PLACER COUNTY GOVERNMENT CENTER MASTER PLAN UPDATE - DEVELOPMENT STANDARDS

MAY 2019

COUNTY OF Placer

DS

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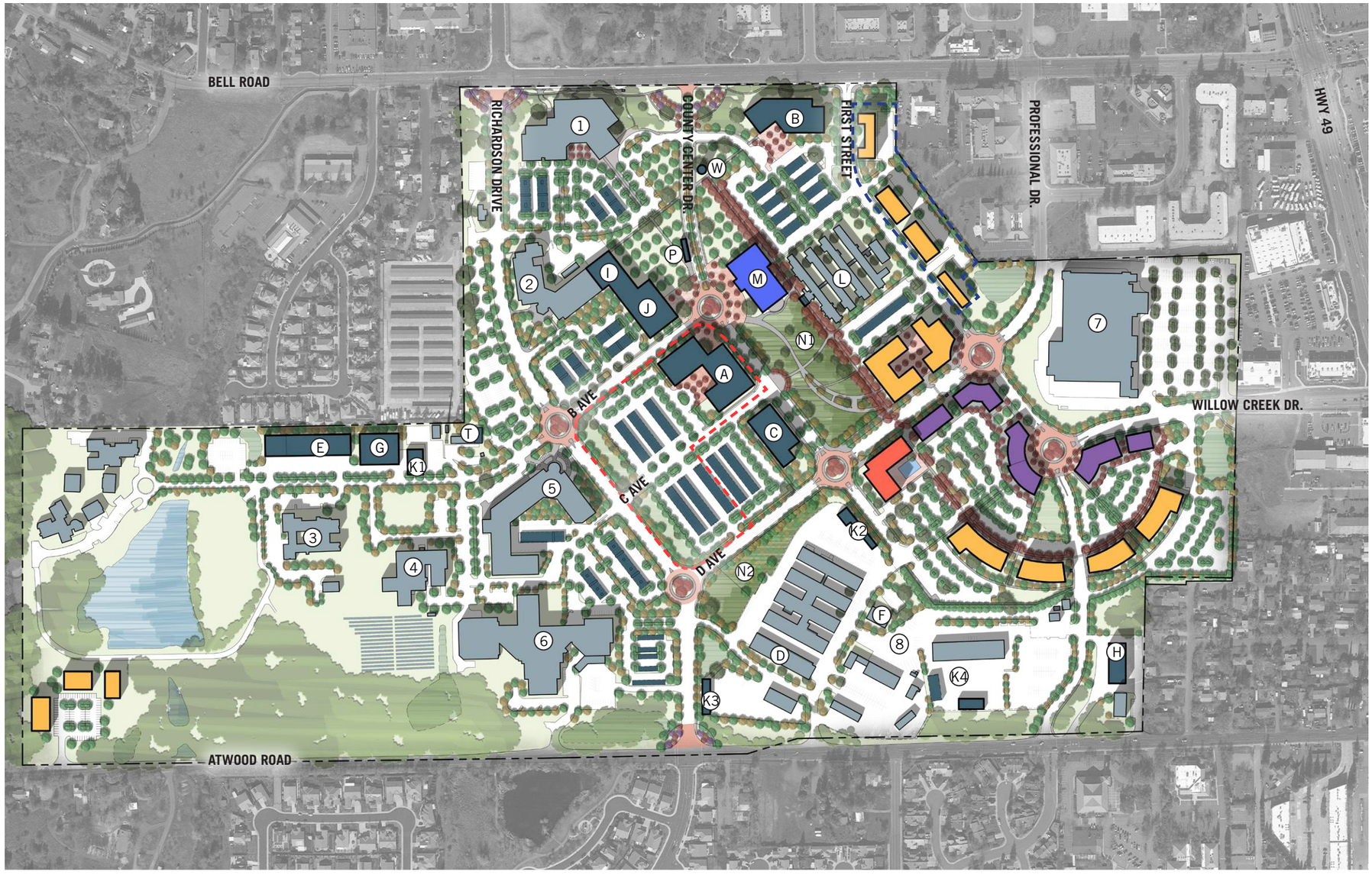

0' 160' 320' 480'

SITE LEGEND

1. COMMUNITY DEVELOPMENT RESOURCE CENTER (CDRC)
2. FINANCE ADMINISTRATION BUILDING (FAB)
3. ANIMAL SERVICES CENTER
4. JUVENILE DETENTION CENTER
5. AUBURN JUSTICE CENTER (AJC)
6. MAIN JAIL
7. HOME DEPOT
8. CORPORATION YARD

- A HEALTH AND HUMAN SERVICES CENTER
- B COUNTY ADMINISTRATION CENTER
- C AGRICULTURAL COMMISSIONER & FARM ADVISOR
- D ELECTIONS WAREHOUSE
- E COUNTY / MUSEUMS WAREHOUSE
- F CORPORATION YARD ADMIN. & TRAINING CENTER
- G SHERIFF & PROBATION SUPPORT
- H FIRE STATION 180 EXPANSION
- I ADMIN SERVICES IT/TELECOM WAREHOUSE
- J FAB & CDRC ANNEX
- K1 SHERIFF'S DIVE UNIT
- K2 UTILITIES
- K3 PARKS & GROUNDS
- K4 TIRE BARN & WASH RACK
- L DEWITT HERITAGE AREA
- M COMMUNITY / EVENTS CENTER
- N1 COMMUNITY GREEN
- N2 COMMUNITY GARDEN
- P TRANSPORTATION TRANSFER CENTER
- T IT/COM EXPANSION
- W IRRIGATION WATER TOWER

SITE KEY

- EXISTING BUILDING
- NEW COUNTY BUILDING
- COMMUNITY BUILDING
- HOTEL
- MIXED-USE
- RESIDENTIAL
- OPEN SPACE
- REGIONAL STORM WATER BASINS
- HEALTH AND HUMAN SERVICES CENTER PROJECT SITE AREA
- MULTI-FAMILY / WORKFORCE HOUSING PROJECT SITE AREA

ILLUSTRATED MASTER PLAN

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PLACER COUNTY GOVERNMENT CENTER
PLACER COUNTY GOVERNMENT CENTER

01 OVERVIEW

Introduction
The primary goal of the Placer County Government Center (PCGC) Master Plan Update is to assess the facility needs for the government departments and provide an update to the 1993 Comprehensive Facilities Master plan (CFMP). In addition to this assessment and developed government center campus plan, there is an opportunity to create a lively mixed-use center. This mixed-use center provides many opportunities for offices, retail, restaurants and much needed residential units within the region. In order to promote a quality development and realize these County goals, Design Guidelines and Development Standards have been developed.

The Boundaries of the Placer County Government Center Master Plan are defined in the Placer County General plan. The Design Guidelines and Development Standards work together to define development form for future improvements at the PCGC campus. The PCGC Development Standards set forth the permitted uses, development standards and other regulations. The PCGC Design Guidelines include additional detail to be considered in the design, review and approval of individual projects. Development within the Plan Area is required to comply with the PCGC Development Standards and Design Guidelines. Concurrent with the approval of this Master Plan, Development Standards and Design Guidelines for the PCGC were adopted by the Placer County Board of Supervisors.

Organization of Development Standards and Design Guidelines Documents
This document is intended to guide the development of the PCGC Master Plan toward becoming a quality place to live, work and play. The Standards foster this quality through a variety of community building elements including streets, bikeways, open space, architectural design and massing, signage, site planning and others.

This document is organized as defined above followed by “general standards” that apply Community-wide. Each land-use area within the PCGC Master Plan is organized with “development standards” and “design guidelines”.

Development Standards
Establishes minimum criteria that must be satisfied for the project to gain County approval. This includes permitted uses, setbacks, coverage, street standards, parking and other development criteria. Standards that employ the word “shall” are intended to express requirements of all land use development. The standards supersede the County Zoning Ordinance and provide specific measurement for the desired outcome.

Specifically, the Development Standards include the following chapters:

01 Overview
Describes the purpose and intent of the Development Standards. This chapter also clearly defines the administrative procedures needed for development projects within the master plan boundaries.

02 Land Use Designations
This chapter defines the allowed land use categories within the master plan area. Based on the land use designation, land use tables will also determine which review procedures must be followed for project entitlements.

03 Circulation Standards
This chapter identifies the major vehicular and pedestrian circulation corridors through the PCGC Master Plan. Public Utility Easements are established based on the described street sections. These sections allow for drive aisles, street parking, bike routes and pedestrian pathways as deemed appropriate through the PCGC Master Plan process.

04 Development Standards
This chapter specifically defines the quantitative building standards that apply to all developments within each of the districts. Items such as required site area, minimum setbacks and maximum building heights are defined.

05 Parking Standards
This chapter specifically defines the quantitative number of parking spaces required based on project type.

06 Signage Standards
This chapter specifically defines the minimum standards required for building and site signage.

07 Campus Lighting Standards
This chapter specifically defines the minimum standards required for site lighting for the purpose of pedestrian safety.

08 General Definitions
This chapter provides definitions to help with clarity and understanding of the document. Refer to Placer County Zoning Ordinance for any definitions not included within this section.

Design Guidelines
The Design Guidelines create a high standard of design that will assure quality and consistency throughout the community. Unlike development regulations or standards, the guidelines are qualitative. They provide thorough descriptions and graphic illustrations describing the manner in which the design should be carried out in relationship to a given land use, building type, or spatial setting. Qualitative guidelines allow for flexibility and interpretation so long as the intent of the guidelines is upheld. To aid in the interpretation of the design guidelines, users should understand the meaning of “should”, “encouraged” and “discouraged”. Guidelines that employ the word “should” are intended to express the County’s desire and expectation. An alternative measure or approach may be considered if it meets or exceeds the intent of a subject guideline. Guidelines using the words “encouraged” or “discouraged” are meant to express a more or less, respectively, desirable design solution.

Collectively the Development Standards and the Design Guidelines provide applicants of individual projects the technical and aesthetic criteria needed to prepare the required submittals to the County for review and approval.

01.01 Relationship to County Documents

Placer County General Plan
The General Plan serves as the long-term policy guide for the physical, economic and environmental growth of the County. By virtue of State law and case law, all development plans, projects and other activities must be consistent with the General Plan. This Specific Plan implements and is consistent with the goals, policies and objectives of the Placer County General Plan as amended. Where the Master Plan is more restrictive than the General Plan, the provisions of this Master Plan shall govern.

Auburn/Bowman Community Plan
The Auburn/Bowman Community Plan serves as the General Plan for the Auburn/Bowman area and sets forth goals, policies, assumptions, guidelines, standards, plan proposals and implementation measures to guide the physical and economic development of the Auburn and Bowman areas.

Placer County Zoning Ordinance
The Placer County Zoning Ordinance is one of the primary tools for implementing the General Plan. In addition, the zoning ordinance contains regulations to assure compatibility between uses and to protect and promote public health, safety and general welfare.

Placer County Design Guidelines
The Design Guidelines Manual is a document which can be used by developers, their designers, the Design/Site Review Committee, County staff and the Planning Commission in working toward positive community images which make Placer County more cohesive and attractive to shoppers, residents and builders of quality developments.

Land Use Applications
Land use applications for projects within the boundary of the PCGC will be processed in accordance with Chapter 17.60 of the Placer County Ordinance and in relation to the criteria set forth in the Placer County Master Plan Update Development Standards and Design Guidelines.

The Development Standards and Design Guidelines in this document supersede the Placer County Zoning Ordinance, Auburn/Bowman Community Plan and Placer County Design Guidelines and serve as the zoning regulations governing development within the Placer County Government Center. Where no standards are provided in this document, the standards contained in the Placer County Zoning Ordinance, Auburn/Bowman Community Plan, Placer County Code and/or Land Development Manual shall apply.

01.02 Design Review

All land use projects within the campus area will be subject to Design Review in accordance with procedures outlined in Section 17.52.070 of the Placer County Zoning Ordinance. Future site and design review will be required by the County to ensure that the development is consistent with the spirit and intent embodied in these Development Standards and Design Guidelines. A Design/Site Review Committee (D/SRC), established by the Planning Director or designee, will review and approve, deny, or approve with conditions all applications for design review approval as provided by Section 17.52.070 of the County Zoning Ordinance. The committee will include representatives from the Community Development Resource Agency and Department of Facilities Management and other appropriate department representatives as determined by the Planning Director. The Development Standards and Design Guidelines will be used to assist the D/SRC in evaluating the merit of development proposals. The standards provided in this document allow for flexible design and are intended to promote new, high-quality, creative development forms, especially within the Town Center (-TC) Combining District. The Planning Director will have final discretion over development proposals that deviate from the standards provided herein if it is determined to be of sufficient consistency, design and quality.

Through the design review process, the County will determine whether each development project proposal is consistent with the permitted uses, development standards and design guidelines, as set forth in the appropriate sections of this document. In all cases, the Planning Director may consider deviations from the permitted uses and development standards provided in this document. However, in order to approve deviations, the Planning Director (or Planning Commission if so directed) must determine that the deviations uphold the spirit and intent of this document with respect to the project's urban form, development pattern, architecture, etc. In instances where deviations are approved by the County, the subject development project shall include a modified list of permitted uses and development standards that can be used by County staff to govern the conformity of future site uses.

Exceptions

If a development project includes a proposed land use that requires a Minor Use Permit or a Conditional Use Permit (as specified in the Land Use and Permit Requirements), a Design Review Permit shall be processed concurrently with the appropriate Use Permit. In these instances, the County's review of the project shall follow the application process and submittal requirements for the appropriate Use Permit (as specified by the Zoning Ordinance), rather than the Design Review permit process outlined above.

Applicants should meet with County staff early in the design process for assistance with the interpretation of how the Design Guidelines apply to a specific site or project.

02 ALLOWABLE LAND USE

02.01 Zoning Designations

Zoning designations are defined in section 17 of the Placer County Code. The tables included in this chapter of the Development Standards supersede the allowable land uses within the Placer County Government Center Master Plan Area.

02.02 Zone Allowed Use Table and Permit Requirements

Table 4.3, PCGC Land Use and Permit Requirements, 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 not otherwise listed in this document. When tables found in this document indicate that a use is allowed in a zone 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.

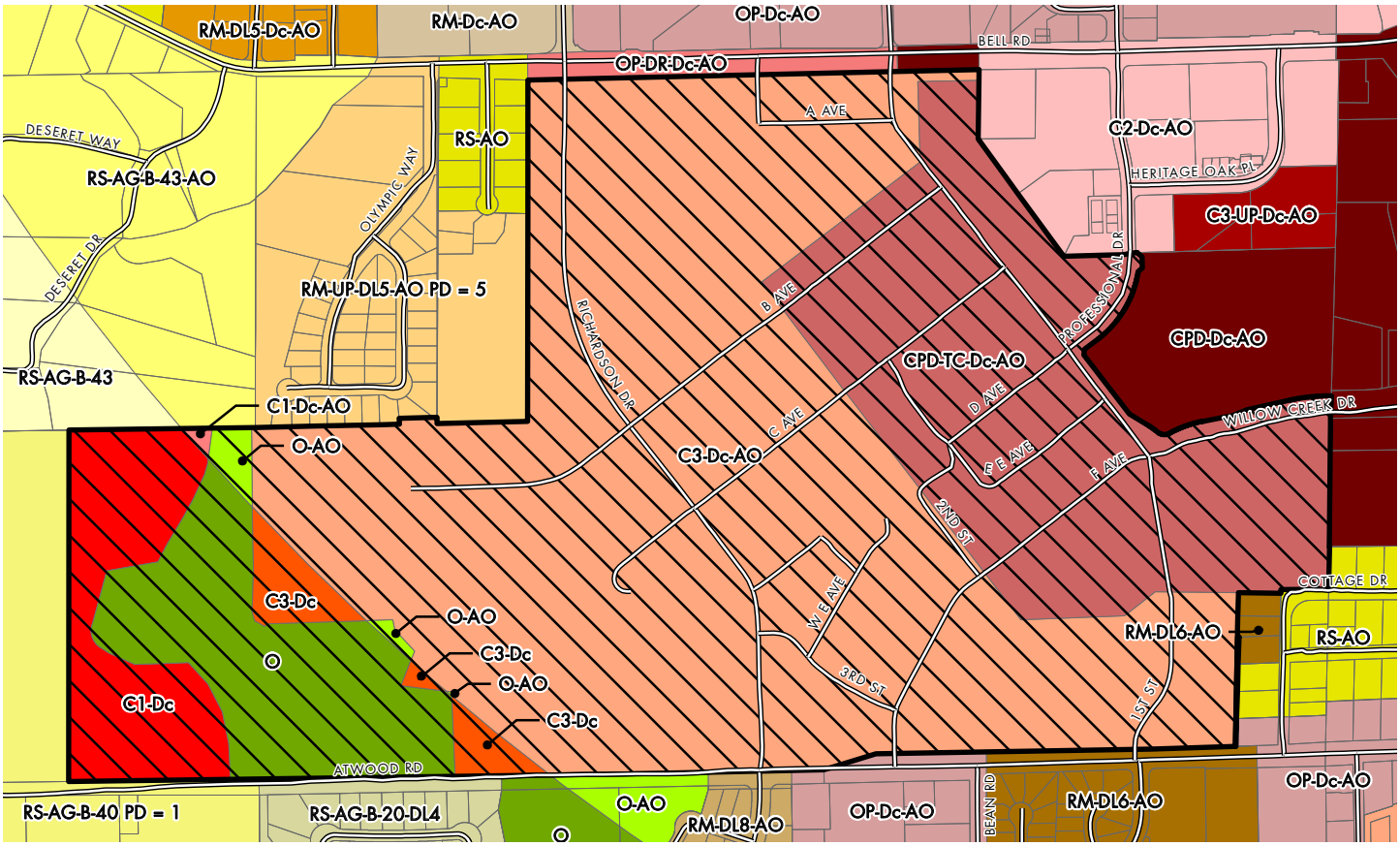

Table 2-1 **PCGC Government Center Zone Allowed Uses and Permit Requirements**	**PCGC Government Center** **Permit Requirements**				
	A **C** **MUP** **CUP** **-**		**Allowed Use, Zoning Compliance Required** **Zoning Clearance (Section 17.06.050.B1)** **Minor Use Permit (Section 17.060.050.B4)** **Conditional Use Permit (Section 17.06.050.B5)** **Not allowed**		
Land Use	C1-Dc-Ao	O-Ao	C3-Dc-Ao	CPD-TC-Dc-Ao	**Specific Use Regulations**
Agricultural, Resource, and Open Space Uses					
Animal Keeping and Raising	*	*	*	*	See Section 17.56.050
Plant nurseries, retail	-		C	MUP	
Plant Production Nurseries	*	*	*	*	See Section 17.56.165
Manufacturing and Processing					
Artisan Shop	-	-	-	MUP	
Food products	-	-	C	C	Only with retail component.
Printing and publishing	-	-	C	MUP	Only with retail component.
Recreation, Education, and Public Assembly Uses					
Community centers	-	-	C	CUP	See Section 17.56.340
Houses of Worship	-	-	-	CUP	Only permitted in CPD-TC-DC-Ao if an ancillary use
Libraries and Museums	-	-	C	MUP	
Membership organization facilities	-	-	MUP	CUP	
Parks and Playgrounds	MUP	CUP	C	MUP	Only permitted in CPD-TC-DC-Ao if ancillary use
Community garden	C/MUP	CUP	C/MUP	C/MUP	C if no sales and/or structures less than 120 feet, MUP if sales and/or structures greater than 120 feet
Recreation and Fitness Centers	-	-	C	CUP	
Studio: art, dance, martial arts, music, etc.	-	-	MUP	MUP	
Outdoor amphitheater	-	-	CUP	CUP	
Temporary Uses and Events	*	*	*	*	See Section 17.56.300
Theaters and Meeting Halls	-	-	C	CUP	

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Land Use	C1-Dc-Ao	O-Ao	C3-Dc-Ao	CPD-TC-Dc-Ao	**Specific Use Regulations**
Residential Uses					
Caretaker and Employee Housing	MUP	-	MUP	C	See Section 17.56.090
Emergency Shelter, 60 or fewer clients	MUP	-	CUP	-	See Section 17.56.295
Emergency Shelter, 61 or more	MUP		CUP	-	
Home Occupation	C	-	C	C	See Section 17.56.120
Live/Work Units	CUP	-	-	MUP	
Multi-Family Dwellings	C/MUP	-	-	C/MUP	C if meets standards, MUP if doesn't meet standards
Residential accessory uses	C	-	-	CUP	
Single-Room Occupancy Units (SRO)	MUP	-		CUP	See Section 17.56.233
Storage, accessory	*	*	*	*	See Section 17.56.250
Temporary dwelling – hardship/disaster	*	*	*	*	See Section 17.56.290
Retail Trade					
Public market	-	-	-	C	
Neighborhood market	-	-	C	C	
Restaurants	-	-	C	C	See Section 17.56.190
Bars	-	-	-	C	
Restaurant, Fast Food (excluding drive-in/drive-thru)	-	-	C	C	See Section 17.56.090
Retail Stores, General Merchandise		-	C	C	
Retail Sales, Outdoor		-	C	C	See Section 17.56.160
Rooftop Uses		-	C	C	
Secondhand stores			-	MUP	Limited to consignment-type only
Wholesale and Retail Sales of Wine and Grape Products		-		C	
Wine Tasting and Retail Sales of Wine-related Merchandise				C	
Wineries, Distilleries, Micro-Breweries, and Breweries				CUP	See Section 17.56.330

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Land Use	C1-Dc-Ao	O-Ao	C3-Dc-Ao	CPD-TC-Dc-Ao	**Specific Use Regulations**
Service Uses					
Banks and Financial Services (excluding drive-thru)	-	-	-	MUP	
Business Support Services	-	-	C	C	
Child/adult Day Care Center	MUP	-	MUP	MUP	
Child day care, family care homes	C	-	C	C	
Kennels and Animal Boarding	-	-	MUP	-	See Section 1.01.04(A)
Laundries and dry cleaning plants	-	-	C	C	
Medical Services, Clinics and Laboratories	-	-	C	C	
Medical services – Veterinary clinics and hospitals	-	-	MUP	MUP	
Offices	C	-	C	C	In TC, ground floors shall be reserved for retail and other active uses.
Offices, Temporary	C	-	C	C	See Section 17.56.300(C)
Personal Services	-	-	C	C	
Public safety facilities	-	-	C	-	
Public utility facilities	-	-	C	-	
Repair and maintenance – consumer products	-	-	C	-	
Repair and maintenance – Vehicle	-	-	MUP	-	
Service Stations	-	-	C	-	See Section 17.56.220
Storage, accessory	-	-	A	-	
Storage of petroleum products for on-site use	-	-	C	-	
Storage yards and sales lots	-	-	C	-	
Warehousing, wholesaling and distribution			C		

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Land Use	**C1-Dc-Ao**	**O-Ao**	**C3-Dc-Ao**	**CPD-TC-Dc-Ao**	**Specific Use Regulations**
Transient Lodging					
Hotels	-	-	-	C/CUP	C if meets standards, See Section 17.56.070
Transportation and Communications					
Antennas, Communication Facilities	*	*	*	*	See Section 17.56.060. Any telecommunication poles shall be designed to be inconspicuous and blend in with surrounding development.
Bike-share program			C	C	
Heliport/Helipad	-	-	CUP		See Section 17.56.040
Transit stations and terminals	-	-	MUP		
Vehicle Storage (Ord. 5459-B)	-	-	MUP	MUP	Includes car share programs such as Zipcar, parking garages, and on-demand transportation (such as Uber or Lyft) drop off locations. Car share programs permitted only as an ancillary use in CPD-TC-Dc-Ao.

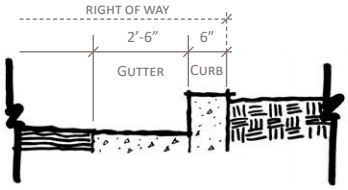
03 CIRCULATION STANDARDS

03.01 Summary

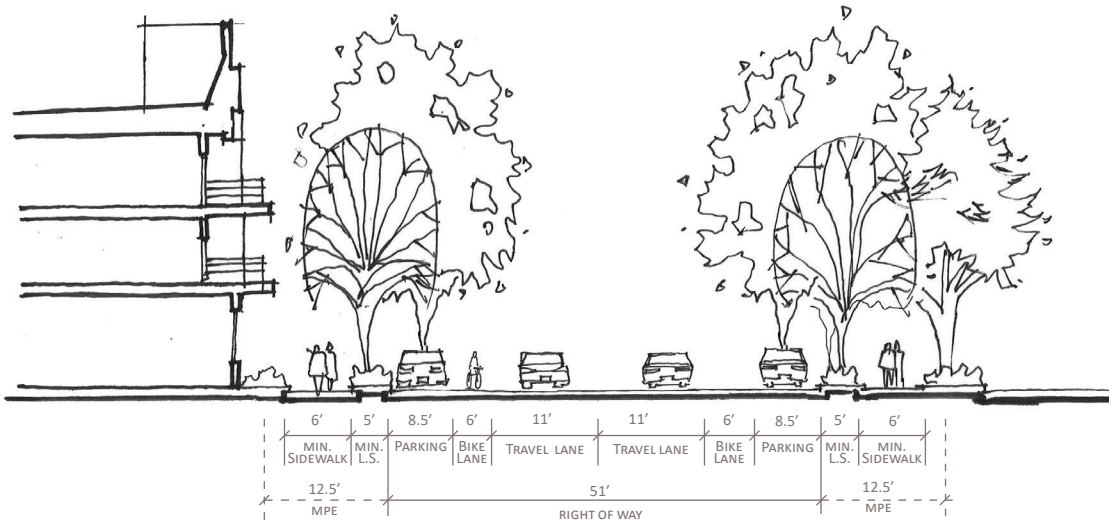
This chapter provides dimensional standards for roadway and pedestrian corridor right of ways within the Placer County Government Center Master Plan. The circulation system encourages multiple modes of transportation. Priority has been placed on creating pedestrian connectivity throughout the campus through a series of pedestrian paths between the land use areas.

Bounded by the regional arterial streets of Bell Road and Atwood Road, the circulation system will generally follow the grid pattern that was established by the DeWitt Hospital. All of the roadways are multi-modal, meaning that they accommodate both vehicular and bicycle traffic.

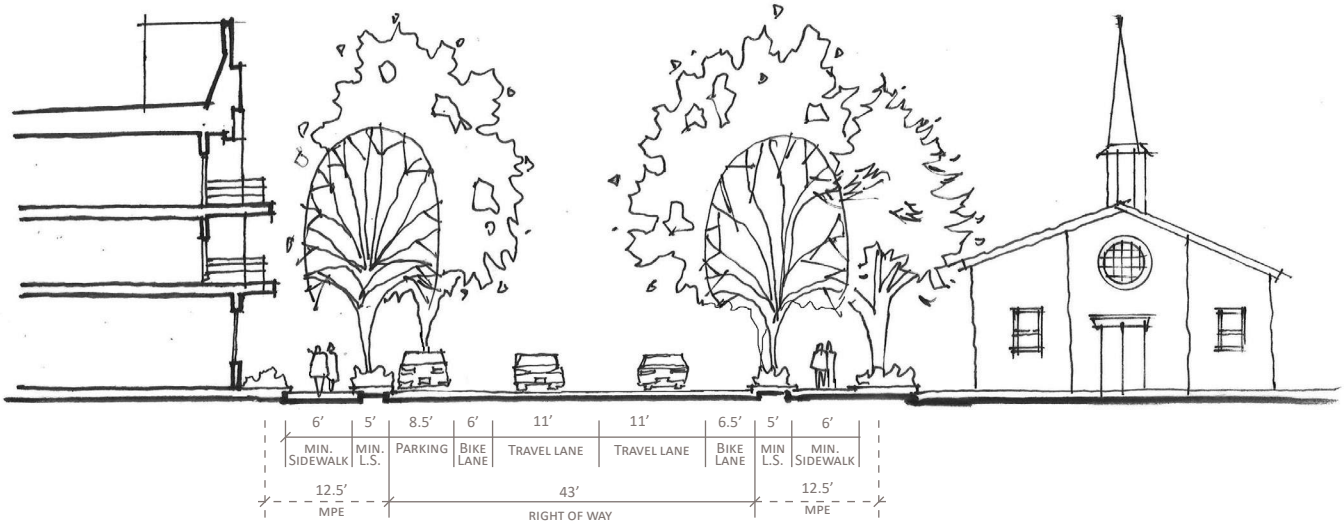
Unless noted otherwise, all improvements shall be designed and constructed in accordance with the Placer County Land Development Manual. The right of ways defined within these Development Standards are measured to back of curb.



TYPICAL CURB SECTION



FIRST STREET TYPICAL SECTION



FIRST STREET @ CHAPEL SECTION

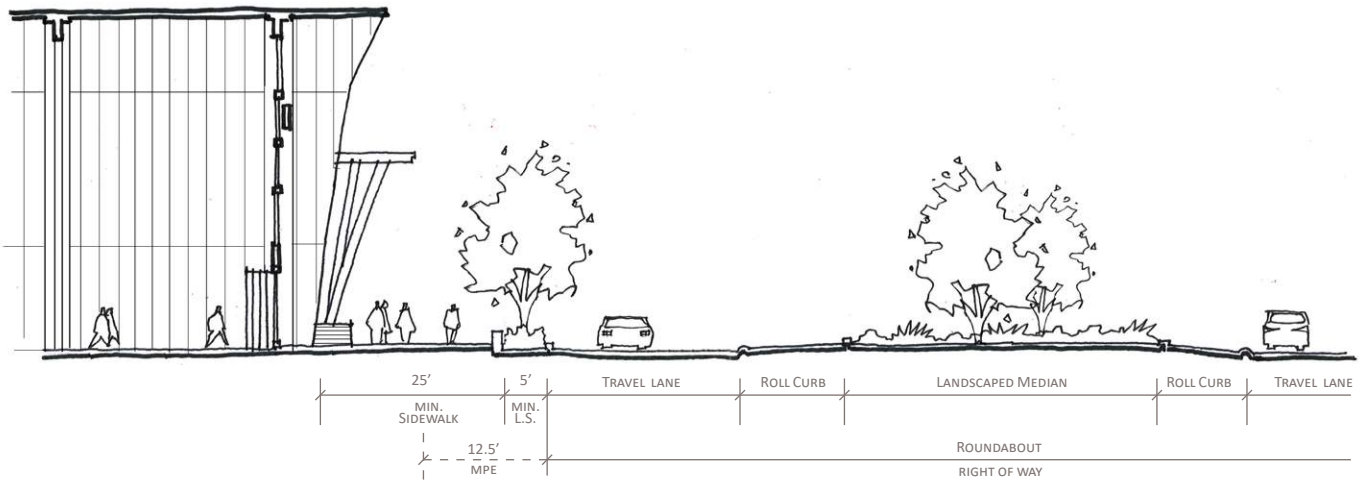
03.02 Roundabouts

Roundabouts are located in primary intersections throughout the Placer County Government Center Master Plan and play an important part in the overall organization and circulation of the campus. Roundabouts provide safer and more efficient operations than traffic signals or all way stop controls. By yielding in lieu of stopping, vehicle delay is typically reduced, corresponding to a decrease in fuel consumption, air pollution and greenhouse gases. Because of the unique physical conditions and traffic requirements of intersections, each roundabout must be designed and reviewed for the conditions in which it is located.

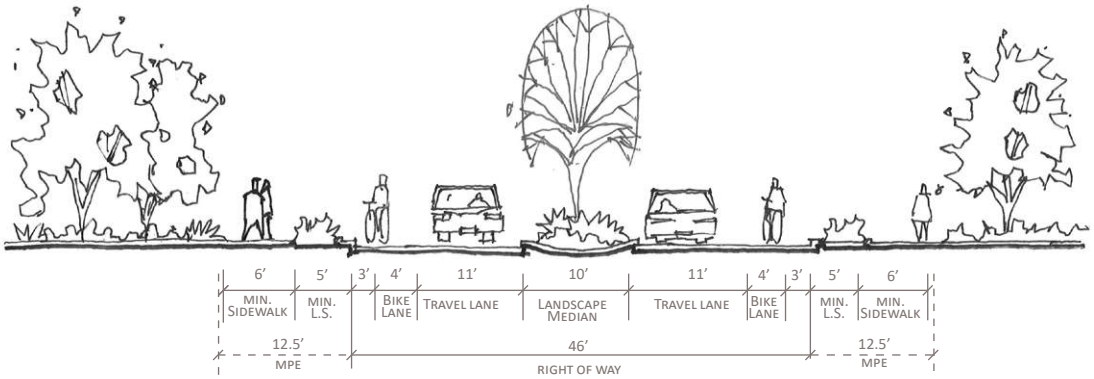
03.03 First Street

First Street will primarily serve the residents who live in the various multi-family housing projects on campus. Class II bike routes are provided in both directions to provide an alternate mode of transportation. Where parallel street parking is provided, it is required to have a minimum of 8'-0"x 8'-0" landscape planters that can accommodate large street trees at a minimum of every 3rd stall. Sidewalks are separated from the street with a landscape buffer to provide safety as well as an aesthetically pleasing pedestrian experience.

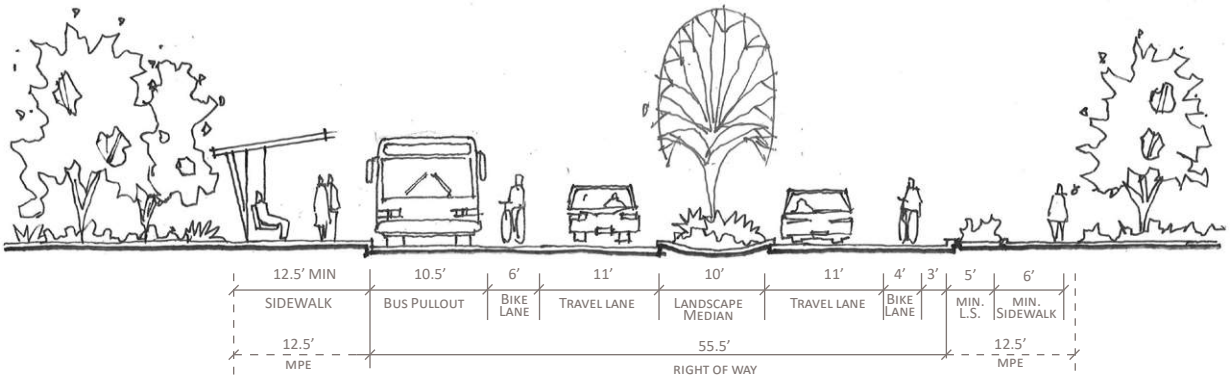
The intersection of First Street and Willow Creek Drive is an important intersection as many patrons of the Mixed-use Center will utilize Willow Creek Drive when arriving from Highway 49. Large sidewalks have been provided which allow and encourage restaurant, retail and commercial tenants to occupy a portion of the outdoor space. A landscape buffer between the sidewalk and the roundabout is required. In addition to the buffer, a seat wall between the sidewalk and buffer is required to deter pedestrians from accessing the roundabout from locations other than those designed for safe crossing. No street parking is allowed within a roundabout.



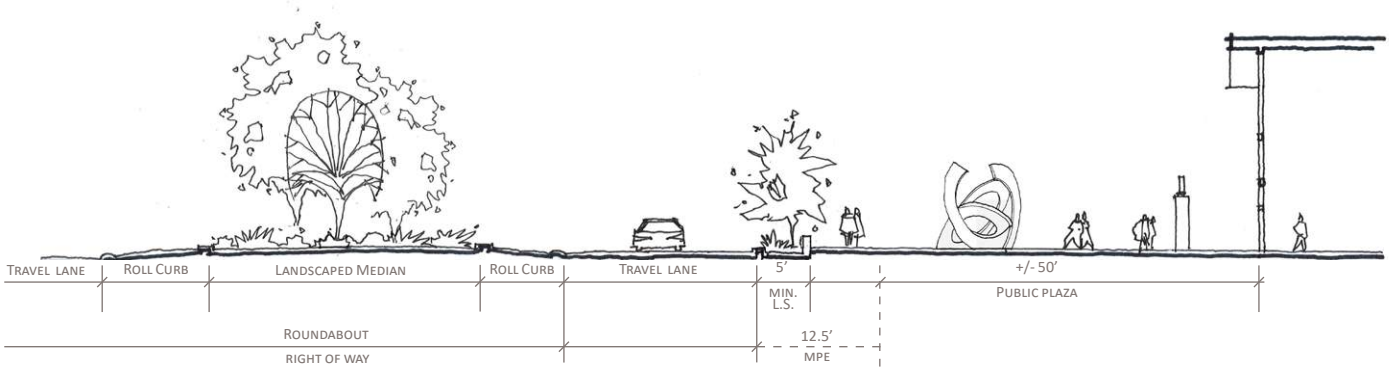
FIRST STREET AND WILLOW CREEK DRIVE INTERSECTION



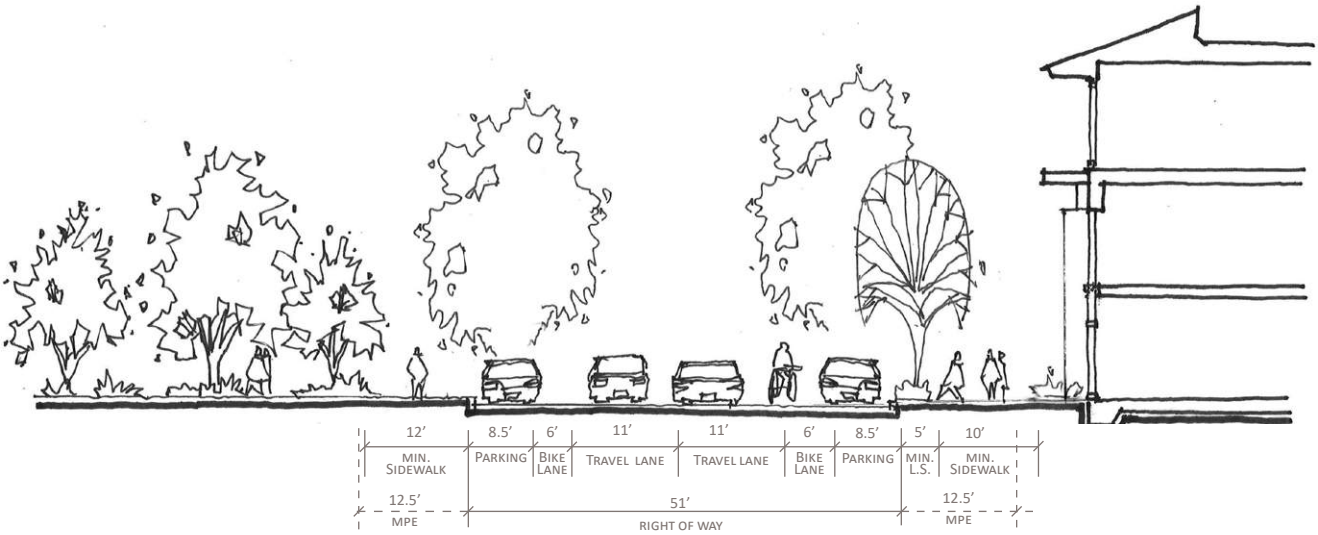
COUNTY CENTER DRIVE TYPICAL SECTION



COUNTY CENTER DRIVE @ TRANSFER STATION



COUNTY CENTER DRIVE & B AVENUE TRAFFIC CIRCLE

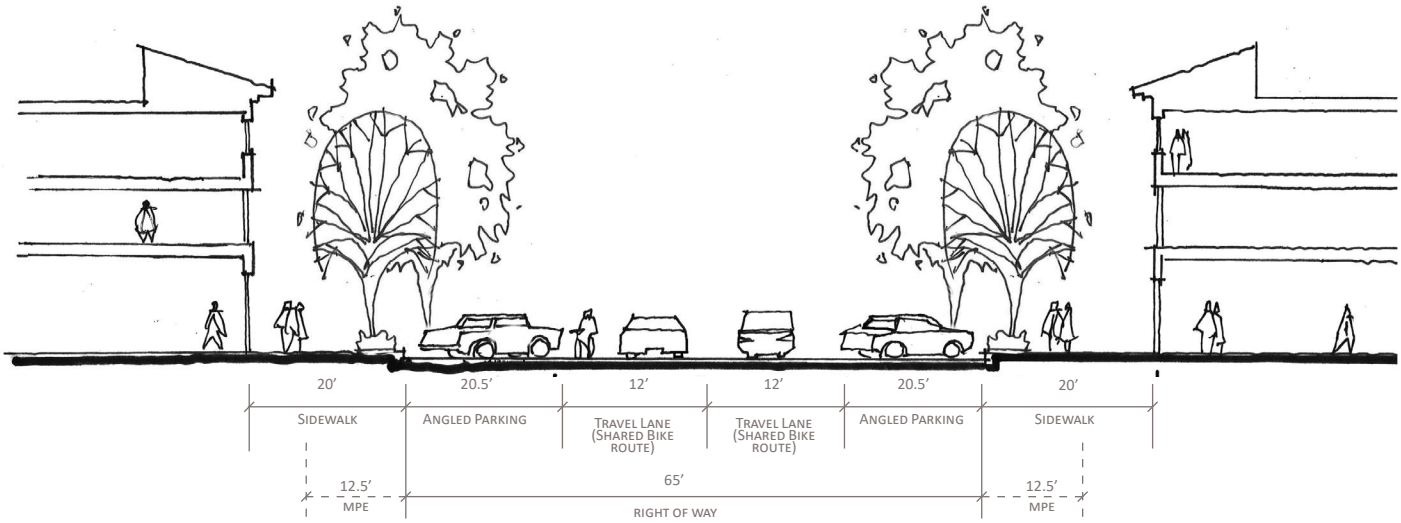


COUNTY CENTER DRIVE @ BUILDING & COMMUNITY GREEN

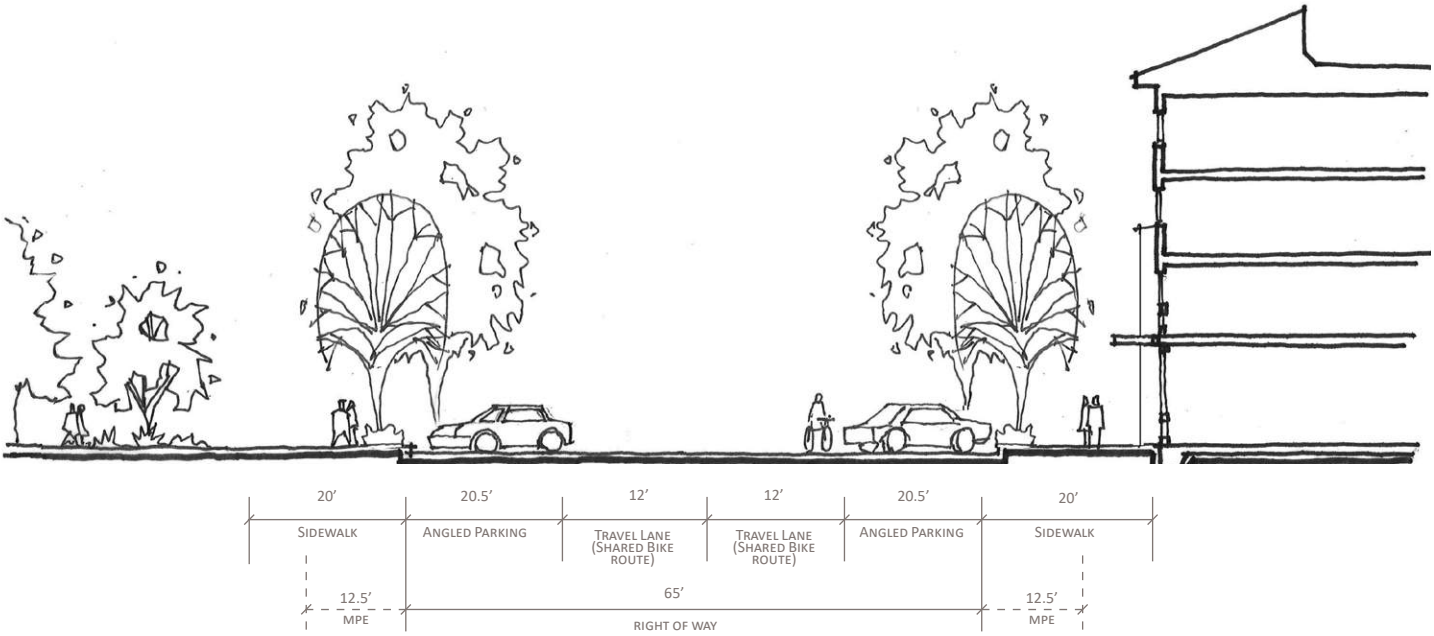
03.04 County Center Drive

County Center Drive is designed to serve as the ceremonial entry into the campus and will primarily serve those from the community who visit the site for governmental services. Between Bell Road and B Avenue, County Center Drive will have a continuous landscape median other than at vehicular and pedestrian street crossings. A multi-modal transportation hub will be provided which will accommodate a dedicated pull out lane for public transportation.

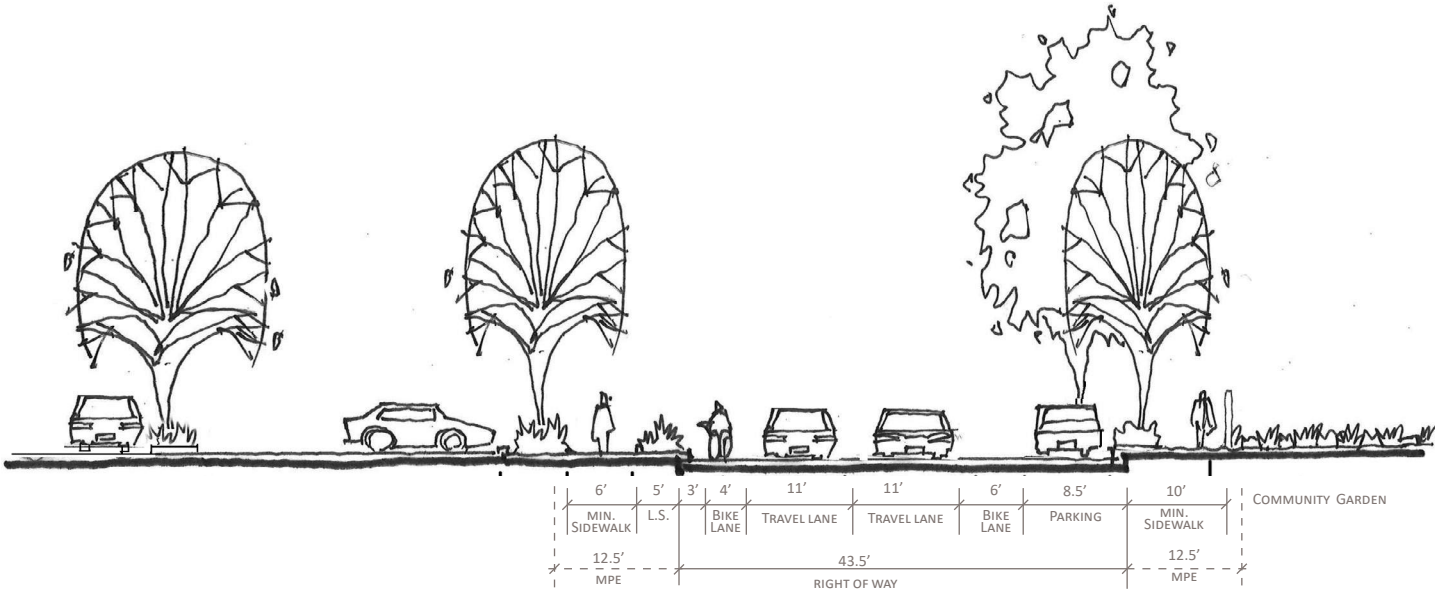
On-street parallel parking is provided along County Center Drive between B Avenue and the southern end of the drive. Where parallel street parking is provided, it is required to have a minimum of 8'-0"x 8'-0" landscape planters that can accommodate large street trees at a minimum of every 3rd stall. Near buildings and the community green, wide sidewalks have been delineated to provide space for pedestrians, food vendors and street fairs to occur. Where sidewalks abut the street, tree wells and/or raised planters are required at 30' on center. At the County Center Drive & B Avenue Intersection a landscape buffer is required between the sidewalk/public plaza and the right of way. In addition to the buffer, a seat wall between the sidewalk/plaza and landscape buffer is required to provide safe crossing. No street parking is allowed within an intersection.



D AVENUE @ BUILDING LOCATIONS



D AVENUE @ BUILDING & COMMUNITY GREEN LOCATIONS



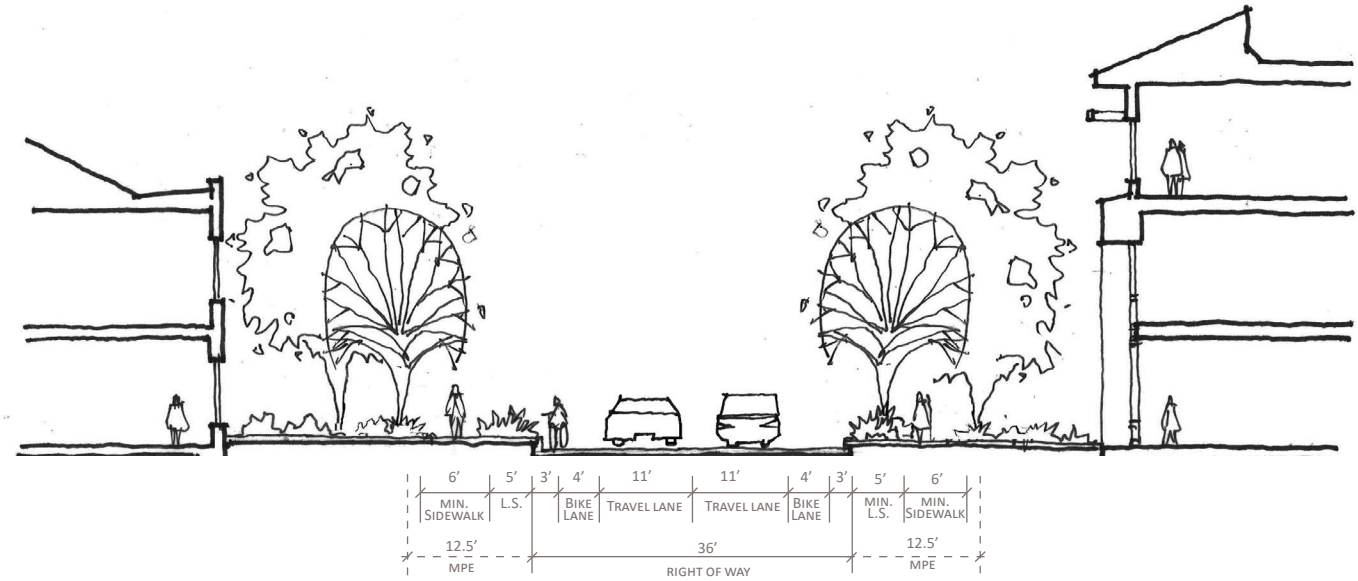
D AVENUE BETWEEN COUNTY CENTER DRIVE & RICHARDSON DRIVE

03.05 D Avenue

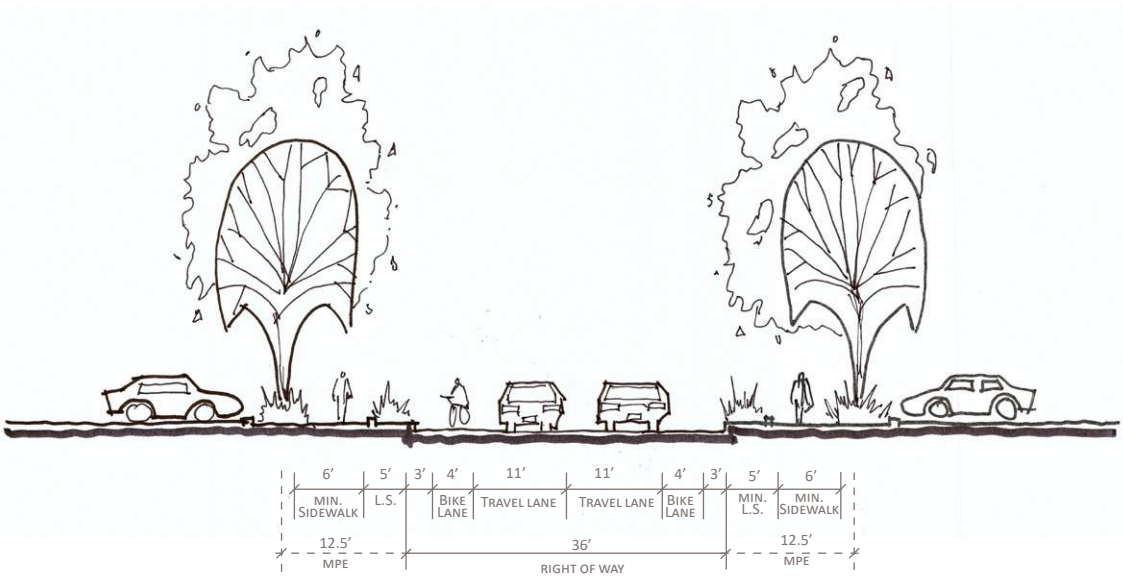
D Avenue has been designed as a connector street with a focus on the pedestrian experience. Large sidewalks have been provided between County Center Drive and First Street which allows and encourages restaurant, retail and commercial tenants to occupy a portion of the outdoor space.

Front pull-in angled parking has been provided on D Avenue between County Center Drive and First Street. Class III bike routes allow vehicles and bicycles to share this section of roadway to encourage alternate means of transportation. Where sidewalks abut the street, tree wells and/or raised planters are required at 30' on center.

The section of D Avenue between County Center Drive and Richardson Drive has been designed as a service road to access parking for government services and the community garden. Where parallel street parking is provided, it is required to have a minimum of 8'-0"x 8'-0" landscape planters that can accommodate large street trees at a minimum of every 3rd stall. Where sidewalks abut the street, tree wells and/or raised planters are required at 30' on center. A continuous landscape buffer is required in locations where there is no on-street parallel parking.



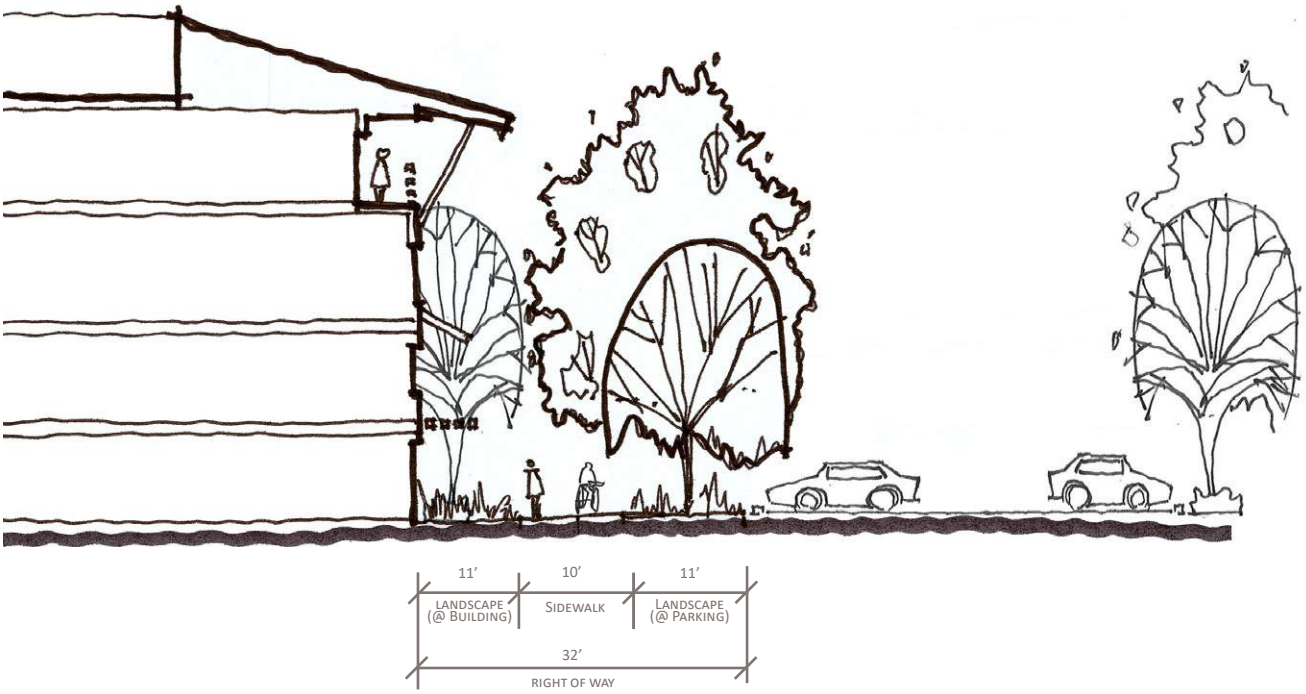
B & C AVENUE @ BUILDING LOCATIONS



B & C AVENUE @ PARKING LOCATIONS

03.06 B & C Avenues

B Avenue and **C Avenue** have been designed to serve as secondary service streets that provide access to parking and rear of buildings for delivery and service. No on-street parking stalls are provided along these avenues as they provide direct access to parking lots. Class II bike routes indicate that these are lanes for multi-modal transportation. Sidewalks are separated from the street with landscape buffers to provide safety as well as an aesthetically pleasing pedestrian experience.



ROCKCREEK GREENWAY

03.07 Pedestrian Greenway

The **Rockcreek Greenway** is designed as a Class I non-vehicular street that connects the residential and mixed-use developments to the Community Green. Residential buildings are allowed to build up to the right of way as the landscape buffer provides separation from the public trail and the units. Large shade trees are to be spaced on both sides of the green to maximize shading of the pedestrian trail at all times of the day.

04 DEVELOPMENT STANDARDS

04.01 Summary

The Development Standards contained in this chapter strive to promote an active and lively mixed-use district through high quality site planning and building design in the Placer County Government Center. These standards apply to all new construction, retrofitting and remodeling of existing structures within the plan area.

The Placer County Government Center is divided into land use areas that address specific development and county service goals of the Placer County Government Center Master Plan.

04.02 Land Use

The land use plan corresponds directly to the land use standards specified in the following chapter. The corresponding sections regulate the building height and location through establishing minimum standards.

The following development standards also establish specific land use restrictions which identify what type of development is allowed within the use areas.

Multi-Family Residential
Multi-family Residential is intended to provide land area for attached dwelling units. These areas will provide much needed affordable workforce housing for the immediate community. The introduction of residential units into Placer County Government Center will also help to activate the town center and support the other uses within the master planned area.

Atwood Residential
Multi-family residential provides additional options for housing in the community. The housing offered in this area will supply densities that are similar to other developments in the context of the area.

Mixed-use
Mixed-use center is intended to be a lively commerce center housing a variety of uses. These uses will have the ability to occupy portions of the wide sidewalks to display goods and merchandise as well as provide outdoor dining.

Community Center
Located in the center of the campus, the Community Center Areas provide opportunities for building and open space that accommodates public gathering and promotes health within the community.

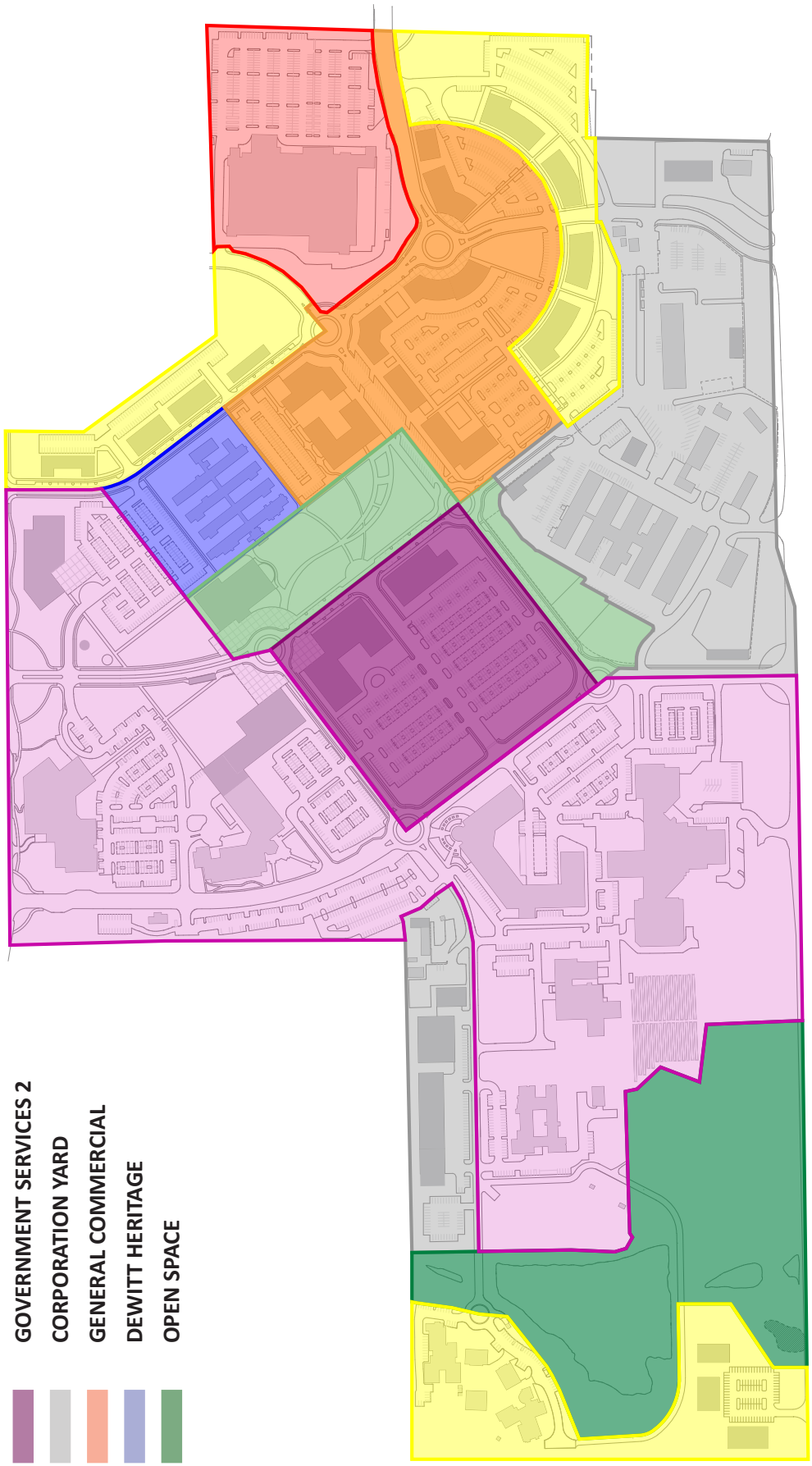
Government Services 1&2
The Government Services area supports the physical urban edge around the community green. The primary uses provide services to the county residents and businesses. The many employees will provide patrons to the local businesses within the mixed-use and surrounding area. All of these elements work together to support the balanced community of the PCGC Master Plan.

DeWitt Heritage
Select buildings from the World War II era hospital have been retained to provide opportunities for adaptive reuse. These buildings have the potential to serve a variety of uses while maintaining a portion of the original campus' heritage.

Corporation Yard
The corporation yard provides offices, warehouses and maintenance equipment and storage for departments that serve the greater county. This area provides the county services the flexibility needed to continue to offer support and maintenance to the County as a whole.

General Commercial & Open Space.
These land uses are well established within the government center and will continue to be governed by the regulations established in chapter 17 of the County Code.

Thematic Area Plan



MULTI-FAMILY RESIDENTIAL STANDARDS

Summary

Multi-family Residential will provide much needed affordable workforce housing to the surrounding area and greater region. The introduction of residential units into Placer County Government Center will also help to activate the community and support the other uses within the district.

Residential Density

- Units per acre 30 Units

Minimum Lot area

- As indicated in section17.48.010 in the Placer County Code unless use identified as requiring a CUP or MUP in Table 1-1.

Site Coverage

- Max Coverage Unlimited
  Percentage of total site area that may be covered by building or structures.

Building Heights

- Maximum Height 50'-0"

Allowed Height Exceptions

- See zoning code section 17.54.20 for allowed exceptions.
- Sloped roofs, head houses, chimneys, etc. may exceed height by limit by no more than 12'-0".
- All roof mounted mechanical equipment must be screened from public view.

Minimum Setback

- Front Yard
  a. 16'-0" min. measured from right of way at street.
  b. 0'-0" min. measured from right of way at Pedestrian greenway.

- Side Yard 10'-0"
- Rear Yard 10'-0"
- Min. Building Separation 20'-0"
- Corner Lots
  a. Each parcel line adjacent to a street right of way shall be considered the front yard.
  b. All other parcel lines shall be considered side yard.

Allowed Setback Encroachments

- Cornices, sills, eaves, canopies, awnings and similar features may encroach into any required yard area or adjacent right of way a distance not to exceed 48 inches.
- Window bays, having a minimum of 50 percent glazing, may encroach up to 24 inches into a required yard area when the finished floor of the window bay is a minimum 18 inches above the interior finished floor. Any roof overhang above the window bay may not encroach more than 36 inches into the setback.
- Outdoor balconies shall not encroach more than 36 inches into setback.
- Ground mounted mechanical units are allowed in side yard and are not allow to encroach more than 36 inches. All mechanical units must be screened from public view.

Parking Requirement

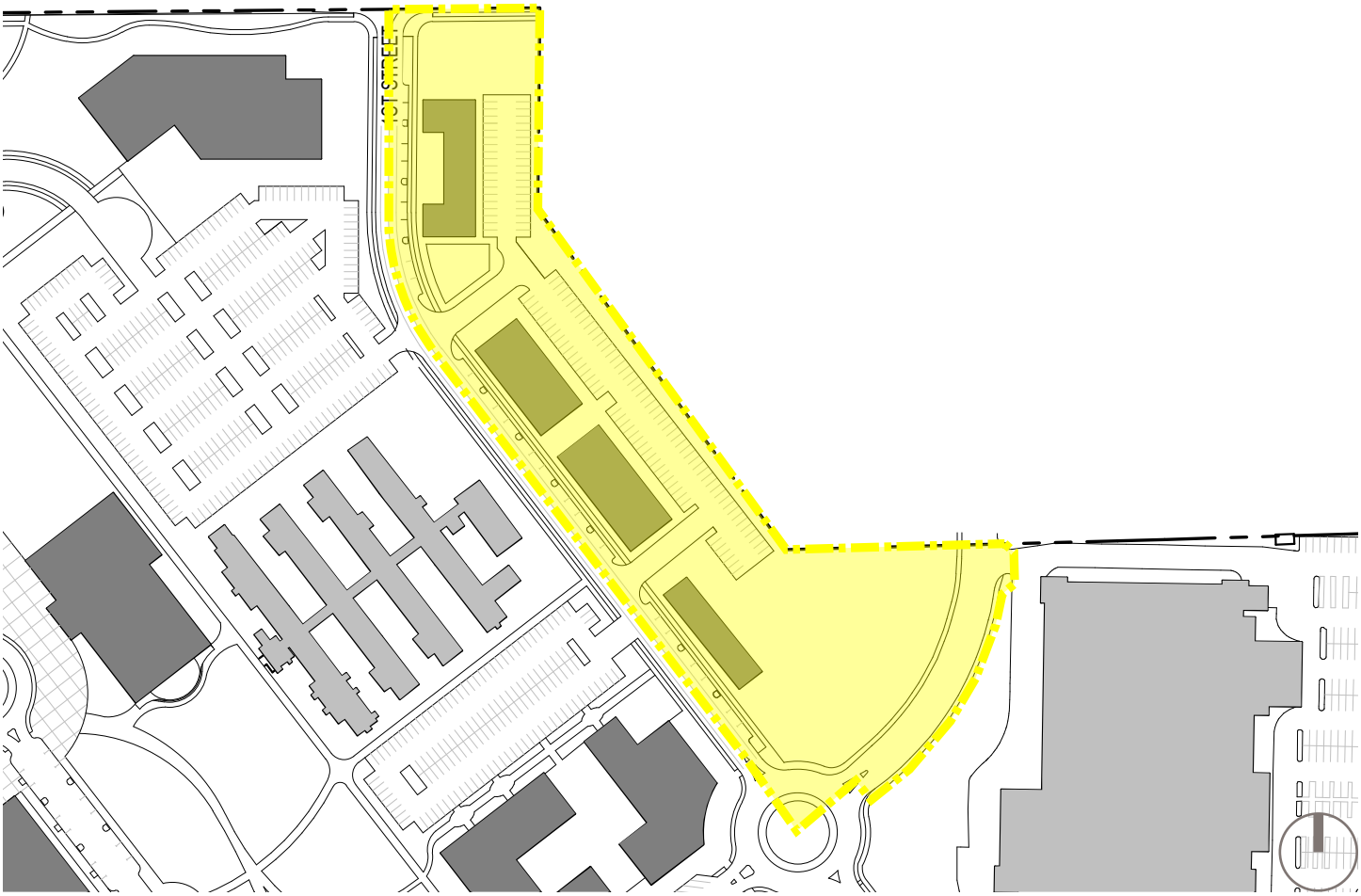
- See section 5

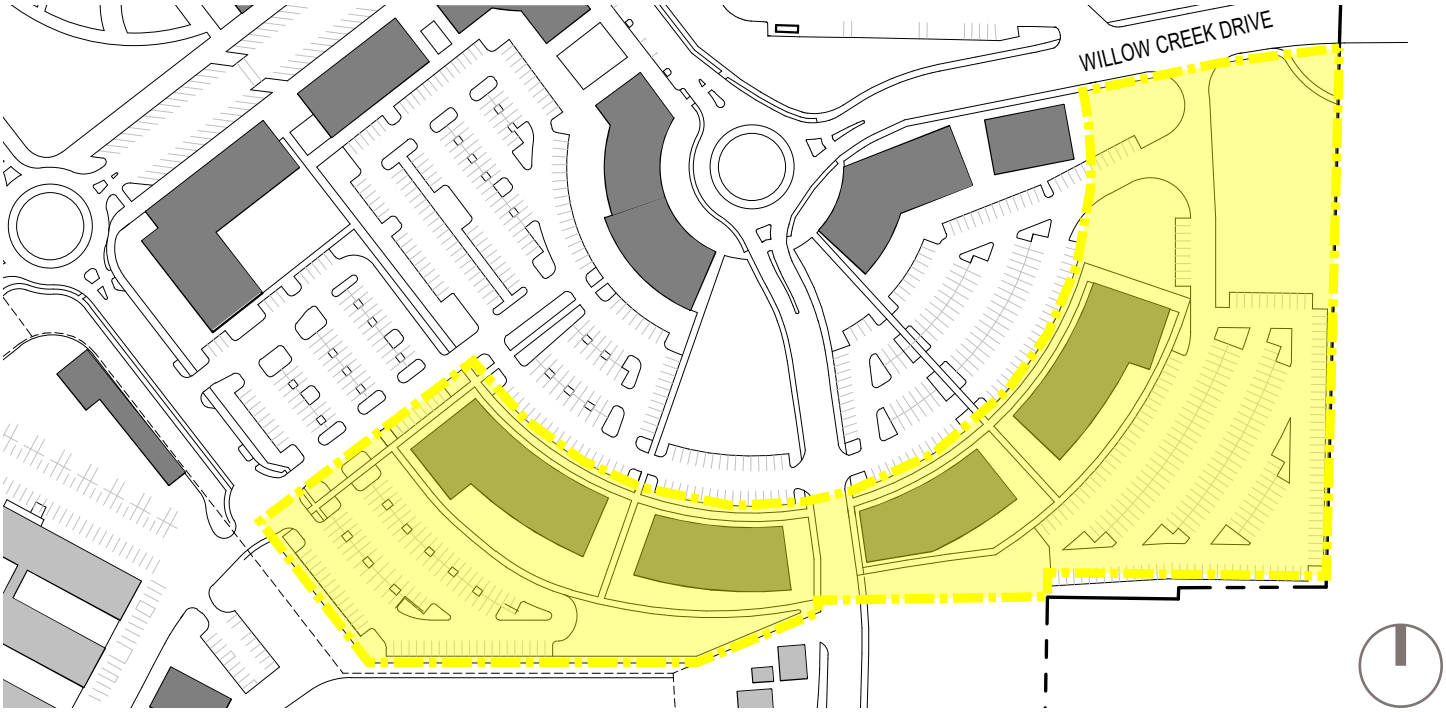
Landscape and Shading Requirement

- All Parking lots shall be designed in accordance with the current revision of the **Placer County Landscape Design Standards** and meet the minimum shade requirements identified therein.
- Photo-voltaic shade structures are allowed to contribute to the parking lot shading at the discretion of the design review committee.

Land Use Restrictions

- Projects within the multi-family designation are limited to the land uses listed under the **Residential Uses** specified in table 2-1 of this document and must follow all permitting requirements identified.


1ST STREET


WILLOW CREEK DRIVE

ATWOOD RESIDENTIAL STANDARDS

Summary

This area provides multi-family residential units that track similarly to the surrounding housing densities and will provide additional options for residents within the County.

Residential Density

- Units per acre 21 Units

Minimum Lot area

- As indicated in section17.48.010 in the Placer County Code unless use identified as requiring a CUP or MUP in Table 1-1.

Site Coverage

- Max Coverage Unlimited
  Percentage of total site area that may be covered by building or structures.

Building Heights

- Maximum Height 35'-0"

Allowed Height Exceptions

- See zoning code section 17.54.20 for allowed exceptions.
- Sloped roofs, head houses, chimneys, etc. may exceed height by limit by no more than 12'-0".
- All roof mounted mechanical equipment must be screened from public view.

Minimum Setback

- Front Yard
  a. 75'-0" min. from right of way on Atwood
- Side Yard 10'-0"
- Rear Yard 10'-0"
- Min. Building Separation 20'-0"
- Corner Lots
  a. Each Parcel line adjacent to a street right of way shall be considered the front yard.
  b. All other parcel lines shall be considered side yard.

Allowed Setback Encroachments

- Cornices, sills, eaves, canopies, awnings and similar features may encroach into any required yard area or adjacent right of way a distance not to exceed 48 inches.
- Window bays, having a minimum of 50 percent glazing, may encroach up to 24 inches into a required yard area when the finished floor of the window bay is a minimum 18 inches above the interior finished floor. Any roof overhang above the window bay may not encroach more than 36 inches into the setback.
- Outdoor balconies shall not encroach more than 36 inches into setback.
- Ground mounted mechanical units are allowed in side yard and are not allow to encroach more than 36 inches. All mechanical units must be screened from public view.

Parking Requirement

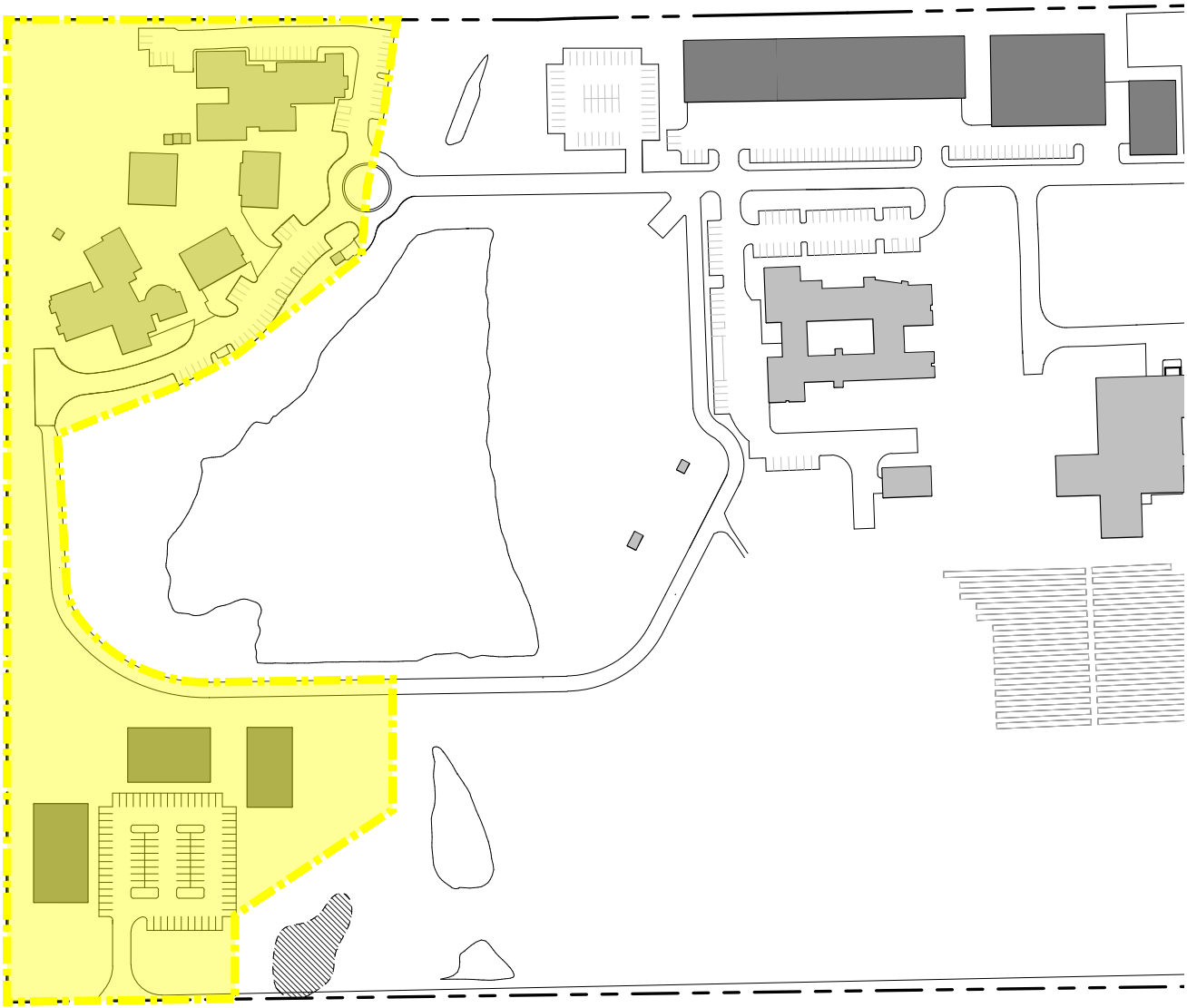
- See section 5

Landscape and Shading Requirement

- All Parking lot trees shall be planted and maintained throughout the parking lot to ensure that, within fifteen (15) years after establishment of the parking facility, at least fifty (50) percent of the parking area is shaded.
- Shading shall be calculated by using the expected diameter of the tree crown at fifteen years. Where tree shade overlaps, the shade area shall not be double counted.

Land Use Restrictions

- Projects within the multi-family designation are limited to the land uses listed under the **Residential Uses** specified in table 2-1 of this document and must follow all permitting requirement identified.



Summary

Located near the intersection of First Street and Willow Creek Drive the mixed-use town center will be a lively commercial center housing a variety of uses. The ground floor tenants will have the ability to occupy portions of the wide sidewalks to display goods and merchandise as well as provide outdoor dining.

Residential Density

- Units per acre 30 Units
  a. No residential living units allowed on ground floor.

Site Coverage

- Max Coverage Unlimited
  b. Percentage of total site area that may be covered by building or structures.

Floor Area Ratio 4.0

Minimum Lot area

- As indicated in section17.48.010 in the Placer County Code unless use identified as requiring a CUP or MUP in Table 1-1.

Building Heights

- Maximum Height 50'-0"

Allowed Height Exceptions

- See zoning code section 17.54.20 for allowed exceptions.
- Sloped roofs, head houses and chimneys may exceed height by limit by no more than 12'-0".
- All roof mounted mechanical equipment must be screened from public view.

Minimum Setback

- Front Yard
  a. 25'-0" min. from right of way on 1st Street.
  b. 20'-0" min. from right of way on D Ave. & Willow Creek Drive.
- Side Yard 0'-0"
- Rear Yard 10'-0"
- Min. Building Separation 0'-0"
- Corner Lots
  a. Each Parcel line adjacent to a street right of way shall be considered the front yard.
  b. All other parcel lines shall be considered side yard.

Allowed Setback Encroachments

- Cornices, sills, eaves, canopies, awnings and similar features may encroach into any required yard area a distance not to exceed 24 inches.
- Window bays, having a minimum of 50 percent glass, may encroach 24 inches into a required yard area. The roof overhang above the window bay may not encroach more than 36 inches into the setback.
- Outdoor balconies shall not encroach more than 36 inches into a yard or court.
- Ground mounted mechanical units are allowed in side yard and are not allow to encroach more than 36 inches. All mechanical units must be screened from public view.
- Retail, merchants and restaurants are allowed to occupy up to 15'-0" from face of building during hours of operation. A maintenance plan shall be provided as part of the land lease agreement with the county.

Parking Requirement

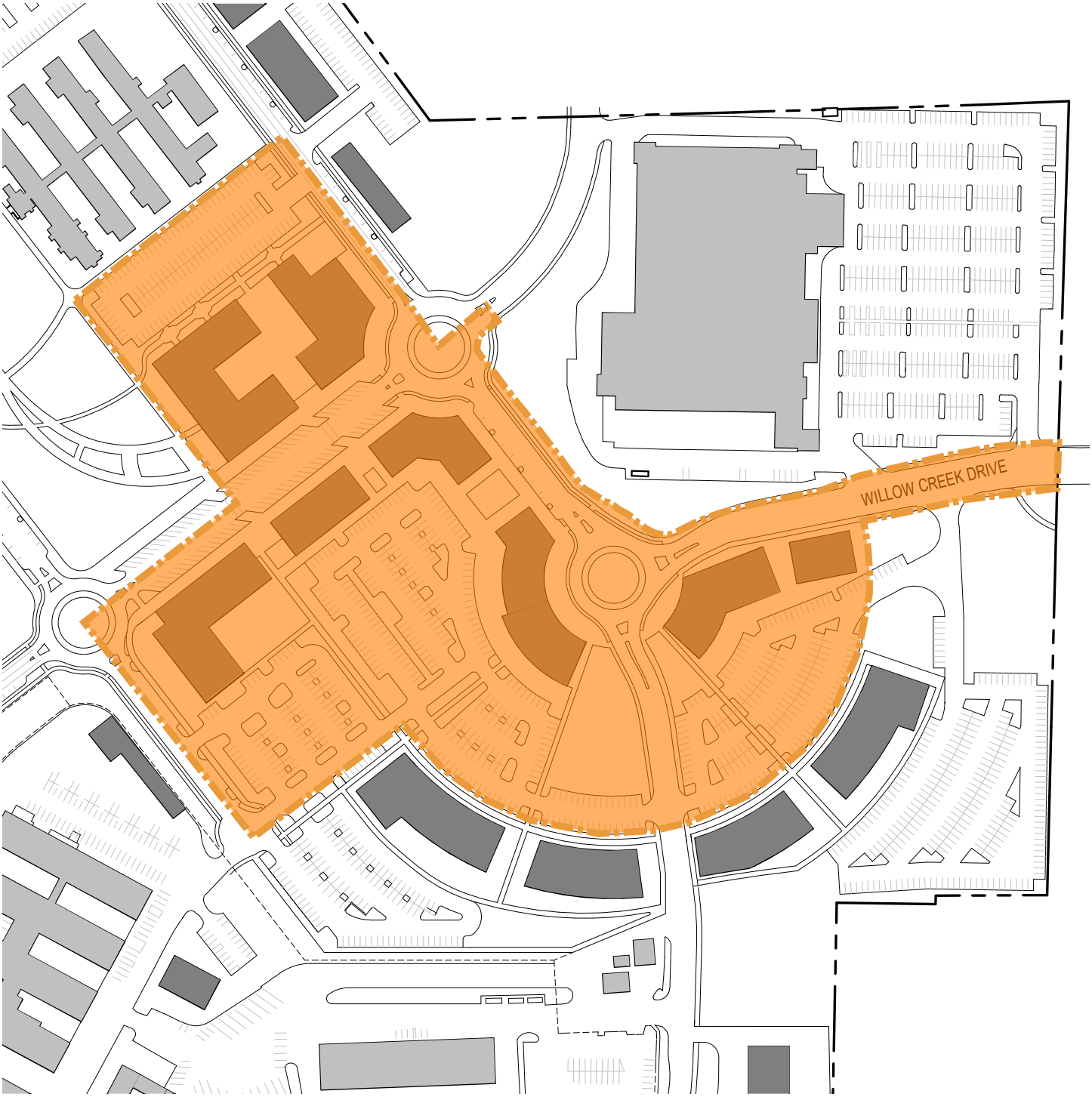
- See section 5

Landscape and Shading Requirement

- All Parking lot Trees shall be planted and maintained throughout the parking lot to ensure that, within fifteen (15) years after establishment of the parking facility, at least fifty (50) percent of the parking area is shaded.
- Shading shall be calculated by using the expected diameter of the tree crown at fifteen years. Where tree shade overlaps, the shade area shall not be double counted.
- Photo-voltaic shade structures are allowed to contribute to the parking lot shading minimum at the discretion of the design review committee.

Land Use Restrictions

- Projects within the mixed-use designation are limited to the land uses specified in table 2-1 of this document and must follow all permitting requirements identified.
- Projects within the mixed-use designation that identify the removal of the theater shall be subject to a public hearing before the Board of Supervisors. This provision shall sunset on July 1, 2021.


WILLOW CREEK DRIVE

COMMUNITY CENTER STANDARDS

Summary

Located in the center of the campus, the Community Center Area provides opportunities for building and open space that accommodates public gathering, public gardens and promotes health within the community.

Minimum Lot area

- As indicated in section17.24.010 in the Placer County Code unless use identified as requiring a CUP or MUP in Table 1-1.

Site Coverage

- Max Coverage 15% of total site
  Percentage of total site area that may be covered by building or structures.

Building Heights

- Maximum Height 50'-0"

Allowed Height Exceptions

- See zoning code section 17.54.20 for allowed exceptions.
- All roof mounted mechanical equipment must be screened from public view.

Minimum Setback

- Front Yard
  a. 50'-0" min. from right of way on County Center Drive.
- Side Yard 10'-0"
- Rear Yard 10'-0"
- Min. Building Separation 0'-0"

Allowed Setback Encroachments

- Cornices, sills, eaves, canopies, awnings and similar features may encroach into any required yard area a distance not to exceed 24 inches.

Parking Requirement

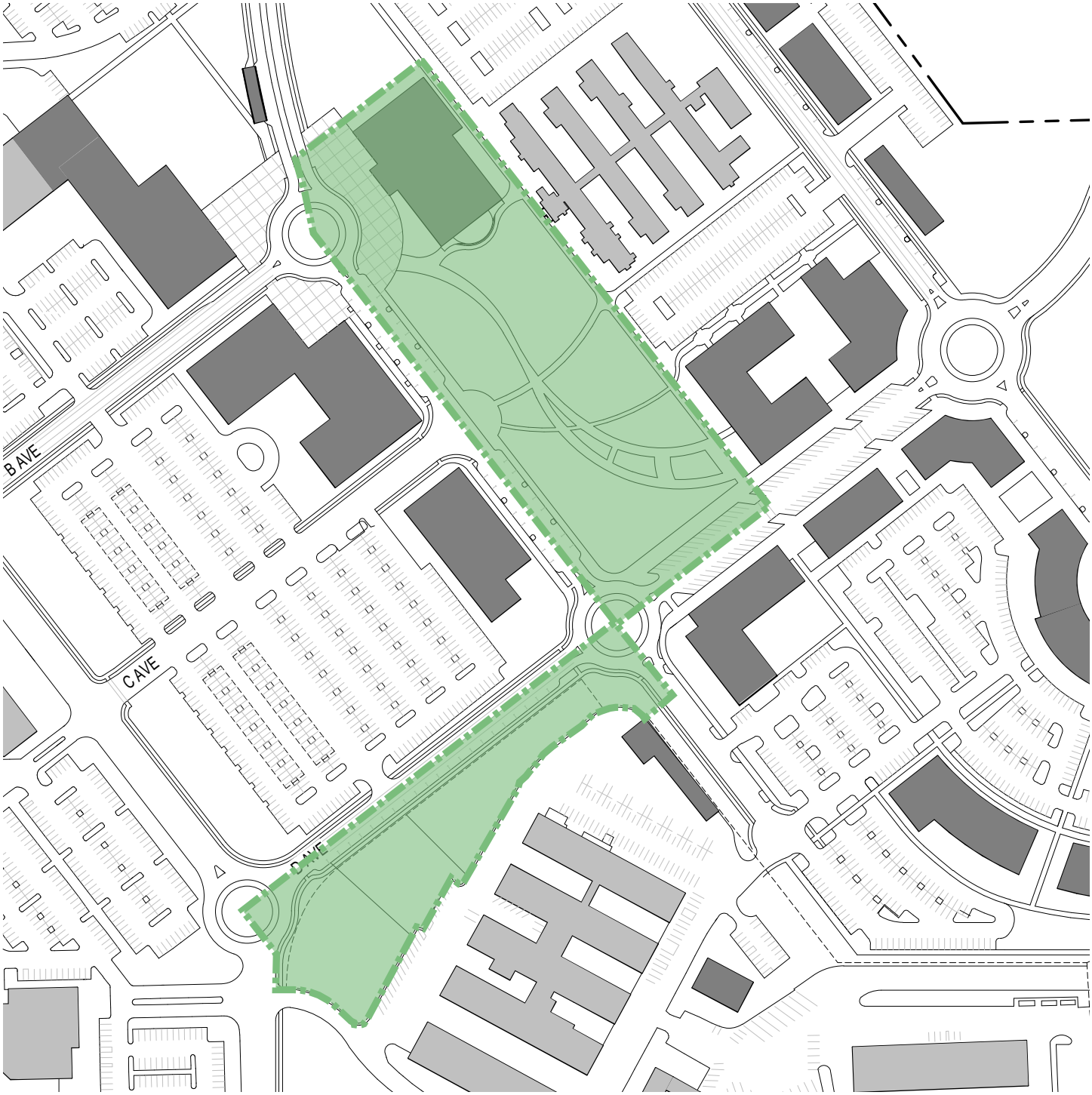
- See section 5

Landscape and Shading Requirement

- All Parking lot Trees shall be planted and maintained throughout the parking lot to ensure that, within fifteen (15) years after establishment of the parking facility, at least fifty (50) percent of the parking area is shaded.
- Shading shall be calculated by using the expected diameter of the tree crown at fifteen years. Where tree shade overlaps, the shade area shall not be double counted.
- Photo-voltaic shade structures are allowed to contribute to the parking lot shading minimum at the discretion of the design review committee.

Land Use Restrictions

- Projects within the Community Center designation are limited to the land uses specified in the **Recreation, Education and Public Assembly Uses** in table 2-1 of this document and must follow all permitting requirements identified.


B AVE
C AVE
D AVE

GOVERNMENT SERVICES 1 STANDARDS

Summary

The Government Services 1 area supports the urban edge around the community green by setting the building on the setback line facing County Center Drive. The governmental buildings located in this area will provide jobs to the County as well as provide patrons to the local businesses within the mixed-use and general commercial areas.

Minimum Lot area

- As indicated in section17.48.010 in the Placer County Code unless use identified as requiring a CUP or MUP in Table 1-1.

Building Heights

- Maximum Height 50'-0"

Allowed Height Exceptions

- See zoning code section 17.54.20 for allowed exceptions.
- Sloped roofs, head houses and design features may exceed height by limit by no more than 15'-0".
- All roof mounted mechanical equipment must be screened from public view.

Minimum Setback

- Front Yard
  a. 20'-0" min. from right of way on County Center Drive.
  b. 16'-0" min from right of way on B Ave., C Ave. and D Ave.
- Side Yard 10'-0"
- Rear Yard 30'-0"
- Corner Lots
  a. Each Parcel line adjacent to a street right of way shall be considered the front yard.
  b. All other parcel lines shall be considered side yard Min.
- Building Separation 0'-0"

Allowed Setback Encroachments

- Cornices, sills, eaves, canopies, awnings and similar features may encroach into any required yard area a distance not to exceed 24 inches.

Parking Requirement

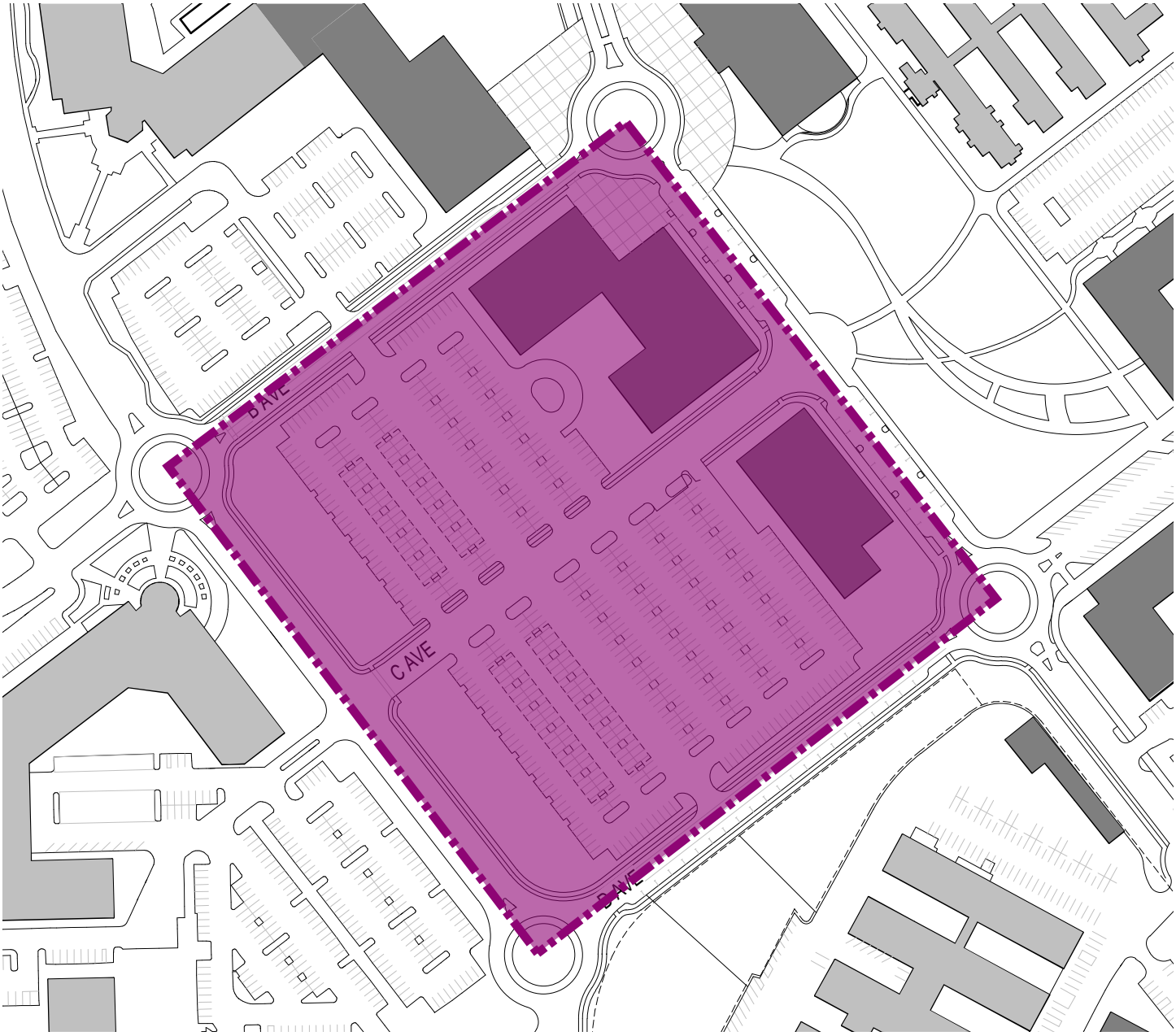
- See section 5

Landscape and Shading Requirement

- All Parking lot Trees shall be planted and maintained throughout the parking lot to ensure that, within fifteen (15) years after establishment of the parking facility, at least fifty (50) percent of the parking area is shaded.
- Shading shall be calculated by using the expected diameter of the tree crown at fifteen years. Where tree shade overlaps, the shade area shall not be double counted.
- Photo-voltaic shade structures are allowed to contribute to the parking lot shading minimum at the discretion of the design review committee.

Land Use Restrictions

- Projects within the Government Services 1 designation are limited to offices, offices - temporary, personal services and public safety facilities specified in the **Service Uses** in table 2-1 of this document and must follow all permitting requirements identified.


B AVE
C AVE
B AVE

GOVERNMENT SERVICES 2 STANDARDS

Summary

The Government Services 2 area allows flexibility in the placement of governmental buildings for the best distribution of parking, site access and orientation. The governmental buildings located in this area will provide jobs to the county as well as provide patrons to the local businesses within the mixed-use and general commercial areas.

Minimum Lot area

- As indicated in section17.48.010 in the Placer County Code unless use identified as requiring a CUP or MUP in Table 1-1.

Building Heights

- Maximum Height 50'-0"

Allowed Height Exceptions

- See zoning code section 17.54.20 for allowed exceptions.
- Sloped roofs, head houses and design features may exceed height by limit by no more than 15'-0".
- All roof mounted mechanical equipment must be screened from public view.

Minimum Setback

- Front Yard
  a. 50'-0" min. from right of way on County Center Drive and Bell Road.
  b. 20'-0" min. from right of way on Richardson Drive.
  c. 16'-0" min from right of way on 1st Street, B Ave.
- Side Yard 10'-0"
- Rear Yard 10'-0"
- Corner Lots
  a. Each Parcel line adjacent to a street right of way shall be considered the front yard.
  b. All other parcel lines shall be considered side yard Min.
- Building Separation 0'-0"

Allowed Setback Encroachments

- Cornices, sills, eaves, canopies, awnings and similar features may encroach into any required yard area a distance not to exceed 24 inches.

Parking Requirement

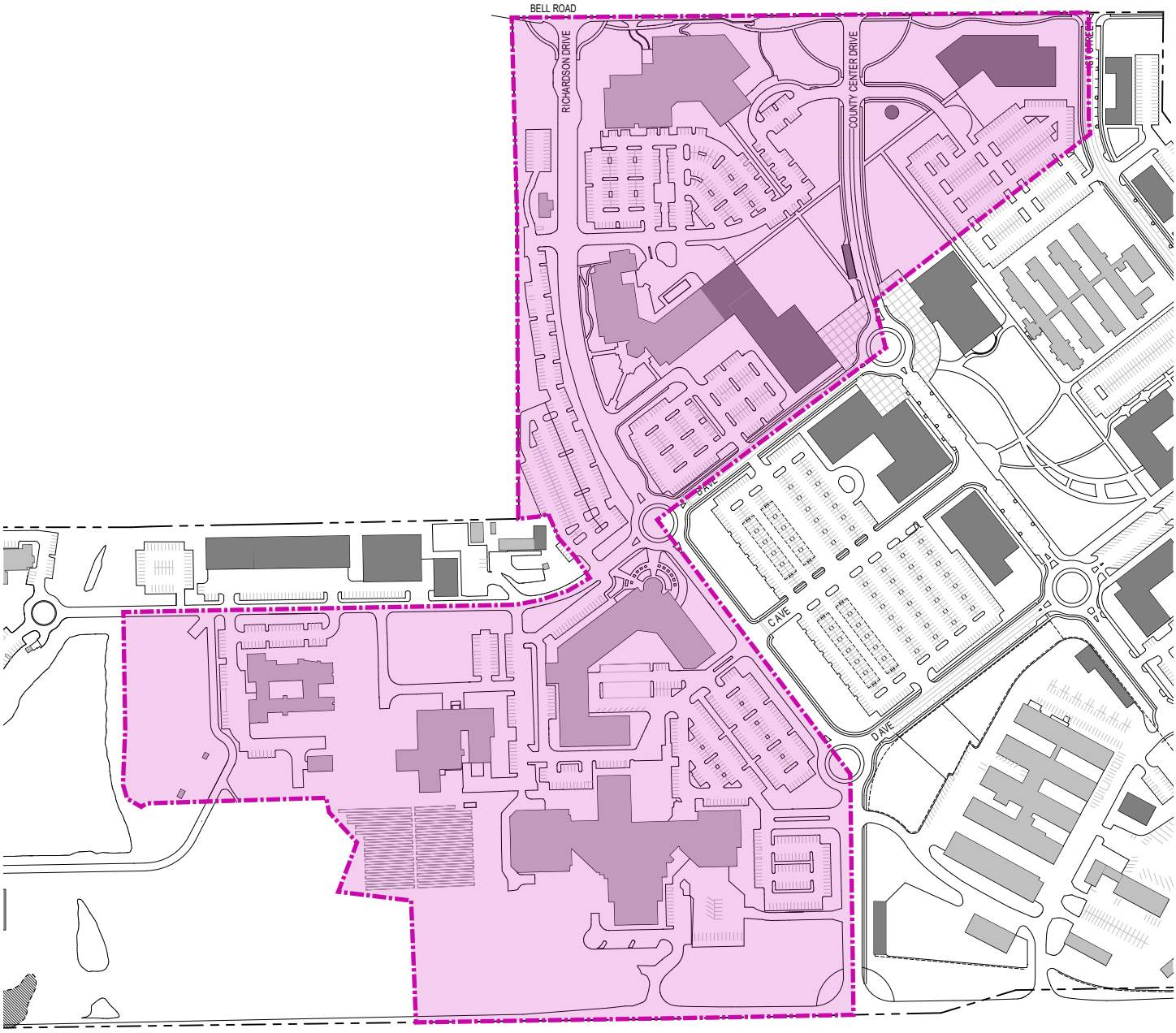
- See section 5

Landscape and Shading Requirement

- All Parking lot Trees shall be planted and maintained throughout the parking lot to ensure that, within fifteen (15) years after establishment of the parking facility, at least fifty (50) percent of the parking area is shaded.
- Shading shall be calculated by using the expected diameter of the tree crown at fifteen years. Where tree shade overlaps, the shade area shall not be double counted.
- Photo-voltaic shade structures are allowed to contribute to the parking lot shading minimum at the discretion of the design review committee.

Land Use Restrictions

- Projects within the Government Services 2 designation are limited to offices, offices - temporary, personal services and public safety facilities specified in the **Service Uses** in table 2-1 of this document and must follow all permitting requirements identified.


BELL ROAD
RICHARDSON DRIVE
COUNTY CENTER DRIVE
CAVE
CAVE
CAVE

Summary

The DeWitt Heritage area will be used to maintain select ramp buildings for the purpose of adaptive reuse. All buildings within this area shall strive to maintain the character of the heritage ramp buildings and chapel as deemed appropriate by the County.

Minimum Lot area

- As indicated in section17.48.010 in the Placer County Code unless use identified as requiring a CUP or MUP in Table 1-1.

Building Heights

- All heights shall be maintained per the existing heritage buildings.

Allowed Height Exceptions

- See zoning code section 17.54.20 for allowed exceptions.
- All roof mounted mechanical equipment must be screened from public view.

Minimum Setback

- All yards shall be maintained per the existing heritage buildings.

Parking Requirement

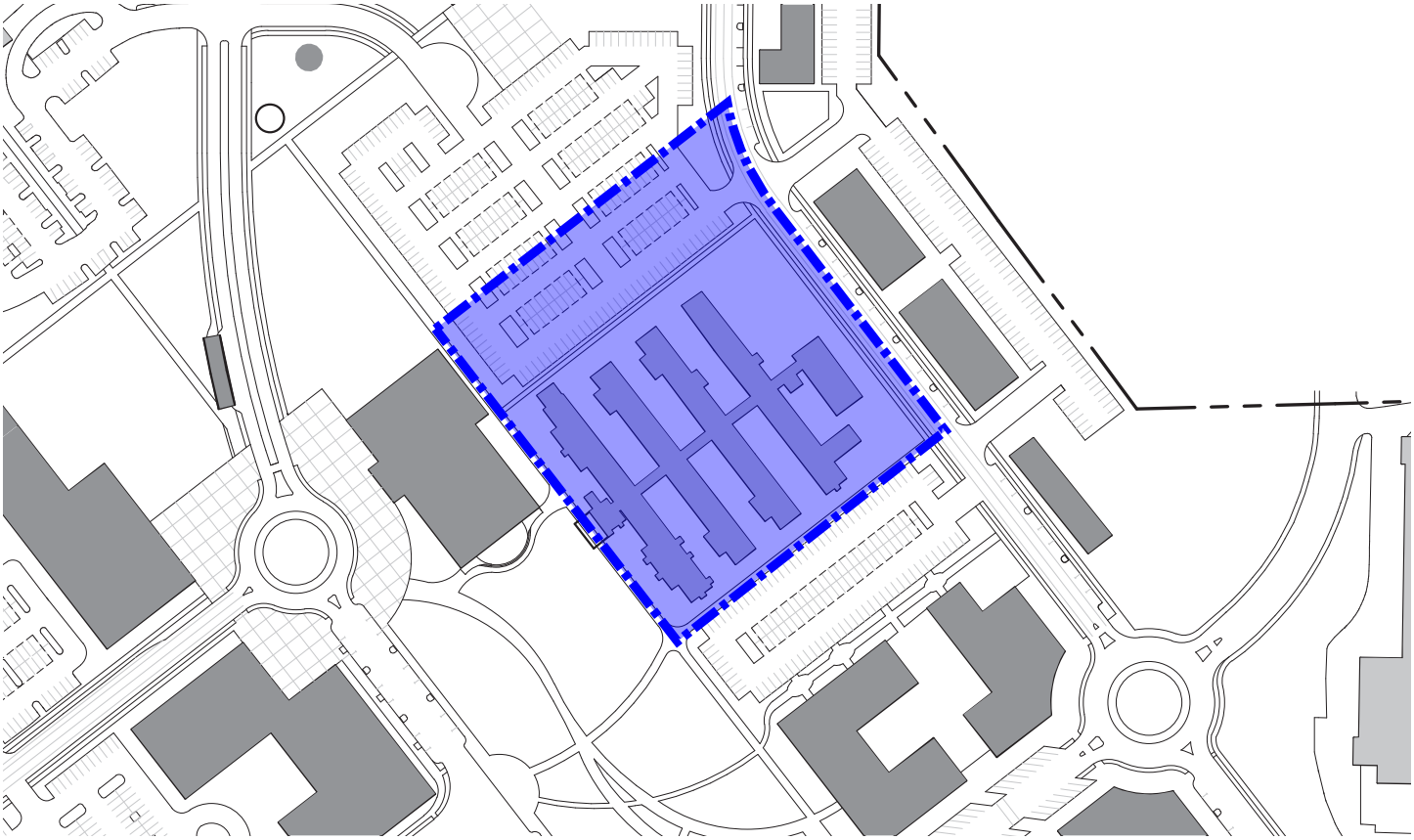
- See section 5

Landscape and Shading Requirement

- All Parking lot Trees shall be planted and maintained throughout the parking lot to ensure that, within fifteen (15) years after establishment of the parking facility, at least fifty (50) percent of the parking area is shaded.
- Shading shall be calculated by using the expected diameter of the tree crown at fifteen years. Where tree shade overlaps, the shade area shall not be double counted.
- Photo-voltaic shade structures are allowed to contribute to the parking lot shading minimum at the discretion of the design review committee.

Land Use Restrictions

- Projects within the DeWitt Heritage designation are limited to the land uses specified in table 2-1 of this document and must follow all permitting requirements identified.



CORPORATION YARD STANDARDS

Summary

The Corporation Yard provides offices, warehouses and maintenance equipment and storage for departments that serve the greater county. A vegetated buffer surrounds the yard to provide security and well as screen the service areas from the remainder of the campus.

Building Heights

- Maximum Height 35’

Allowed Height Exceptions

- See zoning code section 17.54.20 for allowed exceptions.

Minimum Setback

- Front Yard 20’-0”
- Side Yard 20’-0”
- Rear Yard 20’-0”
- Min. Building Separation 0’-0”

Allowed Setback Encroachments

- None

Parking Requirement

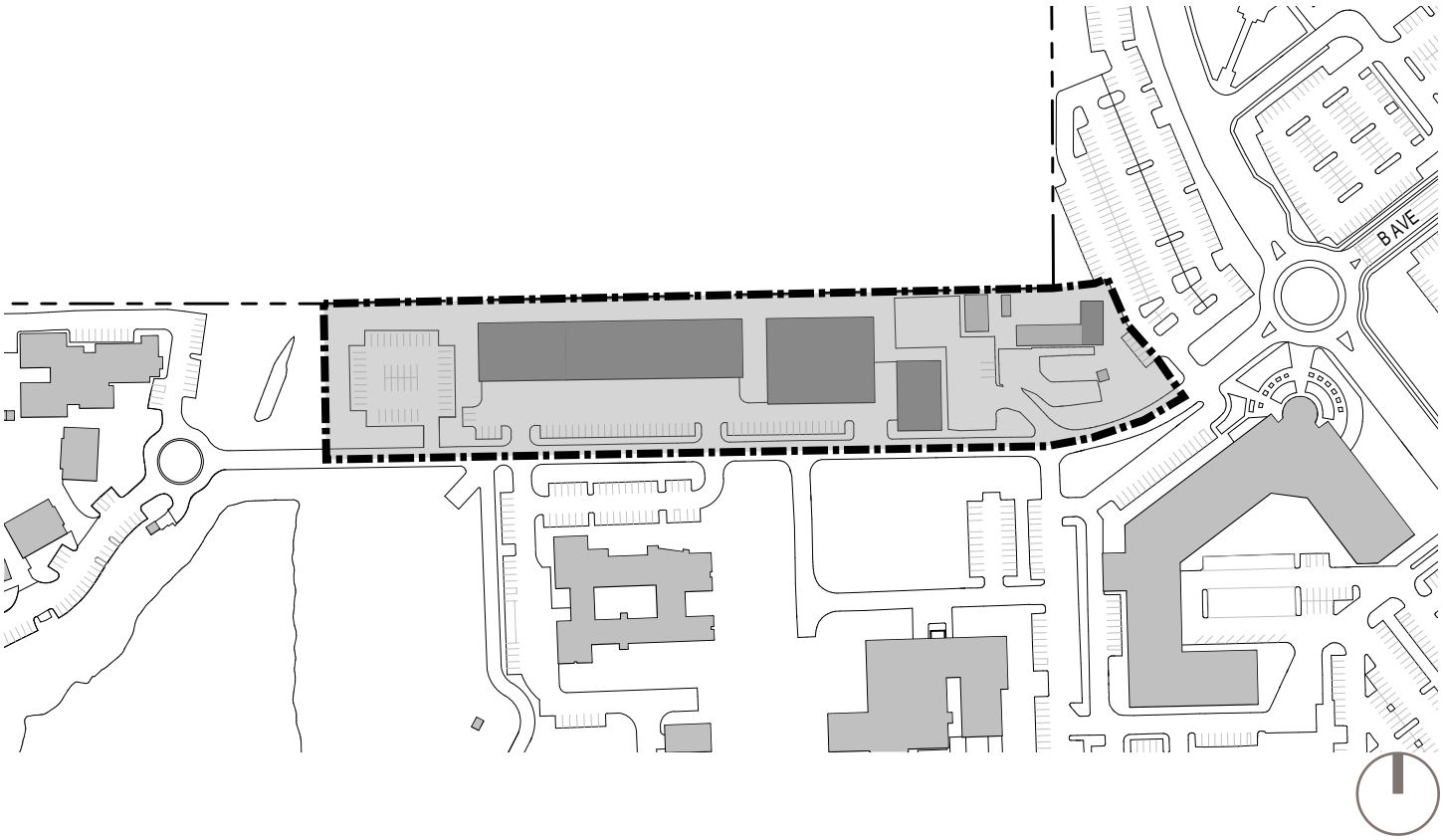
- See section 5

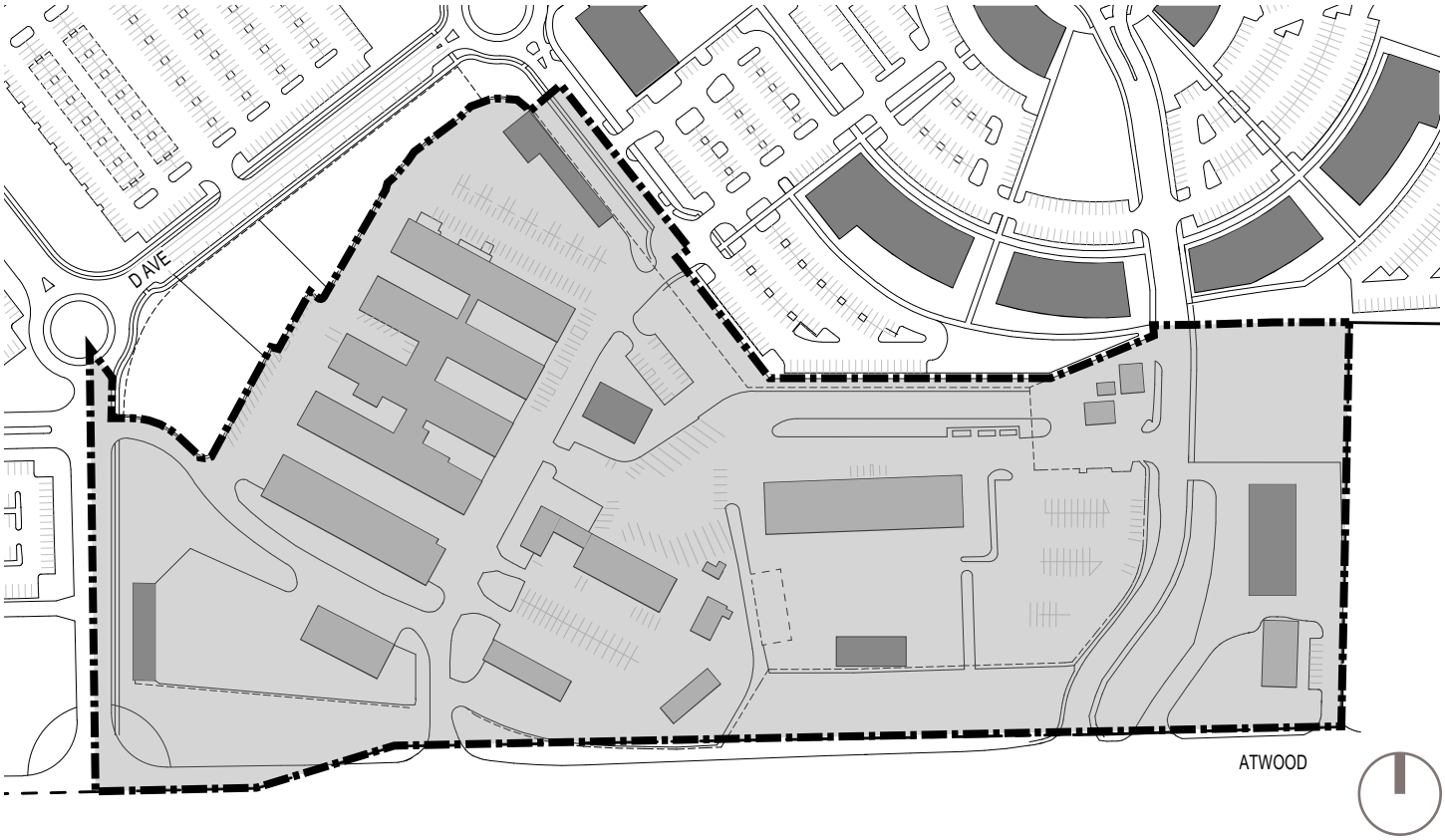
Landscape and Shading Requirement

- A 20’-0” min. vegetated buffer shall be provided on all boundaries except along the B Avenue right of way.

Land Use Restrictions

- Projects within the Corporation Yard land use area designation are limited to offices, offices-temporary, public safety facilities, public utility facilities, repair and maintenance-vehicle, service stations, storage, accessory, storage of petroleum products for use on-site, storage yards and sales lots, warehousing, wholesaling and distribution as specified in the **Service Uses** in table 2-1 of this document and must follow all permitting requirements identified.


B AVE


D AVE
ATWOOD

05 PARKING STANDARDS

Summary

The parking standards list the minimum number of parking spaces required for individual land uses. Typically, street parking does not contribute to these numbers unless otherwise agreed upon by the Design/Site Review Committee. The calculated number of stalls shall be rounded up to the nearest whole number. For uses not shown in the table, see section 17.54.060 of the Placer County Zoning Ordnance.

Shared parking within the PCGC Parking District established in the PCGC Master plan Update is encouraged. To facilitate shared parking, a parking and traffic analysis shall be prepared that lists the project-specific assumptions for the mix of uses, outlines peak parking periods for each type, and demonstrates that adequate parking will be provided. To relax the individual parking requirements, the County Planning Director shall review and determine that, based on the findings in the shared parking analysis, the entire project will not result in a parking shortfall.

For projects within the Town Center, parking requirements may be reduced up to 50% from the following standards if a traffic analysis indicates transit service exists within 300 feet of the property and such a substitute measure would be a viable substitute for parking.

All accessible parking and electrical vehicle charging stations shall be in compliance with the current adopted edition of the California Building Code. Individual projects are encouraged to meet the voluntary measures for EV charging station and clean air vehicle parking.

Land Use Type	Minimum Parking Requirement
Agricultural, Resource, and Open Space Uses	
Animal Keeping and Raising	1 stall per 2000 sf
Plant Nurseries, retail	
Plant Production Nurseries	1 stall per 2400 sf
Manufacturing and Processing	
Artisan Shop	1 stall per 600 sf
Food products	1 stall per 600 sf
Printing and publishing	1 stall per 600 sf
Recreation, Education, and Public Assembly Uses	
Community Centers	1 stall per 100 sf of assembly space + 1 stall per 400 sf of office space
Libraries and Museum	1 stall per 600 sf
Membership organization facilities	1 stall per 300 sf
Houses of Worship	1 stall per 5 fixed seats; 1 stall per 50 sf of multi-use floor area if no fixed seat
Parks and Playgrounds	1 stall per 12,000 sf
Community garden	1 stall per 12,000 sf
Recreation and Fitness Centers	
Studio: art, dance, martial arts, music, etc.	1 stall per 600 sf
Outdoor amphitheater	Determined by MUP or CUP
Temporary Uses and Events	Determined by MUP or CUP
Theaters and Meeting Halls	1 stall per 6 seats
Residential Uses	
Caretaker and Employee Housing	1 stalls per unit
Emergency Shelter, 60 or fewer clients	Determined by MUP or CUP
Emergency Shelter, 61 or more	Determined by MUP or CUP
Home Occupation	1 stall
Live/Work Units	1 stall
Multi-Family Dwellings	
• Studio	0.5 stalls per unit NOTE: If mix of unit types are provided within the building, a reduction of required stalls to 0.0 per studio may be allowed upon D/SRC approval.
• 1 Bed	1 stall per unit

Land Use Type	Minimum Parking Requirement
• 2 Bed	1 stall per unit
• 3 Bed +	2 stalls per unit
• Residential accessory uses (Communal or Office space)	3 stalls per 1000 sf
• Guest Spaces	1 stall per 10 units
Senior housing projects	1.25 stalls per unit
Single-Room Occupancy Units (SRO)	1 stall per unit
Temporary dwelling – hardship/disaster	1 stall per unit
Retail Trade	
Public market	1 stall per 600 sf
Neighborhood market	1 stall per 400 sf
Restaurants	1 stall per 120 sf
Bars and Tap Room	1 stall per 120 sf
Restaurant, Fast Food (excluding drive-in/ drive-thru)	1 stall per 120 sf
Retail Stores, General Merchandise	1 stall per 400 sf
Retail Sales, Outdoor	1 stall per 600 sf
Rooftop Uses	Determined by MUP or CUP
Secondhand stores	1 stall per 400 sf
Wholesale and Retail Sales of Wine and Grape Products	1 stall per 400 sf
Wine Tasting and Retail Sales of Wine-related Merchandise	1 stall per 400 sf
Wineries, Distilleries, Micro-Breweries, and Breweries	1 stall per 400 sf
Service Uses	
Banks and Financial Services (excluding drive-thru)	1 stall per 400 sf
Business Support Services	1 stall per 400 sf
Child/adult Day Care Center	See Zoning Section 17.54.060(C)
Child day care, family care homes	See Section 17.54.060(C)

Land Use Type	Minimum Parking Requirement
Kennels and Animal Boarding	1 stall per 400 sf
Laundries and dry cleaning plants	1 stall per 1800 sf
Medical Services, Clinics and Laboratories	1 stall per 400 sf
Medical services – Veterinary clinics and hospitals	1 stall per 400 sf
Offices	1 stall per 400 sf
Offices, Temporary	1 stall per 400 sf
Personal Services	1 stall per 400 sf
Public safety facilities	Determined by MUP or CUP
Public utility facilities	1 stall per 2000 sf
Repair and maintenance – consumer products	1 stall per 400 sf
Repair and maintenance – Vehicle	1 stall per 400 sf
Service Stations	1 per service bay
Storage, accessory	As required for principal use
Storage of petroleum products for on-site use	As required for principal use
Storage yards and sales lots	1 stall per 2000 sf
Warehousing, wholesaling and distribution	1 stall per 2000 sf
Transient Lodging	
Hotels	1 stall per guest room + 4 stalls per 1000 sf of conference area
Transportation and Communications	
Antennas, Communication Facilities	1 stall per full-time employee
Vehicle Storage	1 stall per 400 sf office plus as needed for vehicle storage

06 SIGNAGE STANDARDS

06.01 Summary

Signage shall be used for building identification, information, wayfinding and traffic control, but not for advertising. All signs are subject to the sign permit requirements and other applicable provisions of Section 17.54.170-200 unless otherwise described below.

Sign permits will be required for all signs within the PCGC MP, regardless of size as identified in 17.54.170.B.

Size shall be determined in accordance with 17.54.170.C.1.

06.02 Building Signs

- Wall Sign, Awning Signs, Canopy Sign
  1.5 sq ft of sign area per 1 linear foot of primary building facade or 36 sq ft of sign area; whichever is greater.
- Blade Sign
  9 sq ft per sign

In mixed-use building typologies, the top of commercial signage shall be located below the finished floor of the residential units.

06.03 Ground Sign

- Monument Signs
  64 sq ft per sign
- Campus Entry Signs & District Signs
  All campus entry and district identification signs shall be reviewed by the appointed design review body for placement, size and aesthetic qualities.

06.04 Window Signs

- Permanent Window signs
  Shall be individual vinyl (or similar) letters or logo permanently affixed to the glazing. Window signs shall not cover more that 25% of the window area.
- Temporary window signs
  Either painted with water-soluble paint, or constructed of paper, cloth or similar expendable material, provided the total area of such signs is not more than 25% of the window area and provided that such signs are in place no longer than thirty (30) days in any sixty (60) day period.

06.05 Prohibited signs

- Abandoned Signs.
- Animated, moving, flashing, blinking, fluctuating, reflecting, revolving or other similar signs.
- Pole mounted billboard signs primary used for advertising.
- Permanently inflated signs such as balloons or other lighter than air signs.
- Electronic readerboard signs other than time and/or temperature and are subject to CUP.
- Hazardous signs that create a traffic safety hazard by interfering with a driver's sight distance.
- Roof signs erected and constructed on and/or over the roof line of a building and supported by the roof structure.
- Signs emitting audible sounds, smoke, fumes, odors or visible matter.
- Signs which imitate or resemble official traffic warning devices or signs, that by color, location, content or lighting may confuse or disorient vehicular or pedestrian traffic, excluding on-site direction signs .
- Signs affixed to or painted on trees, rocks, or other natural features, or on utility poles, street sign poles, traffic signal equipment and poles or garbage receptacles.
- Vehicle signs where the primary purpose of the vehicle is general advertising. This does not apply to signs maintained on vehicles when such advertising is incidental to the primary purpose for which the vehicle is being used (e.g., delivery service, food trucks, etc.).
- Signs that are not permanently affixed to the ground, an approved support structure or a building (portable signs, "A" Fame signs, etc.).
- Signs without permits.

Monument Signs

Blade Sign

Building Signage

07 LIGHTING STANDARDS

07.01 General Standards

- All Parking lot, walkway and building lights shall be directed downward.
- Exterior lights shall not blink or flash. Building, roof line tube lighting, reflective or luminescent wall surfaces are prohibited.
- Exterior lighting shall not be attached to trees except as allowed in section 08.05 of these standards.
- Outdoor lighting shall be used for purposes of illumination only and shall not be designed for, or used as, an advertising display, illumination for aesthetic or dramatic purposes of any building or surrounding landscape. Utilizing exterior light fixtures projected above the horizontal is prohibited.
- The commercial operation of searchlights for advertising or any other purpose is prohibited.

Color Temperature Range

- 3500 (min.)-4000 (max.) Degrees Kelvin

Color Rendering Index

- 80 (min.)

Pedestrian Light Levels

- Commercial: 1.0 Fc average min
- Mixed Use: 0.5 Fc average min
- Residential: 0.4 Fc average min
- Alleys: 0.5 Fc average min
- Other uses: As identified by Placer County

07.02 Parking Lot Light Standards

- All parking lot lighting shall be equipped with dimmers, timers and occupancy sensors for the purpose of reducing light pollution and to save energy usage.

Standard Heights

- 25’ (max)

  Cutoffs shall be provided at property boundaries and near residential developments and as specified in current Placer County code and CBC building code.

07.03 Pedestrian Light Standards

- 12’ (max)

  Cutoffs shall be provided at property boundaries and near residential developments and as specified in current Placer County code and CBC building code.
- Bollards may be used in long pedestrian corridors and in plazas and shall meet minimum candle foot requirements as dictated by current Placer County code.

07.04 Street Light Standards

- 30’ (max)

  Cutoffs shall be provided at property boundaries and near residential developments and as specified in current Placer County code and CBC building code.

07.05 Temporary and Seasonal Light Standards

- Seasonal lighting displays and lighting for special events that conflict with other provisions of this section may be permitted on a temporary basis.

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08 GENERAL DEFINITIONS

Refer to Placer county Zoning Ordinance for all definitions not listed.

Setback
Measured from parcel line and applies to all improvements such as buildings, equipment pads and parking. Projections are allowed as specified in the district standards.

MUP
Minor Use Permit - See Section 17.58.120.

CUP
Conditional Use Permit. See Section 17.58.130.

Artisan Shop
Premises available for the creation, assemblage and/or repair of artifacts, using hand-powered and table-mounted electrical machinery and including their retail sale. Examples include glass blowing, pottery, toy making, etc.

Bike-Share Program
A system of bicycles, bicycle racks and kiosks privately or publicly owned and operated as part of a bike-share program.

Community Garden
Land, often divided into multiple plots, used for the cultivation of food crops and/or non-food ornamental crops, such as flowers, for personal use, consumption, donation or occasional sale, by multiple users and served by a water supply sufficient to support the cultivation practices used on the site. Community gardens may be private or public and may be a principle or accessory use of a site. Accessory structures such as storage sheds may be allowed in a community garden.

Neighborhood Market
A neighborhood serving retail store of 20,000 square feet or less in gross floor area, primarily offering food products, which may also carry a range of merchandise oriented to daily convenience shopping needs and may be combined with food service (e.g., delicatessen), but does not include gas pumps.

Outdoor Amphitheaters, public
An open-air venue used for entertainment and performances typically in the shape of a semicircular plan. It provides a setting for public events (e.g., theater, concerts, lectures, etc).

Public Market
A multi-tenant marketplace that often includes general retail and food-related retail; craft, artisan and maker production and retail; preparation of food; outdoor space; and a common area for dining.

Studio
Art, Dance, Martial Arts, Music, etc: Small scale facilities, typically accommodating no more than two groups of students at a time, in no more than two instructional spaces. Examples of these facilities include: individual and group instruction and training in the arts; production rehearsal; photography and the processing of photographs produced only by users of the studio facilities; martial arts training studios; gymnastics instruction and aerobics and gymnastics studios with no other fitness facilities or equipment. Also includes production studios.

Wineries
Use existing County definition for “Winery”.

Distilleries:
Any establishment where distilled spirits are manufactured. A distillery may include entertainment spaces and a tasting or tap room as part of the principal use if the floor area used for the tap room is incidental to the total floor area of the facility.

Micro-Breweries
An establishment where no more than 15,000 barrels of ales, beers, hard ciders and/or similar beverages are manufactured on the premises. Breweries are classified as any use that manufactures barrels of malt beverages. A micro-brewery may include entertainment spaces and a tasting or tap room as part of the principal use if the floor area used for the tap room is incidental to the total floor area of the facility.

Breweries
An establishment where more than 15,000 barrels of ales, beers, hard ciders and/or similar are manufactured on the premises. Breweries are classified as any use that manufactures barrels of malt beverages. A brewery may include entertainment spaces and a tasting or tap room as part of the principal use if the floor area used for the tap room is incidental to the total floor area of the facility.

Building Height
Means the vertical distance from the average level of the highest and lowest point of that portion of the lot or building site covered by the building.

Right of Way (ROW)
Easement or prescriptive right of way belonging to the county of Placer; a state highway; a private road, easement, or prescriptive right-of-way; and which is customarily used for automobile travel and for providing vehicular access to abutting property, except where such access is restricted The right of way delineation is measured to back of curb.

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