

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


**In the matter of:** AN ORDINANCE AMENDING  
PLACER COUNTY CODE CHAPTER 17,  
ARTICLE 17.52, SECTION 17.52.135  
TOWN CENTER COMMERCIAL (-TC)

Ordinance No.: 5954-B

The following ordinance was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held April 23, 2019, by the following vote:

Ayes: GORE, WEYGANDT, HOLMES, UHLER  
Noes: NONE  
Absent: NONE  
Abstain: GUSTAFSON

Signed by me after its passage.

  
\_\_\_\_\_  
Chair, Board of Supervisors

Attest:

  
\_\_\_\_\_  
Clerk of said Board

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THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA HEREBY ORDAINS AS FOLLOWS:

**Section 1:** Placer County Code Chapter 17, Article 17.52, section 17.52.135 related to the Town Center (-TC) zone overlay district is hereby amended as follows:

**17.52.135 Town Center commercial (-TC).**

A. Purpose and Intent.

1. The board of supervisors finds that the Town Center commercial (-TC) district is an overlay district which allows flexibility in the underlying zone district regulations (including both permitted use types and development standards) by reference to regulations adopted in a community plan, area plan, master plan, or specific plan which applies to the property so classified.

2. The -TC, Town Center commercial district is intended to be applied in circumstances where the desired mix of uses cannot be achieved with standard commercial or residential zoning.

B. Combining District Requirements.

1. Land Use Permit Requirements. The board of supervisors, in approving a zoning reclassification may combine the -TC, Town Center commercial district with any residential or commercial district, where said combining district has been identified in a community plan, **area plan, master plan, or specific plan**. The -TC, Town Center commercial district section of the applicable community plan, **area plan, master plan, or specific plan** shall specify the types of uses allowed or disallowed in the combining district. The allowed uses shall follow the permit requirements of the underlying zone district, **unless otherwise specified in the community plan, area plan, master plan, or specific plan**.

2. Development Standards. Where property is zoned -TC, Town Center commercial district, development standards provided in the applicable community plan, **area plan, master plan, or specific plan** shall supersede development standards contained in this title for the underlying zone district. If a standard is not addressed within the applicable community plan, it shall be governed by the standards established by the underlying zone district.

**Section 2:** This ordinance shall take effect and be in full force thirty (30) days after the date of its passage. The Clerk is directed to publish this ordinance, or a summary thereof, within fifteen (15) days in accordance with Government Code section 25124.