment in residential areas. It is recognized by this ordinance that the removal of snow is an essential community activity, necessary for economic viability, and citizen health and safety.
- B. **General Standards** - The following requirements apply to the storage of snow removal equipment in the Zone Districts described in Section 17.56.235C, Permit Requirements, described below.
1. Snow Removal – Activities associated with the storage of snow removal equipment are exempted from the Noise Ordinance standards (Placer County Code - Chapter 9.36) during snow events. All other times Noise Ordinance standards apply. Such activities include equipment start-up, idling, and routine maintenance.
 2. This section applies to the unincorporated area of Placer County at elevations of 5,000 feet or higher.
 3. This ordinance limits snow removal equipment storage to November 1 to April 30. This limitation does not apply to other commercial vehicle storage activities authorized elsewhere in this Code (i.e., storage yards and sales lots and storage, accessory - commercial vehicle storage).
 4. Fuel storage limitations apply per State of California Fire Code (Chapters 27 and 34 for Class I, II, IIIA and IIIB fuels), permit requirements of Section 17.06.060 (including storage of petroleum for on-site use), and Section 15.04.040(K) (Adoption and authorization for amendments to the International Fire Code of the Placer County Code). The limitations and prohibitions of this section shall also apply to areas in Squaw Valley designated as Low Density Residential (LDR), High Density Residential (HDR), Forest-Recreation or Conservation Preserve. This section shall not be applicable to legally allowed portable storage containers of 5 gallons or less.
 5. For residentially-zoned properties, general maintenance of snow removal equipment may not occur during the hours of 8 p.m. – 7 a.m. and is not allowed in the public right-of-way. Major equipment maintenance that is

- expected to exceed five (5) hours in duration is not allowed unless the maintenance work occurs in an enclosed building or garage.
6. Repair work that may result in the leakage of fuels, oils, or other potentially hazardous fluids or solvents is subject to the State of California hazardous waste disposal laws.
 7. Home occupancy standards - Snow storage removal equipment businesses in residential zone districts are subject to the requirements of Section 17.56.120, Home Occupations.
 8. In all residential zone districts, commercial vehicles stored pursuant to Section 17.56.250(B) Storage, Accessory may be stored year round.
 9. For non-residential zone districts snow removal equipment may be stored outdoors between May 1st and October 31st pursuant to Section 17.56.250(B)(2), Commercial Vehicle Storage or Section 17.06.060 for Storage Yards and Sales Lots.
 10. This section applies to snow removal operations only and does not permit the outdoor storage and/or use of other heavy equipment not intended for snow removal.
 11. With the exception of General Standard 1 noted above, no snow removal equipment storage activities can exceed the noise standards of the Noise Ordinance (Placer County Code Article 9.36) and the Noise standards of the Placer County General Plan (Section 9).
 12. When there is a local, state or federal-declared emergency or the National Weather Services declares that there is a winter storm warning or emergency is in effect, the hours of operation and annual storage limitations are hereby waived until such time that the winter storm warning or emergency has been lifted.
 13. For residential zone districts, no snow removal equipment may be stored unless one or more dwelling units are occupied for residential purposes. Snow removal equipment storage cannot be the primary use of residential property; it must be incidental to residential uses already established on the site. No snow removal equipment can be stored on residentially-zoned property where a residence is not present.
 14. For residential zone districts, no snow removal equipment accessories shall be stored outdoors for parcels less than 19,999 sq. ft. in area. Where a solid fence screens equipment from all abutting properties, the storage of accessory equipment can be allowed providing that the storage limitations of Section 17.56.250 (Storage, accessory indoor and outdoor) apply (i.e., no more than 50 sq. ft in area for parcels less than 10,000 sq. ft. in area and 200 sq. ft. for parcels 10,000 to <20,000 sq. ft. in area.)

- C. **Permit Requirements.** Snow removal equipment storage uses are subject to the permit requirements established by Sections 17.06.050 (Land use and permit tables) and 17.06.060 et seq., (Zone district regulations).

Residential Zone Districts

Zone District	Maximum Number of Vehicles	Land Use Permit	Minimum Lot Area	Off-Street Parking Required¹	Outdoor Storage Set Backs²
RS, RM and all Squaw Valley Residential Zone Districts	2	ARP for two vehicles No discretionary permit required for 1 vehicle	Greater than 20,000 sq. ft.	2 off-street parking spaces	For 1 vehicle, 25 feet from any adjacent residential structure. For 2 vehicles, as defined by the ARP
RS, RM and all Squaw Valley Residential Zone Districts	2	ARP for one vehicle MUP for 2 vehicles	7,500-19,999 sq. ft.	2 fenced or enclosed off-street parking space	As defined by the ARP for 1 vehicle or MUP for 2 vehicles but not less than 15 feet from any adjacent residential structure
RS, RM and all Squaw Valley Residential Zone Districts	1	MUP	Less than 7,500 sq. ft.	1 enclosed garage space	No outdoor storage allowed
Lake Tahoe Basin designated as Tourist/Residential, Tourist, Residential, Recreation and Conservation	1	MUP	All parcel sizes	1 enclosed garage space	No outdoor storage allowed

Zone District	Maximum Number of Vehicles	Land Use Permit	Minimum Lot Area	Off-Street Parking Required¹	Outdoor Storage Set Backs²
RF	3	ARP for 2 or more vehicles No discretionary permit required for 1 vehicle	200,000 sq. ft. or greater	3 off-street parking spaces	As defined by the ARP for 2 or more vehicles. For 1 vehicle, 50 feet from any adjacent residential structure but no less than 25 feet from property line
RF	2	ARP for two vehicles No discretionary permit required for 1 vehicle	199,999 sq. ft. to 1 acre	1 off-street parking space	50 feet from any adjacent residential structure but not less than 25 feet from the property line
RF	1	ARP	Less than 1 acre	1 fenced or enclosed off-street space	50 feet from any adjacent residential structure

Commercial & Industrial Zone Districts

Zone District	Maximum Number of Vehicles	Land Use Permit	Minimum Lot Area	Off-Street Parking Required¹	Outdoor Storage Set Backs²
BP	1	None	5 acres	1 space per vehicle	15 feet
	2 or more	MUP		1 space per vehicle	As defined by the MUP
C1, and Squaw Valley and Alpine Valley C1 Districts	2	None	6,000 sq. ft.	1 space per vehicle	15 feet
C2, and Squaw Valley and	3	None	6,000 sq. ft. corner lot	1 space per vehicle	No set-back unless adjacent to a

Zone District	Maximum Number of Vehicles	Land Use Permit	Minimum Lot Area	Off-Street Parking Required¹	Outdoor Storage Set Backs²
Alpine Valley C2 Districts	3 or more	MUP	5,000 sq. ft. interior lot	1 space per vehicle	residential zone district, then a 20-foot minimum applies
C3, and Squaw Valley and Alpine Valley C3 Districts	No limit	None	2,000 sq. ft.	1 space per vehicle	No set-back unless adjacent to a residential zone district, then a 20-foot minimum applies
CPD	2	None	Set by CUP for principal use	1 space per vehicle	As required by the MUP
	2 or more	MUP		1 space per vehicle	
HS	2	None	8,000 sq. ft.	1 space per vehicle	No set-back unless adjacent to a residential zone district, then a 20-foot minimum applies
	3 or more	MUP		1 space per vehicle	As required by the MUP
OP	1	MUP	10,000 sq. ft.	1 space per vehicle	15-foot total 5-foot minimum
RES	1	MUP	40,000 sq. ft.	1 space per vehicle	As required by the MUP
APT	No limit	MUP	40,000 sq. ft.	1 space per vehicle	As required by the MUP
IN	No limit	None	40,000 sq. ft.	1 space per vehicle	No set-back unless adjacent to a residential zone district, then a 20-foot minimum applies
INP	No limit	MUP	8,000 sq. ft.	1 space per vehicle	As required by the MUP

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

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

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

17.04.030 Definitions of land uses, specialized terms and phrases

Snow removal is the act of removing snow after a snowfall from public and private roads, driveways, sidewalks and paths to make travel easier and safer. Snow removal activities are conducted by individual households, private contractors and local and state government. Snow removal is typically accomplished through the use of specialized snow removal equipment including:

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

Snow removal equipment – 4-wheel or tracked vehicles with motors in excess of 20 hp that are not human powered. 2-wheel and/or human powered vehicles are not considered snow removal equipment for purposes of this ordinance.

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

Storage, Accessory - “Accessory storage” means the indoor or outdoor storage of various materials on the same site as a principal building or land use which is other than storage, which supports the activities or conduct of the principal use. Includes the

storage of accessory equipment related to snow removal equipment. See Section 17.56.250 for specific use requirements applicable to accessory storage.

Amendment to Squaw Valley General Plan & Land Use Ordinance

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

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