

**GENERAL PLAN AMENDMENT
ZONING TEXT AND MAP AMENDMENT
MIXED USE & MULTIFAMILY DESIGN STANDARDS**



This County-initiated project consists of strategic housing related amendments to the General Plan, Zoning Ordinance and Zoning Map Combining Districts, including an update of the County's development standards and design guidelines for multi-family and mixed use development.

This combination of amendments represents a critical component of a larger effort to provide an improved framework for future housing development in the County balancing population growth, economic factors, demographics, and community needs and wants.

Recent changes to State housing Laws, extensive and widespread public outreach, and numerous housing studies have informed the proposed Code Amendments.

The proposed changes do not apply to the Tahoe Basin. Regulatory provisions related to housing are included in the Tahoe Basin Area Plan.

GOALS OF CODE UPDATE

- Implement Adopted General Plan and Community Plan Goals & Policies, and Align Zoning Ordinance
- Implement County Adopted Strategic Plan Priority for Diversity of Achievable Housing Throughout the County
- Provide More Housing Choices and Increase the Availability and Mix of Housing Types on the Ground
- Bring Placer County Housing Regulations into Conformance with State Law

• **KEY PROVISIONS OF RESOLUTION & ORDINANCE**

- Create a new Mixed Use Land Use and Zone District. No changes or rezoning of existing base zoning will occur, although Combining District zoning for Commercial and Multi-Family zoned parcels will be replaced with Design Review requirement to allow for a more streamlined review.
- Allow for more compact development and non-traditional housing such as tiny houses;
- Update residential density bonus for affordable housing, including allowing up to a 4-plex in Single Family Residential Zoning with density bonus.
- Update the County's Mixed Use and Multi-family Design Standards and Guidelines and allow "by right" Commercial and Multi-Family development when consistent with standards.

PUBLIC MEETINGS ON HOUSING AMENDMENTS

- Municipal Advisory Councils through November
- EIR NOP Scoping: September 18, 2019
- Planning Commission Hearing: Summer 2020
- Board of Supervisors Hearing: Fall 2020

Dates are subject to change. Check the [Placer Housing webpage for updates: www.placer.ca.gov/housing](http://www.placer.ca.gov/housing)

Questions About Housing Amendments? Contact Patrick Dobbs 530-745-3060/pdobbs@placer.ca.gov

HOUSING-RELATED CODE AMENDMENTS

<u>Mixed Use and Multi-Family</u>	Mixed Use Multi-Family Transit Zones	Unincorporated County-Wide
Create a New MU Land Use and Zone District	X	
Replace Commercial and Multi-Family Combining Zone Districts w/ Design Review	X	
Streamline Mixed Use and Multi-Family Project Approval	X	
<u>Housing Cluster Lot Development</u>		
Agrihoods, Conservation, Open Space		X
Cottage and Co-Housing		X
Live/Work	X	
Tiny Homes on Wheels		X
Infill	X	
Planned Development		X
<u>Density and Density Bonus</u>		
Up to 4-plex in SFD Zones in Limited Areas		X
Density Bonus for Affordable Housing		X
Dwelling Unit Equivalence		X
Mobile Home Park 12 units/acre		X
<u>Mixed Use/Multi-Family Design Standards and Guidelines</u>		
Incentivize w/ Flexible Parking, Height, Lot Coverage, Floor Area Allowance	X	
Streamline Administrative Review Permit (ARP)		X
Mixed Use and Multi Family By-Right when consistent with standards	X	