

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

In the matter of: AN ORDINANCE AMENDING CHAPTER 17, ARTICLES 17.04, 17.06, 17.08, 17.10, 17.20, 17.22, 17.26, 17.27, 17.30, 17.32, 17.34, 17.38, 17.44, 17.46, 17.48, 17.50, 17.52, 17.54, AND 17.56 PERTAINING TO THE HOUSING-RELATED CODE AMENDMENTS (PLN18-00320), INCLUDING A MIXED USE COMMUNITY ZONE AND LAND USE TYPE, DENSITY BONUS, CLUSTER LOT DEVELOPMENT, AND MOVEABLE TINY HOUSE REGULATION.

Ordinance No.: _____

Introduced: _____

The following Ordinance was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held on _____, by the following vote:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chair, Board of Supervisors

Attest:

Clerk of said Board

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

WHEREAS, the proposed Housing-Related Code Amendments includes Zoning Text Amendments to Placer County Code Chapter 17 (“Zoning Ordinance” or “Zoning Code”) and is intended to increase the availability and mix of housing types; bring County housing policies consistent with State housing law; implement adopted General Plan policies that support housing development through higher density, mixed use, transit oriented and infill development projects; reduce Vehicle Miles Traveled (VMT) and implement the Board of Supervisors’ adopted Strategic Plan which supports new housing construction for people of all income ranges through for existing and future residents; and

WHEREAS, the Housing-Related Code Amendments’ work program involved a robust public outreach program that included multiple public meetings and workshops and on-going meetings with key stakeholders and community organizations, and various Placer County Municipal Advisory Councils; and

WHEREAS, in accordance with Placer County Code Chapter 17, Article 17.60, Section 17.60.090, on February 25, 2021, notice of the proposed zoning text amendments associated with the Housing-Related Code Amendments was provided to the County’s Municipal Advisory Councils; and

WHEREAS, on October 7, 2021, the Placer County Planning Commission (“Planning Commission”) held a noticed public hearing pursuant to Placer County Code Chapter 17, Article 17.60, Section 17.60.140 to consider the Housing-Related Code Amendments, including the zoning text amendments; and pursuant to Placer County Code Chapter 17, Article 17.60, Section 17.60.090(C), the Planning Commission has made recommendations to the Board of Supervisors (“Board”) related thereto; and

WHEREAS, notice of a public hearing was given in compliance with Placer County Code Chapter 17, Article 17.60, Section 17.60.140, and on [REDACTED], 2021, the Board held the duly noticed public hearing pursuant to Placer County Code Chapter 17, Article 17.60, Section 17.60.090(D) to consider the recommendations of the Planning Commission and to receive public input regarding the proposed Housing-Related Code Amendments, including the proposed zoning text amendments; and

WHEREAS, the purpose of these amendments is to facilitate housing development by allowing for more variation of development in areas where infrastructure and development already exists and capacity to accommodate further residential development. The proposed Housing-Related Code Amendments support implementation of existing General Plan and community plan policies that address the lack of available housing and supports the County’s efforts to have higher-density, mixed use, transit-oriented and infill development, and are consistent State housing regulations; and

WHEREAS, the Board has reviewed the proposed Housing-Related Code Amendments, considered the recommendations of the Planning Commission, received and considered the written and oral comments submitted by the public thereon, and has adopted Resolution No. [REDACTED] - [REDACTED] certifying the Final Environmental Impact Report for the “Housing-Related Code Amendments” and adopted Resolution No. 2021-[REDACTED] to approve the Housing-Related Code General Plan Amendments; and

WHEREAS, the public hearing to consider adoption of this ordinance was noticed in compliance with State law and County Code.

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

SECTION 1. Placer County Code Chapter 17, Article 17.04 - Definitions, Section 17.04.030 is amended as follows:

17.04.030 Definitions of land uses, specialized terms and phrases.

“Agricultural, conservation or open space cluster lot development.” See “Cluster lot development.”

“Caretaker and employee housing” (land use) means permanent or temporary housing that is secondary or accessory to the primary use of the property. Such dwellings are used for housing a caretaker employed on the site of a nonresidential use where a caretaker is needed for security purposes or to provide twenty-four (24) hour care or monitoring facilities, equipment, or other conditions on the site, or **for employees and seasonal workers employed on the site** where work is at in locations **deficient in housing** remote from urban centers. See Section 17.56.090 for specific use requirements applicable to caretaker and employee housing.

“Cluster lot development” (land use) means as to this chapter a residential or mixed use development intended to create a more compact residential footprint to preserve and maintain working agricultural lands, natural lands, or open areas, or to create a cooperative community or work space. Cluster lot development is a clustered group of 4-12 dwellings arranged on a development site around or adjacent to usable common area. Cluster lot development may also encourage affordability, innovation and variety in housing design and site development while ensuring compatibility with surrounding land uses. Cluster lot development may occur on single or multiple parcels and may consist of single-family or multifamily dwelling units. Common spaces are protected with an easement and maintained and monitored by a homeowner’s association or other entity. Cohousing is an example of a cluster lot development in which community facilities are constructed to foster social interaction. See section 17.54.115 for specific use requirements applicable to agricultural, conservation or open space cluster lot development, cottage housing development, and moveable tiny house community.

“Cohousing.” See “Cluster lot development.”

“Common area – cluster lot development” for purposes of this chapter means a parcel or parcels of land used by all occupants of a cluster lot development per section 17.54.115. The common area shall be outside of ponds, wetlands, streams, and sensitive area buffers and on slopes of 10 percent or less and developed and maintained so it is usable for active or passive recreation activities.

“Cottage housing development.” See “Cluster lot development.”

Fourplex. See “Multifamily dwellings.”

“Infill site” means a site in an urbanized area as defined by California Public Resource Code Sections 21061.3, 21071 and 21072.

“Live/work unit” or “live/work space” means a building or spaces within a building **(e.g., studio, or one bedroom)** used jointly for commercial and residential purposes where the residential use of the space is ~~secondary~~ or accessory to the primary use as a place of work. A live/work unit: (a) combines a commercial activity allowed in the zone with a residential living space for the owner of the commercial business, or the owner’s employee, and that person’s household; (b) where the resident owner or employee of the business is responsible for the commercial activity performed; and (c) where the commercial activity conducted takes place subject to a valid business license associated with the premises. ~~Live/work units are an allowed use within the Town Center commercial (-TC) combining district.~~

“Mixed use development” (land use) means a development that allows for the combination of residential, commercial, office and/or recreational land uses. The uses are physically and functionally integrated and provide pedestrian connections. The form of mixed use can encompass a single building, or neighborhood. Mixed use development may be horizontal or vertical in design (see section 17.56.135).

“Moveable tiny House” or “moveable tiny houses” means a separate, independent living quarters that is no larger than 400 square feet; includes basic functional areas that support normal daily routines, including a bathroom, a kitchen, and a sleeping area; is mounted on a wheeled trailer chassis; is designed and built to look like a conventional residential structure, using conventional building materials, and is thus architecturally distinct from traditional mobile homes and recreational vehicles; and is titled and registered to tow legally under the California Department of Motor Vehicles (See section 17.56.400 for specific use requirements applicable to moveable tiny houses).

“Moveable tiny house community.” See “Cluster lot development.”

“Multifamily dwellings” (land use) mean and include: (1) a building or a portion of a building used and/or designed as residences for two or more families living independently of each other; or (2) two or more detached single-family dwellings on a single lot where all of the single-family dwellings and the lot are under common ownership, provided that one of the units is not an accessory or junior accessory dwelling unit. Includes halfplex structures (a halfplex is a single dwelling unit that is half of a two-unit building where a property line separates the two units), duplexes, triplexes, and fourplexes (detached buildings under one ownership with two, three or four dwelling units (respectively) in the same building) and apartments (five or more units under one ownership in a single building); ~~common ownership~~; **studio and efficiency apartments; cottage housing development; cohousing;** and boarding and rooming houses (see “Boarding and rooming

house”). **Multifamily dwellings can provide a compatible transition between lower-density residential neighborhoods and high-density urban centers.**

“Seasonal worker housing.” See “Caretaker and employee housing.”

“Single-family dwelling” (land use) means a building designed for and/or occupied exclusively by one family. Also includes factory-built housing (modular housing), manufactured housing (mobile homes), **moveable tiny houses**, and the rental of bedrooms within a single-family dwelling to no more than four boarders. More than four boarders constitutes a boarding house, which is included within the definition of “Multifamily dwelling.” See Section 17.56.230 for specific use requirements applicable to single-family dwellings.

“Town center” means an area where residential, commercial, employment and civic uses are all present and integrated. Housing can include multifamily dwellings or live/work units or live/work spaces.

“Triplex.” See “Multifamily dwellings.”

SECTION 2. Placer County Code Chapter 17, Article 17.06 – Zoning Districts Established, Section 17.06.050 is hereby amended as follows:

17.06.050 Land use and permit tables.

B. Type of Permit Required. When the tables in subsection (D) of this section and the zone and combining district requirements of Sections 17.06.060 et seq., show a particular land use as being allowable in a zone, the use is identified as being subject to one of the following land use permit requirements.

1. Zoning Compliance. These uses are allowed without land use permit approval subject to compliance with all applicable provisions of this chapter (“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 particular zone.

2. Zoning Clearance. These uses are allowable subject to zoning clearance (“C” uses on the tables) (see Section 17.06.040). 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 (e.g., setbacks, 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 (e.g., houses in residential zones), and are un-likely to create any

problems that will not be adequately handled by the development standards of Article 17.54 of this ordinance (General Development Standards) and this subchapter.

3. Administrative Review Permit (ARP). These uses are allowable subject to approval of an administrative review permit (see Section 17.58.100). 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 purposes of an administrative review permit **are** to allow planning **division** department-staff and the zoning administrator to evaluate a proposed use **to ensure that all applicable zoning requirements will be satisfied (e.g., setbacks, height limits, parking requirements, etc.)** to determine if problems may occur, 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.

D. Tables. The following tables, and the lists of allowable uses in Sections 17.06.060 et seq., contain the same requirements for allowable uses and land use permit requirements. The tables in this section are for convenience, to simultaneously show all zone districts, the uses allowed within them, and the permit requirements applicable to each use.

LAND USE TYPES	ZONE DISTRICTS																					
	RESIDENTIAL				COMMERCIAL								INDUSTRIAL				AGRICULTURAL, RESOURCE OPEN SPACE					
	RS	RM	RA	RF	C1	C2	C3	CPD	HS	OP	RES	MU	AP	BP	IN	INP	AE	F	FOR	O	TPZ	W
Agricultural, Resource and Open Space Uses																						
Agricultural accessory structures (Section 17.56.020(B))			C	C							C						C	C	C	C	C	
Agricultural processing			MUP	MUP			C								C	MUP	MUP	MUP	MUP		MUP	
Animal raising and keeping (Section 17.56.050)	*	*	*	*	*	*	*				*	*	*	*	*	*	*	*	*	*	*	*
Animal sales yards, feed lots, stockyards															CUP		CUP	CUP				
Chicken, turkey and hog ranches																	CUP	CUP				
Crop production			A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Equestrian facilities (Section 17.56.050)			*	*							*						*	*	*	*	*	*
Fertilizer plants															CUP			CUP				
Fisheries and game preserves	A		A	A							A						A	A	A	A	A	A
Forestry			A	A	A	A	A	A	A	A	A		A	A			A	A	A	A	A	A
Grazing			A	A	A	A	A	A	A	A			A	A			A	A	A	A	A	A
Mining, surface and subsurface (Section 17.56.270)			CUP	CUP							CUP				CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Oil and gas wells																	CUP	CUP	CUP	CUP	CUP	CUP
Plant nurseries, retail (See Section 17.56.165)					MUP	C	C	CUP	C		CUP	CUP			C	MUP	MUP	MUP	MUP			
Plant production nurseries (See Section 17.56.165)			*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Water extraction and storage (commercial)			CUP	CUP			CUP	CUP	CUP		CUP		CUP		CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Winery			*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Manufacturing and Processing Uses	RS	RM	RA	RF	C1	C2	C3	CPD	HS	OP	RES	MU	AP	BP	IN	INP	AE	F	FOR	O	TPZ	W
Chemical products															CUP	CUP						

17.08.010 Agricultural exclusive (AE).

B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the AE zone as provided by Section 17.06.050 (Land use and permit tables), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION:

Residential Uses		
Accessory and junior accessory dwelling units	C	17.56.200
Caretaker and employee housing	MUP <u>C</u>	17.56.090
Farmworker dwelling unit	A	17.56.095

SECTION 4. Placer County Code Chapter 17, Article 17.10 – Farm (F) District, Section 17.10.010 is hereby amended as follows:

17.10.010 Farm (F).

B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the F zone as provided by Section 17.06.050 (Land use and permit tables), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION:

Residential Uses		
Accessory and junior accessory dwelling units	C	17.56.200
Caretaker and employee housing	MUP C	17.56.090
<u>Cluster lot development – Agriculture, conservation, open space</u>	<u>CUP</u>	<u>17.54.115</u>
Farmworker dwelling unit	A	17.56.095

SECTION 5. Placer County Code Chapter 17, Article 17.20 – Commercial Planned Development (CPD) District, Section 17.20.010 is hereby amended as follows:

17.20.010 Commercial planned development (CPD).

A. Purpose and Intent. The purpose of the commercial planned development (CPD) zone district is to designate areas appropriate for ~~mixed-use community shopping centers~~ **mixed use development projects**, office parks, and other similar developments, where excellence in site planning and building design are important objectives.

B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the CPD zone district as provided by Sections 17.06.030 et seq., (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter. See also subsection C of this section for permit requirements where a proposed site is to be subdivided.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION:

Recycling collection stations		See Section 17.56.170
<u>Mixed Use</u>		
<u>Mixed Use Development</u>	<u>C</u>	<u>17.56.135</u>
<u>Live/Work</u>	<u>C</u>	<u>17.56.135</u>
Recreation, Education and Public Assembly Uses		

Residential Uses		
Accessory and junior accessory dwelling units	C	17.56.200

Caretaker and employee housing	C	17.56.090
<u>Cluster Lot Development – Cottage Housing</u>	<u>C</u>	<u>17.54.115</u>
<u>Cluster Lot Development – Moveable Tiny House Community</u>	<u>C</u>	<u>17.54.115</u>
Emergency shelter, 60 or fewer clients	CUP	17.56.295
Emergency shelter, 61 or more clients	CUP	17.56.295
Home occupations	C	17.56.120
Multifamily dwellings, any-size	<u>CUP C</u>	<u>17.56.135</u> 17.20.010

E. Residential Density. Allowed density for multifamily residential development shall be ~~one~~ **one unit for each two thousand (2,000) square feet of site area established by Articles 17.54 (General Development Standards) or 17.56 (Specific Use Requirements) for a particular use or situation.**

F. Site Development Standards. The following requirements shall apply to all new development in the CPD zone, except where otherwise provided by Articles 17.54 (General Development Standards) or 17.56 (Specific Use Requirements) for a particular use or situation. Proposed buildings and structures shall be designed and constructed to satisfy the following setback, site coverage, and height limit requirements:

Development feature	Requirement
Setbacks (1) (2)	
Front	As required by CUP or MUP
Street-side	
Side	
Rear	
Site coverage (3)	50 percent maximum
Height limit (4)	50 feet maximum

- (1) Additional requirements for setbacks from watercourses and all roads identified in the highway deficiency report and countywide capital improvement program, setbacks between structures on the same site, and setbacks in other situations are established by Section 17.54.140 (Exceptions to front, street-side, side and rear setbacks) and by Article 17.56 for certain specific land uses.
- (2) As required by the California Board of Forestry Fire Safe regulations, Section 1276.01, Title 14, California Code of Regulations, if lot is one acre or larger in size.
- (3) The percentage of total site area that may be covered by buildings or structures. **Residential and mixed use structures are exempt from site coverage.**
- (4) Except as otherwise provided by Section 17.54.020 (Height limits and exceptions), or by Article 17.56 for a specific use.

SECTION 6. Placer County Code Chapter 17, Article 17.22 – General Commercial (C2) District, Section 17.22.010 is hereby amended as follows:

17.22.010 General commercial (C2).

B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the C2 zone district as provided by Sections 17.06.030 et seq., (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION:

Recycling collection stations		See Section 17.56.170
Mixed Use		
Mixed Use Development	C	17.56.135
Live/Work	C	17.56.135
Recreation, Education and Public Assembly Uses		

Residential Uses		
Accessory and junior accessory dwelling units	C	17.56.200
Caretaker and employee housing	C	17.56.090
Emergency shelter, 60 or fewer clients	CUP	17.56.295
Emergency shelter, 61 or more clients	CUP	17.56.295
Home occupations	C	17.56.120
Mobile home parks	CUP	17.56.140
Multifamily dwellings, any size	CUP C	17.56.135 22.010

D. Residential Density. Allowed density for multifamily residential development shall be ~~one unit for each two thousand (2,000) square feet of site area~~ **established by Articles 17.54 (General Development Standards) or 17.56 (Specific Use Requirements) for a particular use or situation.**

E. Site Development Standards. The following requirements shall apply to all new development in the C2 zone, except where otherwise provided by Articles 17.54 (General Development Standards), or 17.56 (Specific Use Requirements) for a particular use or situation. Proposed buildings and structures shall be designed and constructed to satisfy the following setback, site coverage, and height limit requirements:

Development Feature	Requirement
Setbacks (1) (2) (3)	
Front	10 feet minimum (5 feet for signs)
Street-side	<u>10 feet</u>
Side	0 feet, 5 feet minimum

Rear	0 feet, 5 feet minimum
Site coverage (4)	40 percent maximum for multifamily dwellings 100 percent otherwise
Height limit (5)	50 feet maximum

- (1) Additional requirements for setbacks from watercourses and all roads identified in the highway deficiency report and countywide capital improvement program, setbacks between structures on the same site, and setbacks in other situations are established by Section 17.54.140 (Exceptions to front, street-side, side and rear setbacks) and by Article 17.56 for certain specific land uses.
- (2) A ten (10) foot front and street-side setback (or outside minimum twelve and one-half (12.5) foot multi-purpose easement or public utility easement that is adjacent to any public roadways, streets or driveways) and a five-foot side setback and a five-foot rear setback is required for all residential uses in a commercial zone district, and for all commercial uses abutting a residential zone district.
- (3) As required by the California Board of Forestry and Fire Safe Regulations, Section 1276.01, Title 14, California Code of Regulations, if lot is one acre or larger in size.
- (4) The percentage of total site area that may be covered by buildings or structures. **Residential and mixed use structures are exempt from site coverage.**
- (5) Except as otherwise provided by Section 17.54.020 (Height limits and exceptions), or by Article 17.56 for a specific use.

SECTION 7. Placer County Code Chapter 17, Article 17.26 – Highway Services (HS) District, Section 17.26.010 is hereby amended as follows:

17.26.010 Highway services (HS).

B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the HS zone district as provided by Section 17.06.030 et seq. (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION:

Residential Uses		
Accessory and junior accessory dwelling units	C	17.56.200
Caretaker and employee housing	C	17.56.090
Emergency shelter, 60 or fewer clients	MUP	17.56.295
Emergency shelter, 61 or more clients	MUP	17.56.295
Home occupations	C	17.56.120
Multifamily dwellings, any size	MUP	17.56.135 26.010

D. Residential Density. Allowed density for ~~multi-family~~ **multifamily** residential development shall be ~~one unit for each two thousand (2,000) square feet of site area~~ **established by Articles 17.54 (General Development Standards) or 17.56 (Specific Use Requirements) for a particular use or situation.**

E. Site Development Standards. The following requirements shall apply to all new development in the HS zone, except where otherwise provided by Articles 17.54 (General Development Standards) or 17.56 (Specific Use Requirements) for a particular use or situation. Proposed buildings and structures shall be designed and constructed to satisfy the following setback, site coverage, and height limit requirements:

Development Feature	Requirement
Setbacks (1) (2) (3)	
Front	25 feet minimum
Street-side	25 feet minimum
Side	5 feet minimum
Rear	5 feet minimum
Site coverage (4)	40 percent maximum
Height limit (5)	35 feet maximum

- (1) Additional requirements for setbacks from watercourses and all roads identified in the highway deficiency report and countywide capital improvement program, setbacks between structures on the same site, and setbacks in other situations are established by Section 17.54.140 (Exceptions to front, street-side, side and rear setbacks) and by Article 17.56 for certain specific land uses.
- (2) A ten (10) foot front and street-side setback (OR outside of a minimum twelve and one-half (12.5) foot multi-purpose easement or public utility easement that is adjacent to any public roadways, streets or driveways) and a five-foot side setback and a five (5) foot rear setback is required for all residential uses in a commercial zone district and for all commercial uses abutting a residential zone district.
- (3) As required by the California Board of Forestry Fire Safe Regulations, Section 1276.01, Title 14, California Code of Regulations, if lot is one acre or larger in size.
- (4) The percentage of total site area that may be covered by buildings or structures. **Residential and mixed use structures are exempt from site coverage.**
- (5) Except as otherwise provided by Section 17.54.020 (Height limits and exceptions), or by Article 17.56 for a specific use.

SECTION 8. Placer County Code Chapter 17, is hereby amended to add Article 17.27 – Mixed Use Community (MU) District, as follows:

Article 17.27 MIXED USE COMMUNITY (MU) DISTRICT

Section: 17.27.010 Mixed use community (MU).

A. Purpose and Intent. The purpose of the mixed use community district (“MU District”) is to provide a balanced mix of residential and employment opportunities to create focal points of activity in the form of mixed use centers, nodes, or corridors. The MU District is intended to provide neighborhood-scaled pedestrian-oriented mixed use centers and corridors with a range of residential, retail, service, and office uses that are compatible with adjacent development. The MU District supports service, commercial, employment, and housing needs of established and growing communities. The MU District standards create efficient use of land and public services, foster a mix of housing and employment opportunities, provide transportation options and reduce reliance on the automobile, provide business services close to major employment centers, and ensure compatibility of mixed use developments with the surrounding area.

B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the MU District as provided by Section 17.06.050, subject to the land use permit and

minimum lot area shown for each use, applicable specific standards, and all other applicable provisions of this chapter.

<u>ALLOWABLE LAND USES</u>	<u>LAND USE PERMIT</u>	<u>SPECIFIC STANDARDS IN SECTION:</u>
<u>Agricultural, Resource and Open Space Uses</u>		
<u>Animal raising and keeping¹</u>		<u>See Section 17.56.050</u>
<u>Crop production</u>	<u>A</u>	
<u>Plant nurseries, retail</u>	<u>CUP</u>	<u>17.56.165</u>
<u>Plant production nursery</u>		<u>See Section 17.56.165</u>
<u>Winery²</u>		<u>See Section 17.56.330</u>
<u>Manufacturing and Processing Uses</u>		
<u>Small-scale manufacturing</u>	<u>MUP</u>	
<u>Mixed Use</u>		
<u>Mixed Use development</u>	<u>C</u>	<u>17.56.135</u>
<u>Live/Work</u>	<u>C</u>	<u>17.56.135</u>
<u>Recreation, Education and Public Assembly Uses</u>		
<u>Community center</u>	<u>CUP</u>	<u>17.56.340</u>
<u>Houses of worship</u>	<u>MUP</u>	
<u>Libraries and museums</u>	<u>C</u>	
<u>Membership organization facilities</u>	<u>MUP</u>	
<u>Parks, playgrounds, golf courses</u>	<u>C</u>	
<u>Recreation and fitness centers</u>	<u>MUP</u>	
<u>Schools – college and university</u>	<u>CUP</u>	
<u>Schools – Specialized education and training</u>	<u>CUP</u>	
<u>Temporary events</u>		<u>17.56.300</u>
<u>Theaters and meeting halls</u>	<u>MUP</u>	
<u>Residential Uses</u>		
<u>Accessory and junior accessory dwelling units</u>	<u>C</u>	<u>17.56.200</u>
<u>Caretaker and employee housing</u>	<u>C</u>	<u>17.56.090</u>
<u>Cluster Lot Development – Cottage Housing</u>	<u>C</u>	<u>17.54.115</u>
<u>Cluster Lot Development – Moveable Tiny House Community</u>	<u>C</u>	<u>17.54.115</u>
<u>Emergency shelter, 60 or fewer clients</u>	<u>MUP</u>	<u>17.56.295</u>
<u>Emergency shelter, 61 or more clients</u>	<u>MUP</u>	<u>17.56.295</u>
<u>Home occupations</u>	<u>C</u>	<u>17.56.120</u>
<u>Mobile home parks</u>	<u>CUP</u>	<u>17.56.140</u>
<u>Multifamily dwellings</u>	<u>C</u>	<u>17.56.135</u>
<u>Residential accessory uses</u>	<u>C</u>	<u>17.56.180</u>

<u>ALLOWABLE LAND USES</u>	<u>LAND USE PERMIT</u>	<u>SPECIFIC STANDARDS IN SECTION:</u>
<u>Residential care homes, 6 or fewer clients</u>	<u>C</u>	
<u>Senior housing projects</u>	<u>CUP</u>	<u>17.56.210</u>
<u>Single-room occupancy residential housing, any size</u>	<u>C</u>	<u>17.56.233</u>
<u>Storage, accessory</u>		<u>17.56.250</u>
<u>Temporary dwelling</u>		<u>17.56.280</u>
<u>Retail Trade</u>		
<u>Grocery and liquor stores</u>	<u>MUP</u>	
<u>Outdoor retail sales</u>		<u>See Section 17.56.160</u>
<u>Restaurants and bars</u>	<u>C</u>	<u>17.56.190</u>
<u>Restaurants, fast food</u>	<u>C</u>	<u>17.56.190</u>
<u>Retail stores, general merchandise</u>	<u>C</u>	
<u>Roadside stands for agricultural products</u>	<u>C</u>	
<u>Secondhand stores</u>	<u>C</u>	
<u>Service Uses</u>		
<u>Banks and financial services</u>	<u>C</u>	
<u>Business support services</u>	<u>C</u>	
<u>Child/adult day care centers</u>	<u>MUP</u>	
<u>Child day care, family care homes</u>	<u>C</u>	
<u>Laundries and dry cleaning plants</u>	<u>C</u>	
<u>Medical services - Clinics and laboratories</u>	<u>C</u>	
<u>Medical services - Veterinary clinics and hospitals</u>	<u>CUP</u>	
<u>Offices</u>	<u>C</u>	
<u>Offices, temporary</u>	<u>C</u>	<u>17.56.300</u>
<u>Personal services</u>	<u>C</u>	
<u>Public safety facilities</u>	<u>CUP</u>	
<u>Public utility facilities</u>	<u>MUP</u>	
<u>Repair and maintenance – Consumer products</u>	<u>MUP</u>	
<u>Transient Lodging</u>		
<u>Bed and breakfast lodging</u>	<u>C</u>	<u>17.56.070</u>
<u>Hotels and motels</u>	<u>C</u>	<u>17.56.130</u>
<u>Transportation and Communications</u>		
<u>Antennas, communications facilities</u>		<u>See Section 17.56.060</u>
<u>Harbor facilities and marinas</u>	<u>MUP</u>	
<u>Pipelines and transmission lines</u>	<u>A</u>	
<u>Transit stations and terminals</u>	<u>MUP</u>	

<u>ALLOWABLE LAND USES</u>	<u>LAND USE PERMIT</u>	<u>SPECIFIC STANDARDS IN SECTION:</u>
<u>Vehicle storage</u>	<u>MUP</u>	

- (1) Uses shall be regulated per Section 17.56.050 consistent with the Neighborhood commercial (C1) zone district.
(2) Uses shall be regulated per Section 17.56.330 consistent with the Neighborhood commercial (C1) zone district.

C. Minimum Parcel Size. Each parcel proposed for development or a new land use, and each new parcel proposed in a subdivision shall comply with the following provisions and Section 17.54.040 (Minimum parcel size). New parcels proposed in a subdivision shall also satisfy all applicable provisions of Chapter 16 of this code (Subdivisions).

1. Minimum Lot Area. Minimum lot area shall contain a minimum area of twenty thousand (20,000) square feet.
2. Minimum Lot Width. Minimum lot area shall not be less than one hundred (100) feet.

D. Residential Density. Allowed density for multifamily residential development shall be established by Articles 17.54 (General Development Standards) or 17.56 (Specific Use Requirements) for a particular use or situation.

E. Site Development Standards. The following requirements shall apply to all new development in the MU zone, except where otherwise provided by Articles 17.54 (General Development Standards) or 17.56 (Specific Use Requirements) for a particular use or situation. Proposed buildings and structures shall be designed and constructed to satisfy the following setback, site coverage, and height limit requirements:

<u>Development Feature</u>	<u>Requirement</u>
<u>Setbacks (1) (2) (3)</u>	
<u>Front</u>	<u>10 feet minimum (5 feet for signs)</u>
<u>Street-side</u>	<u>5 feet</u>
<u>Side</u>	<u>0 feet, 5 feet minimum</u>
<u>Rear</u>	<u>0 feet, 5 feet minimum</u>
<u>Site coverage (4)</u>	<u>80 percent</u>
<u>Height limit (5)</u>	<u>50 feet maximum</u>

- (1) Additional requirements for setbacks from watercourses and all roads identified in the highway deficiency report and countywide capital improvement program, setbacks between structures on the same site, and setbacks in other situations are established by Section 17.54.140 (Exceptions to front, street-side, side and rear setbacks) and by Article 17.56 for certain specific land uses.
- (2) A ten (10) foot front and street-side setback (or outside minimum twelve and one half (12.5) foot multi-purpose easement or public utility easement that is adjacent to any public roadways, streets or driveways) and a five-foot side setback and a five-foot rear setback is required for all residential uses in a commercial zone district, and for all commercial uses abutting a residential zone district.
- (3) As required by the California Board of Forestry and Fire Safe Regulations, Section 1276.01, Title 14, California Code of Regulations, if lot is one acre or larger in size.
- (4) The percentage of total site area that may be covered by buildings or structures. Residential and mixed use structures are exempt from site coverage.
- (5) Except as otherwise provided by Section 17.54.020 (Height limits and exceptions), or by Article 17.56 for a specific use.

SECTION 9. Placer County Code Chapter 17, Article 17.30 – (Neighborhood Commercial (C1) District, Section 17.30.010 is hereby amended as follows:

17.30.010 Neighborhood commercial (C1)

B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the C1 zone district as provided by Sections 17.06.030 et seq., (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION:

Recycling collection stations		See Section 17.56.170
<u>Mixed Use</u>		
<u>Mixed Use development</u>	<u>C</u>	<u>17.56.135</u>
<u>Live/Work</u>	<u>C</u>	<u>17.56.135</u>
Recreation, Education and Public Assembly Uses		

<u>Residential Uses</u>		
Accessory and junior accessory dwelling units	C	17.56.200
Caretaker and employee housing	C	17.56.090
Emergency shelter, 60 or fewer clients	MUP	17.56.295
Emergency shelter, 61 or more clients	MUP	17.56.295
Home occupations	C	17.56.120
Mobile home parks	CUP	17.56.140
Multifamily dwellings	<u>MUP C</u>	<u>17.56.135 17.30.010(D)</u>

D. Residential Density. Allowed density for multi-family **multifamily** residential development shall be **established by Articles 17.54 (General Development Standards) or 17.56 (Specific Use Requirements) for a particular use or situation.** ~~one unit for each two thousand (2,000) square feet of site area; except in the Lake Tahoe area, where maximum density shall be one unit for each three thousand (3,000) square feet of site area.~~

E. Site Development Standards. The following requirements shall apply to all new development in the C1 zone, except where otherwise provided by Article 17.54 (General Development Standards) or 17.56 (Specific Use Requirements) for a particular use or situation. Proposed buildings and structures shall be designed and constructed to satisfy the following setback, site coverage, and height limit requirements:

Development Feature	Requirement
Setbacks (1) (4)	
Front (3)	10 feet minimum, 5 feet for signs
Street-side (3)	10 feet
Side (2)	0 feet, 5 feet
Rear (2)	0 feet, 5 feet
Site coverage (5)	40 percent maximum
Height limit (6)	30 feet maximum

- (1) Additional requirements for setbacks from watercourses and all roads identified in the highway deficiency report and countywide capital improvement program, setbacks between structures on the same site, and setbacks in other situations are established by Section 17.54.140 (Exceptions to front, street-side, side and rear setbacks) and by Article 17.56 for certain specific land uses.
- (2) A five-foot setback is required for all residential uses, or where a side lot line abuts a residential zone district. A ten (10) foot setback is required where a rear lot line abuts a residential zone.
- (3) A ten (10) foot front and street-side setback (or outside a minimum twelve and one-half (12.5) foot multi-purpose easement or public utility easement that is adjacent to any public roadways, streets or driveways).
- (4) As required by the California Board of Forestry Fire Safe Regulations, Section 1276.01, Title 14, California Code of Regulations, if lot is one acre or larger in size.
- (5) The percentage of total site area that may be covered by buildings or structures. **Residential and mixed use structures are exempt from site coverage.**
- (6) Except as otherwise provided by Section 17.54.020 (Height limits and exceptions), or by Article 17.56 for a specific use.

SECTION 10. Placer County Code Chapter 17, Article 17.32 – Office and Professional (OP) District, Section 17.32.010 is hereby amended as follows:

17.32.010 Office and professional (OP).

B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the OP zone district as provided by Sections 17.06.030 et seq., (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION:

Printing and Publishing	MUP	
Mixed Use		
Mixed Use development	C	17.56.135
Live/Work	C	17.56.135
Recreation, Education and Public Assembly Uses		

Residential Uses		
Caretaker and employee housing	C	17.56.090
Home occupations	C	17.56.120
Multifamily dwellings	MUP	17.56.135

D. Residential Density. Allowed density for multifamily residential development shall be established by Article 17.54 (General Development Standards) or Article 17.56 (Specific Use Requirements) for a particular use or situation.

DE. Site Development Standards. The following requirements shall apply to all new development in the OP zone, except where otherwise provided by Article 17.54 (General Development Standards) or 17.56 (Specific Use Requirements) for a particular use or situation. Proposed buildings and structures shall be designed and constructed to satisfy the following setback, site coverage, and height limit requirements:

Development Feature	Requirement
Setbacks (1) (3)	
Front (2)	20 feet minimum
Street-side (2)	10 feet
Side	15 feet total; 5 feet minimum
Rear	10 feet minimum
Site coverage (4)	40 percent maximum
Height limit (5)	30 feet maximum

- (1) Additional requirements for setbacks from watercourses and all roads identified in the highway deficiency report and countywide capital improvement program, setbacks between structures on the same site, and setbacks in other situations are established by Section 17.54.140 (Exceptions to front, street-side, side and rear setbacks) and by Article 17.56 for certain specific land uses.
- (2) A ten (10) foot front and street-side setback (OR outside of a minimum twelve and one-half (12.5) foot multi-purpose easement or public utility easement that is adjacent to any public roadways, streets or driveways).
- (3) As required by the California Board of Forestry Fire Safe Regulations, Section 1276.01, Title 14, California Code of Regulations, if lot is one acre or larger in size.
- (4) The percentage of total site area that may be covered by buildings or structures. **Residential and mixed use structures are exempt from site coverage.**
- (5) Except as otherwise provided by Section 17.54.020 (Height limits and exceptions), or by Article 17.56 for a specific use.

SECTION 11. Placer County Code Chapter 17, Article 17.34 – Resort (RES) District, Section 17.34.010 is hereby amended as follows:

17.34.010 Resort (RES).

B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the RES zone district as provided by Sections 17.06.030 et seq., (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION:

Winery		See Section 17.56.330
Mixed Use		
Mixed Use development	C	17.56.135
Live/Work	C	17.56.135
Recreation, Education and Public Assembly Uses		

Residential Uses		
Accessory and junior accessory dwelling units	C	17.56.200
Caretaker and employee housing	MUP C	17.56.090
Cluster Lot Development – Cottage Housing	C	17.54.115
Cluster Lot Development – Moveable Tiny House Community	C	17.54.115
Emergency shelter, 60 or fewer clients	MUP	17.56.295
Emergency shelter, 61 or more clients	MUP	17.56.295
Home occupations	C	17.56.120
Mobile homes	C	17.56.150
Multifamily dwellings	MUP C	17.56.135

D. Residential Density.

The maximum density for single-family dwellings in the RES zone shall be one unit per parcel of the minimum lot area required by subsection C of this section (Minimum Parcel Size), except where additional units are approved pursuant to Section 17.56.230 (Single-family dwellings, density), or 17.56.200 (Secondary dwellings). **Allowed density for multifamily residential development shall be established by Articles 17.54 (General Development Standards) or 17.56 (Specific Use Requirements) for a particular use or situation.**

SECTION 12. Placer County Code Chapter 17, Article 17.38 – Business Park (BP) District, Section 17.38.010 is hereby amended as follows:

17.38.010 Business park (BP).

B. Allowable land uses and permit requirements. The land uses allowed in the BP zone district are limited to the following, and any uses determined to be similar in character, as provided by Section 17.02.050 (Interpretation—Allowable Uses of Land), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter. See also subsection C of this section for permit requirements where a proposed site is to be subdivided.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION:

Small-scale manufacturing	C	
<u>Mixed Use</u>		
<u>Mixed Use development</u>	<u>C</u>	<u>17.56.135</u>
<u>Live/Work</u>	<u>C</u>	<u>17.56.135</u>
Recreation, Education and Public Assembly Uses		

Residential Uses		
Caretaker and employee housing	MUP C	17.56.090
Home occupations	C	17.56.120

SECTION 13. Placer County Code Chapter 17, Article 17.44 - Residential Agricultural (RA) District, Section 17.44.010 is hereby amended as follows:

17.44.010 Residential-agricultural (RA).

B. Allowable Land Uses, Permit Requirements and Minimum Lot Area. The following land uses are allowed in the RA zone as provided by Section 17.06.050 (Land use and permit tables), subject to the land use permit and minimum lot area shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	MINIMUM ⁽¹⁾ LOT AREA (sq. ft.)	SPECIFIC STANDARDS IN SECTION:

Temporary events	MUP		17.56.300
Residential Uses			
Accessory and junior accessory dwelling units	C	0	17.56.200
<u>Cluster Lot Development – Agriculture, Conservation, Open Space</u>	<u>CUP</u>	<u>20 acres</u>	<u>17.54.115</u>
Farmworker dwelling unit	A	2.3 acres	17.56.095

SECTION 14. Placer County Code Chapter 17, Article 17.46 – Residential Forest (RF) District, Section 17.46.010 is hereby amended as follows:

17.46.010 Residential-forest (RF).

B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the RF zone district as provided by Section 17.06.050 (Land use and permit tables), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION:

Temporary events	MUP	17.56.300
Residential Uses		
Accessory and junior accessory dwelling units	C	17.56.200
<u>Cluster Lot Development – Agriculture, Conservation, Open Space</u>	<u>CUP</u>	<u>17.54.115</u>
Farmworker dwelling unit	A	17.56.095

SECTION 15. Placer County Code Chapter 17, Article 17.48 - Residential Multifamily (RM) District, Section 17.48.010 is hereby amended as follows:

17.48.010 Residential multifamily (RM).

B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the RM zone district as provided by Section 17.06.030 et seq., (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION:

Animal raising and keeping		See Section 17.56.050
Mixed Use		
Mixed Use development	C	17.56.135
Live/Work	C	17.56.135
Recreation, Education and Public Assembly Uses		

Residential Uses		
Accessory and junior accessory dwelling units	C	17.56.200
Cluster Lot Development – Cottage Housing	C	17.54.115
Cluster Lot Development – Moveable Tiny House Community	C	17.54.115
Emergency shelter, 60 or fewer clients	C	17.56.295
Emergency shelter, 61 or more clients	MUP	17.56.295
Home occupations	C	17.56.120
Mobile home parks	CUP	17.56.140
Mobile homes	C	17.56.150
Multifamily dwellings, 20 or fewer units	C	17.56.135
Multifamily dwellings, 21 or more units	MUP	
Single family dwellings ¹	C ¹	17.54.115 17.56.230

(1) Only permitted as part of Cluster lot development. (Section 17.54.115)

C. Minimum Parcel Size. Each parcel proposed for development or a new land use, and each new parcel proposed in a subdivision shall comply with the following provisions and Section 17.54.040 (Minimum parcel size). New parcels proposed in a subdivision shall also satisfy all applicable provisions of Chapter 16 of this code (Subdivisions).

1. Minimum Lot Area. ~~Six thousand~~ **Three thousand five hundred** (6,000–3,500) square feet for residential uses, ten thousand (10,000) square feet for other allowable uses; unless a -B combining district (Section 17.52.040), a -DL combining district (Section 17.52.060), a -DR combining district (Section 17.52.080) or a -PD combining zone (Section 17.52.120) **or C**

D. Residential Density. The allowed density for residential development shall be **established by Articles 17.54 (General Development Standards) or 17.56 (Specific Use Requirements) for a particular use or situation or Section 17.52.060 (Density limitation)**, as follows (except where additional units are approved pursuant to Section 17.56.200 (Accessory and junior accessory dwelling units)):

1. ~~Single-Family Dwellings. Density shall be as provided by the minimum lot area requirements of subsection (C)(1) of this section, or Section 17.52.060 (Density limitation).~~

2. ~~Multifamily Dwellings.~~

~~Allowed density shall be one unit for each two thousand (2,000) square feet of site area. The Placer County General Plan or an applicable Community Plan may limit the actual maximum density permitted to less than one unit per two thousand (2,000) square feet.~~

E. Site Development Standards. The following requirements shall apply to all new development in the RM zone, except where otherwise provided by Articles 17.54 (General Development Standards) or 17.56 (Specific Use Requirements) for a particular use or situation. Proposed buildings and structures shall be designed and constructed to satisfy the following setback, site coverage, and height limit requirements:

Development Feature	Requirement
Setbacks (1) (2)(3)	
Front	2015 feet minimum
Street-side	10 feet minimum
Side	15 feet total, 5 feet minimum – 1 story; 7 1/2 feet minimum – 2 or more stories
Rear	10 feet minimum – 1 story; 20 feet minimum – 2 or more stories
Site coverage (4)	40 percent maximum – 1 story; 35 percent maximum – 2 stories or more 70 percent
Height limit (5)	36 55 feet maximum

- (1) Additional requirements for setbacks from watercourses and all roads identified in the highway deficiency report and countywide capital improvement program, setbacks between structures on the same site, and setbacks in other situations are established by Section 17.54.140 (Exceptions to front, street-side, side and rear setbacks) and by Article 17.56 for certain specific land uses.
- (2) Or outside a minimum twelve and one-half (12.5) foot multi-purpose easement or public utility easement that is adjacent to any public roadways, streets, or driveways and no less than twenty (20) feet to the face (vehicle entrance) of any garage or carport.
- (3) As required by the California Board of Forestry Fire Safe Regulations, Section 1276.01, Title 14, California Code of Regulations, if lot is one acre or larger in size.
- (4) The percentage of total site area that may be covered by buildings or structures. **Residential and mixed use structures are exempt from site coverage.**
- (5) Except as otherwise provided by Section 17.54.020 (Height limits and exceptions), or by Article 17.56 for a specific use.

SECTION 16. Placer County Code Chapter 17, Article 17.50 – Residential Single-Family (RS) District, Section 17.50.010 is hereby amended as follows:

17.50.010 Residential single-family (RS).

A. Purpose and Intent. The residential single-family district is intended to provide areas for residential development characterized by **attached or** detached single-family homes in standard subdivision form.

B. Allowable Land Uses, Permit Requirements and Minimum Lot Area. The following land uses are allowed in the RS zone district as provided by Section 17.06.030 et seq., (Allowable land uses and permit requirements), subject to the land use permit and minimum lot area shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	MINIMUM LOT AREA ⁽²⁾ (sq. ft.)	SPECIFIC STANDARDS IN SECTION:

Residential Uses			
Accessory and junior accessory dwelling units	C	See Section 17.56.200	
<u>Duplex, triplex, or fourplex</u> ⁽³⁾⁽⁴⁾	<u>C</u>	<u>7,200 = duplex</u> ⁽¹⁾ <u>9,600 = triplex</u> ⁽¹⁾ <u>13,000 = fourplex</u> ⁽¹⁾	<u>17.54.120</u>
Home occupations	C		17.56.120
Mobile homes	C	40,000-3,500 ⁽¹⁾	17.56.150
Residential accessory uses	C		17.56.180
Residential care homes, 6 or fewer clients	C	40,000-3,500 ⁽¹⁾	
Single-family dwellings	C	40,000-3,500 ⁽¹⁾	17.56.230

(1) Twenty thousand (20,000) square feet where both a well and on-site sewage disposal system are proposed on the same lot. Minimum lot size requirements may also differ if any one of the following combining zone districts are applied: -B (Section 17.52.040), -DL (Section 17.52.060), -DR (Section 17.52.080), or -PD (Section 17.52.120).

(2) Minimum lot area requirements apply only to newly-created parcels. Uses which are listed as permitted may be allowed on existing legal, nonconforming parcels which do not conform to the minimum lot size requirement if all other appropriate development standards (e.g., parking, setbacks, etc.) are met.

(3) Duplexes, triplexes, or fourplexes are only allowed in conformance with Section 17.54.120 (E) Residential density bonuses and incentives or as allowed under Section 65852.21 of the California Government Code. These developments are subject to the Multifamily and Mixed Use Design Manual.

(4) Duplexes, triplexes, or fourplexes are only allowed in conformance with Section 17.54.120(E). Residential density bonuses and incentives shall complete design review as set forth in Section 17.52.070 (Design review).

D. Residential Density. The maximum density for **detached** single-family dwellings in the RS zone shall be one unit per parcel of the minimum lot area required by subsection C of this section (Minimum Parcel Size), except where additional units are approved as provided by Section 17.56.230 (Single-family dwellings, density), or 17.56.200 (Accessory and junior accessory dwelling units). **Density for duplexes, triplexes, or fourplexes shall be consistent with Section 17.54.120 (Residential density bonuses and incentives).**

E. Site Development Standards. The following minimum standards shall apply to all new development in the RS zone, except where otherwise provided by Articles 17.54 (General Development Standards) or 17.56 (Specific Use Requirements) for a particular use or situation.

1. Setbacks, Coverage. Proposed buildings and structures shall be designed and constructed to satisfy the following setback and site coverage requirements.

Development Feature	Requirement
Setbacks (1) (2) (3) (4)	
Front	20 feet minimum
Street-Side	10 feet minimum
Side	15 feet total, 5 feet minimum - 1 story; 7 1/2 feet minimum - 2 or more stories
Rear	10 feet minimum - 1 story; 20 feet minimum - 2 or more stories
Site coverage (5)	40 percent maximum - 1 story; 35 percent maximum - 2 or more stories

- (1) Additional requirements for setbacks from watercourses and all roads identified in the highway deficiency report and countywide capital improvement program, setbacks between structures on the same site, and setbacks in other situations are established by Section 17.54.140 (Exceptions to front, street-side, side and rear setbacks) and by Article 17.56 for certain specific land uses. NOTE: Different setbacks may apply if the RS zone district is combined with other zone districts in this chapter (i.e., B, -DL, -DR, -PD, etc.).
- (2) Or outside of a minimum twelve and one-half (12.5) foot multi-purpose easement or public utility easement that is adjacent to any public roadways, streets, or driveways and no less than twenty (20) feet to the face (vehicle entrance) of any garage or carport.
- (3) Northstar, Martis Valley, Truckee River Corridor, Donner Lake, and Alpine Meadows street-side setbacks apply in these areas. Side setback requirements for new residential structures (or additions to existing structures) in these areas (Q-11, R-8, R-9, R-10, R-11, S-7, S-8, S-9, S-10, S-11, T-11, U-11) are seven and one-half feet on each side for single-story structures, ten (10) feet on each side for two-story structures and fifteen (15) feet on each side for structures with three or more stories, due to special problems created by snow accumulations in those areas. NOTE: These setbacks, in previous paragraph number (3) above, are not applicable to the Lake Tahoe Basin area, Squaw Valley General Plan area, and the Serene Lakes/Ice Lakes area, which have their own land use ordinances and plan area statements. Refer to those documents for setback information (Zoning Maps S-7, S-8, S-9, T-9, T-10, U-10).
- (4) As required by the California Board of Forestry Fire Safe regulations, Section 1276.01, Title 14, California Code of Regulations, if lot is one acre or larger in size.
- (5) The percentage of total site area that may be covered by buildings or structures. **Lots less than 13,000 square feet, duplex, triplex, and fourplex uses are exempt from site coverage.**

SECTION 17. Placer County Code Chapter 17, Article 17.52 – Combining Districts, Section 17.52.040 is amended as follows:

17.52.040 Building site (-B).

C. Combining District Requirements. The requirements and standards that apply to land uses within the -B combining district shall be the same as otherwise required by Sections 17.06.060 et seq., for the applicable zone with which the -B district is combined, except as follows:

1. Minimum Lot Area, Setbacks, and Lot Width. Within the building site combining district, minimum lot area, minimum setbacks, and minimum lot width shall be as follows:

District	Minimum Lot Area (sq. ft.)	Minimum Setbacks (feet) (1) (3) (4)				Minimum Lot Width (feet)
		Front	Street-side	Side (2)	Rear	
B-3	3,000	12.5	10	5	10	35
B-4	4,000	12.5	10	5	10	45
B-6	6,000	12.5	10	5	10	50
B-8	8,000	12.5	10	5	10	55
B-10	10,000	20	10	15/5	10	55
B-20	20,000	35	15	15	15	100
B-40	40,000	50	20	20	20	135
B-43	43,560	50	30	30	30	135
B-100	100,000	50	30	30	30	160
B-X		Minimum Parcel Size and/or if applicable, Special Setbacks per GPA or REA				

- (1) Additional requirements for setbacks from watercourses and all roads identified in the highway deficiency report and countywide capital improvement program, setbacks between structures, on the same site, and setbacks in other situations are established by Section 17.54.140 (Exceptions to front, street-side, side and rear setbacks) and Article 17.56 for certain specific land uses. NOTE: Different setbacks may apply if the RS zone district is combined with other zone districts in this chapter (i.e., -B, -DL, -DR, -PD, etc.).
- (2) Side setbacks shall be minimum five feet—one story; minimum seven and one-half feet—two or more stories.
- (3) Or outside of a minimum twelve and one-half (12.5) foot multi-purpose easement or public utility easement that is adjacent to any public roadways, streets, or driveways and no less than twenty (20) feet to the face (vehicle entrance) of any garage or carport.
- (4) As required by the California Board of Forestry Fire Safe Regulations (§ 1276.01, Title 14, California Code of Regulations) if lot is one acre or larger in size.

2. Maximum Building Height. Thirty (30) feet on lots of less than twenty thousand (20,000) square feet; thirty-six (36) feet on lots that are twenty thousand (20,000) square feet or larger. NOTE: An increase in height of not more than five feet, or ten (10) percent may be granted per Section 17.60.105(A)(3). Exception: This does not apply to the Tahoe Basin (North Tahoe, West Shore and Tahoe City). Refer to Section 17.04.030, definition of building height (Table with Maximum Heights for Buildings – Tahoe) or conditions of approval for a subdivision – Use Figure 17.04.030-2B and Table 40-1 found in the definition of “building height” and Tahoe Regional Planning Agency (TRPA) Codes.

3. Maximum Lot Coverage. The maximum lot coverage permitted on any lot designated with a -B combining district shall be as specified by the base zone district, ~~except that wherever a -B combining district is applied providing for lots of eight thousand (8,000) square feet minimum or less, the maximum lot coverage shall be forty (40) percent.~~ Exception: Maximum coverage in the Tahoe Basin (Tahoe Basin Area Plan) is regulated by Tahoe Regional Planning Agency (TRPA) ordinances.

SECTION 18. Placer County Code Chapter 17, Article 17.52 – Combining Districts, Section 17.52.070 is amended as follows:

17.52.070 Design review (-Dc, -Dh, -Ds).

A. Purpose and Intent. The purpose of the design review (-Dc, -Dh, -Ds) combining districts is to provide special regulations to protect and enhance the aesthetic character of lands and buildings within public view; to protect historic buildings; to minimize any adverse impacts of conflicting land uses; to enhance tourism through the protection of lands and buildings having unique aesthetic characteristics; and to provide special project review procedures for lands and uses which by their nature require special attention to **architectural design and massing**, landscaping, circulation, and/or energy conservation.

B. Establishment of District. The design review combining district may be applied to lands within Placer County through the rezoning of property as a “design scenic corridor” (Dc), “design historical” (Dh), or “design sierra” (Ds) district. The following criteria and findings shall determine which type of design review combining district is applied:

1. Design Scenic Corridor or Sierra (-Dc, -Ds). The Dc or Ds designations shall be applied only to:
 - a. Areas of special natural beauty and aesthetic interest that constitute a basic resource in the county economy, the preservation of which in its most nearly natural state would enhance tourism; or
 - b. Areas, places, sites, structures or uses, **including multifamily and mixed use projects** where application of the design review combining district will serve to carry out the other purposes stated in subsection A of this section. The adoption of the Dc or Ds designations shall require that the board make findings of fact stating: the special problems present within the district; how specific areas, places, sites, structures or uses serve to implement the purposes of subsection A of this section; and the reasons why the district should receive the benefit of special regulation.

C. Combining District Requirements. The requirements and standards that apply to land uses within the design review combining district shall be the same as otherwise required by Sections 17.06.060 et seq., for the applicable zone with which the design review district is combined, except as follows:

1. Buildings and Projects. No construction, renovation, remodeling, reconstruction, demolition, or other alteration of a building, structure or site (see Section 17.52.070(D)(3)), including any change in the exterior appearance of an historic building shall occur within a design review combining district before obtaining design review approval as required by this section.
2. Issuance of Building Permits. No building permit for a project subject to design review shall be issued before design review approval, or contrary to any conditions of design review approval.
3. Applicability to Designated General Plan/Community Plan Areas. Unless specifically excepted in the implementing ordinances of the Squaw Valley General Plan

(Chapter 17, Appendix A), the Ta-hoe City Community Plan or the Tahoe City Area General Plan (Chapter 17, Appendix B), or the North Tahoe Community Plans (Chapter 17, Appendix C), the provisions of this section shall apply to areas requiring Design Review approval within these general plan/community plan areas.

4. Applicability to multifamily and mixed use development with housing. Proposed multifamily or mixed use development with housing located in residential or commercial district with the design scenic corridor or sierra (-Dc, -Ds) districts shall demonstrate conformance with the Multifamily and Mixed Use Design Manual. In the -Dc or -Ds districts, Design Review of a single family structure is only required when that structure is converted into a multifamily, commercial, or mixed use structure.

45. Special Provisions in Design Historical Districts. When any commercial zone district is combined with the design historical (-Dh) designation, special provisions to meet the requirements for on-site parking and front setback regulations shall apply as follows:

- a. Parking. During the design review process, the granting authority is empowered to consider the availability of readily available off-site parking to meet the otherwise required on-site parking space standards of this chapter for the land use being proposed. Where it is determined that adequate parking exists off-site and within four hundred (400) feet of the entrance to the commercial use, and it is further determined to be im-practical or unnecessary to construct additional on-site parking, the granting authority may approve such commercial use without the necessity of obtaining a variance to the parking requirements noted in Section 17.54.050 et seq., of this chapter and without the construction of new on-site parking spaces.
- b. Front Setbacks. The otherwise required front setback requirements of this chapter may be waived by the granting authority in any combining design historical (-Dh) district when it is found that new structures in such areas will complement the historic character of the area without meeting such setback requirements.

D. Procedure for Design Review Approval. The authority to grant or deny design review approval pursuant to this section is assigned to the planning director. Applications for development projects within the design review combining district shall be processed according to the provisions of this section.

1. Applications:

- a. Content. Requests for design review approval shall be filed on the forms provided by the planning department, and shall include the information and materials required by Section 17.58.030 (Required application contents).
- b. Concurrent Filing. Design review applications may be filed concurrently with applications for other land use permits required for the same project pursuant to this chapter, but not building permits (see Section 17.52.070(C)(2)). When a design review application is filed concurrently with another land use permit, the time limit for final county action on the design review application shall be that required by Section 17.58.160 (Permit time limits and extensions—Time limits for action by county), instead of the time limit established by sub-section E of this section.
- c. Request for Conceptual Approval Only. If authorized by the planning director, an applicant may submit a partial design review application in order to request conceptual approval of the site plan and basic architectural elements of

larger projects; provided that the planning director shall reserve the right to review the required later complete submittals for conformance with all applicable guidelines and standards.

d. Filing and Initial Review. A design review application shall be subject to the same requirements established by this chapter for discretionary land use permit applications by Sections 17.58.040 (Filing of applications) and 17.58.050 (Initial review of applications).

2. Design/Site Review Committee Evaluation. Where a citizen's design site review committee has been established pursuant to Section 17.60.070 (design/site review committee), the planning director shall transmit the design review application to the committee before rendering a decision. The committee shall review the application and make comments, if any, to the planning director within fourteen (14) days of the filing of a complete application as determined by the planning director. The staff design/site review committee (as appointed by and acting on behalf of the planning director, pursuant to Section 17.60.070) shall also review the application and shall render its decision within thirty (30) days of the filing of a complete application.

3. Issues to be Considered. Design review by the committee and the planning director shall include, but not be limited to, review of proposed building **design and** arrangements, setbacks, walls and fences, building exterior appearance, off-street parking, grading, drainage, circulation (including pedestrian and bicycle circulation), landscaping, lighting, and signs, unless the planning director determines that any such items are unnecessary in any specific case.

SECTION 19. Placer County Code Chapter 17, Article 17.52 - Combining Districts, Section 17.52.135 is 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 general district regulations (including both permitted use types and development standards) ~~by reference to regulations adopted in a community plan, specific plan, area plan, or master 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. **The -TC is intended to include a mix of residential and commercial uses consistent with the applicable community plan, specific plan, area plan, master plan, or as provided by Section 17.56.135 (Multifamily and Mixed Use Development).** ~~where said combining district has been identified in a community plan.~~

~~The -TC, Town Center commercial district section of the applicable community 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, -TC development standards provided in the applicable community plan, area plan, master plan, or specific plan, **or as provided by Section 17.56.135 (Multifamily and mixed use development standards)** shall supersede development standards contained in this ~~title~~ **chapter** for the underlying zone district. If a standard is not addressed within the applicable community plan, **specific plan, area plan, or master plan**, it shall be governed by the development standards established **by the mixed use development standards in section 17.56.135.** ~~the underlying zone district.~~

SECTION 20. Placer County Code Chapter 17, Article 17.54 – General Development Regulations, Section 17.54.060 is hereby amended as follows:

17.54.060 Parking space requirements by land use.

B. Number of Spaces Required. The number of off-street parking spaces required for new uses shall be based upon the type of land use, as follows. Where the tables of this subsection show more than one parking ratio for any use, the required number of spaces is the total of all ratios shown. (For example, mortuaries must provide one space for each one thousand five hundred (1,500) square feet of building area and one space for each four seats in an assembly area.) (See subsection C for parking requirements for other specific uses.)

5. Residential Uses shall provide off-street parking spaces at a ratio of two spaces per dwelling unit, except where the following table requires a different number or type of spaces for a specific use, and except as provided below.

a. Any single-family dwelling ~~or duplex dwelling~~ that fronts on a road which is signed for “No Parking,” or which has an improved width of less than thirty-two (32) feet, shall provide four off-street parking spaces, ~~exclusive~~ **inclusive** of carports or garages.

b. ~~Apartments~~ **Any multifamily dwelling, live/work unit, or residential units approved as part of a mixed use project** shall be provided with one off-street parking space ~~per~~ **required** for studio and one-bedroom units, and with one additional off-street parking space **required** for units with two bedrooms or more **inclusive of carports or garages. No additional parking is required for units greater than one bedroom if the proposed multifamily dwelling is: (1) Within one-half mile of a public transit stop; or (2) Within an architecturally and historically significant historic district; or (3) Within one block of a car/vehicle share vehicle pick-up location; or (4) Where a shared parking agreement is approved; or (5) Where on street parking is available excluding public roads.** In addition, one off-street guest parking space shall be provided for every four units in an apartment complex, rounded upward to the nearest whole number.

Residential Land Uses	Number of Parking Spaces Required
Accessory and junior accessory dwelling units	See Section 17.56.200
Caretaker and employee housing	1 space per dwelling unit
Farmworker dwelling unit	See Section 17.56.095
Farmworker housing complex	See Section 17.56.095
Home occupations	See Section 17.56.120
Mobile home parks	See Section 17.56.140
Residential accessory uses	No additional parking required
Residential care homes	1 per each 2 persons cared for
Senior housing	See Section 17.56.210
Temporary dwelling	2 spaces per dwelling unit

6. Retail Trade Uses shall provide the following number of off-street spaces, but no less than two spaces for each separate retail trade use or rental tenancy.

Retail Trade Land Uses	Number of Parking Spaces Required
Auto, manufactured mobile-home, vehicle and parts sales	1 per 1,500 sq. ft. of use area

Mail order and vending	1 per 300 sq. ft. of floor area
Mixed Use Development	See Section 17.56.135
Nursery products	1 per 1,500 sq. ft. of use area

D. Adjustments to Numbers of Required Spaces. The number of parking spaces required by subsection B of this section, may be reduced as follows:

1. Compact Car Space Substitution. Parking lots with twenty (20) or more spaces may substitute compact car spaces for up to thirty (30) percent of the total spaces required.
2. Motorcycle Space Substitution. Parking lots with forty (40) or more spaces may replace regular spaces with motorcycle spaces. One regular space may be replaced for each forty (40) required spaces. Motorcycle spaces shall be a minimum size of three by six feet.
3. Parking Variances. As provided by Government Code Section 65906.5, variances from the parking requirements of this chapter to allow some or all required spaces to be located off-site, or to allow in-lieu fees or facilities to be provided instead of required spaces, may be approved for nonresidential uses only if the granting authority first finds that:
 - a. The alternative parking proposal will be an incentive to, and a benefit for, the nonresidential development; and
 - b. The alternative parking proposal will facilitate access to the nonresidential development by patrons of public transit facilities, particularly guideway facilities; and
 - c. Where required, parking for a nonresidential use cannot be feasibly provided on the same site as an approved use. The planning director may allow the required parking to be located on an adjacent parcel without a formal variance provided that:

- i. The most distant parking space is not more than 400 feet from the use; and,
- ii. The parking lot site is covered by a recorded easement in a form approved by County Counsel that links the parking to the site of the principal use for as long as the principal use exists.
- iii. The parking lot site is not located in a residential zone unless the principal use requiring the parking is also allowed in a residential zone.
- iv. The parking lot site is not within a road easement or private street.
- v. NOTE: See also the specific exceptions to the on-site parking requirements in the Combining Design Historic district (Section 17.52.070).

Variations to the parking requirements of this chapter for residential projects may be considered pursuant to the provisions of Section 17.62.060 (Variance) of this chapter.

~~4. Mixed Use Projects. The number of required spaces may be reduced through the use permit review and approval process in mixed use projects where it is demonstrated that hours of operation of different uses will effectively allow dual use of parking spaces.~~

SECTION 21. Placer County Code Chapter 17, Article 17.54 - General Development Regulations, Section 17.54.080, is hereby amended as follows:

17.54.080 Planned residential developments (PDs) **and cluster lot developments**.

A. Purpose and Intent. It is the purpose of this section and Sections 17.54.090 through 17.54.115 to further the public health, safety, peace, morals, comfort, and general welfare by addressing the simultaneous needs of the county, including, but not limited to: the protection of environmentally sensitive areas; the preservation of natural, cultural, and historical resources; the conservation of visual and aesthetic resources; the maintenance of a given area's existing quality of life; the need to provide for an increasing variety of housing types, designs, and layouts; the efficient use of land; and the effective development and use of public facilities and services. It is the intent of this section to respond to such needs by encouraging innovations in residential development and renewal through regulations that will:

- 1. Reflect changes in the technology of land development so that resulting economies may be passed on to those who need housing;

4. Furnish a more flexible mechanism for land development to be used in the implementation of the applicable policies of the general plan or community plans. All planned residential developments (PDs) **and cluster lot developments** shall be consistent with the goals and policies of the Placer County general plan and/or any applicable community plan;

5. Where specified in the Placer County general plan or applicable community plans, encourage compact communities with adequate affordable housing and permanent open spaces.

6. Cluster lot developments will also create community space, intended to maximize social interaction between residents. A cluster lot development

encourages a strong sense of community while preserving personal privacy and promoting a variety of housing choices to meet the needs of a diverse population.

The use of the planned residential development (PD) **and cluster lot development** as an effective planning tool to achieve the above purposes is encouraged and supported by Placer County; however, it is not the purpose to: confer special privileges to any land owner; provide a means to protect an investment; or compensate a land owner for areas of their property that are unbuildable under standard development policies and procedures due to existing features and/or constraints on the property.

B. Applicability and Development Standards.

1. Where Permitted. A planned residential development (PD) consistent with the provisions of this section may be permitted only on a site to which the planned residential development (-PD) combining district is applied (Section 17.52.120) or where the zone district allows condominiums or townhouses or other types of attached for sale units, **or cluster lot developments**.

2. Development Standards. Within a planned residential development, lot size, bulk or type of dwelling, density, lot coverage and required open space shall be subject to the provisions of this section rather than to the requirements of the applicable zone district established by Articles 17.06 through 17.52 of this chapter. The number of dwelling units to be permitted shall be determined by considering a number of factors related to the specific site, the specific content of the proposed project, the base zoning, and the provisions of this section. All other features of PD development **and cluster lot development** shall comply with requirements of the applicable zone district and other applicable provisions of this chapter.

3. Community Plan Consistency. All PDs **and cluster lot developments** shall be consistent with the goals and policies of the Placer County general plan, or any applicable specific or community plan.

4. PD Guidelines. All PDs should also be designed to comply with the planned residential development guidelines and rural design guidelines where applicable.

5. Cluster Lot Developments. All cluster lot developments shall be designed consistent with Section 17.54.115.

C. Allowable Land Uses. The following land uses may be allowed in a planned residential development **or cluster lot developments**, provided that the conditional use permit authorizing the PD (see Section 17.54.090) **or cluster lot developments** shall specify the permitted uses and may restrict the uses allowed to one or more of the uses allowed in the underlying zone to which the -PD combining district is applied **or the zoning district in which the cluster lot development is approved. For cluster lot developments allowed by zoning clearance (Section 17.06.050) all uses permitted in the underlying zone would be permitted.**

1. Any use permitted in the zone applicable to the site;

2. Any of the land uses identified by Section 17.06.050(D) (Land use and permit tables) as residential uses or recreational uses, except for farmworker dwelling units and farmworker housing complexes.

SECTION 22. Placer County Code Chapter 17, Article 17.54 - General Development Regulations, Section 17.54.090 is hereby amended, as follows:

17.54.090 PD **and cluster lot development** permit and processing requirements.

A proposed PD **or cluster lot development** shall require conditional use permit approval pursuant to Section 17.58.130 (**Conditional use permits**) **or if allowed by zoning clearance a design review approval shall be required pursuant to section 17.58.110 (Design review approval) whichever is applicable**, and the approval of a subdivision tentative map or vesting tentative map pursuant to Chapter 16 of this code, with the following additional requirements:

A. Application Contents. In addition to the application information required by Section 17.58.030 (Required application contents) and Chapter 16 (Subdivisions) of this code, the applicant shall furnish the following information:

1. Project Description Information.

a. Type of residences to be constructed (e.g., detached single-family dwellings, condominiums, duplexes, **cottage housing**, etc.) including elevations, floor plans, etc., as deemed necessary by the development review committee (DRC);

b. Proposed staging of construction, by units, if the PD **or cluster lot development** is to be constructed in stages;

c. Location and proposed uses of open spaces, location and layout of recreational facilities and parking areas, general location of trees and other vegetation, hydrologic, geologic, topographic, cultural, and historic features on the site, and a specific identification of any features that are proposed to be removed or disturbed.

2. Computations. The developer shall prepare a computation exhibit that demonstrates how the project will satisfy the requirements of Section 17.54.100 **or Section 17.54.115** regarding permitted density and required parking, building coverage and open space ratios. The following is a sample computation for a single-family dwelling planned residential development on a forty (40) acre tract of land designated on the zoning map as RS-B-20 with a -PD combining district of 3.0 (a maximum residential intensity factor of 3.0 dwelling units per acre):

B. Required Findings **for PD**. In addition to the findings required for approval of a conditional use permit by Section 17.58.130 (Permit issuance), the approval or disapproval of a PD by written action shall include not only conclusions, but also findings of fact related to the specific proposal. The findings of the hearing body shall explain the specific reasons for approval or denial, and shall specifically explain how the plan would or would not be in the public interest including, but not limited to, findings and conclusions on the following, where applicable:

D. Expiration of Approval. A conditional use permit for a planned residential development, **a cluster lot development, or design review for a cluster lot development** shall be subject to the same time limits and provisions for extension as are established for the PD tentative map by Chapter 16 of this code (Subdivisions) instead of Section 17.58.160 (Permit time limits and extensions). Note: When any subdivision tentative map approved in conjunction with the establishment of a -PD designation expires or such approval is otherwise revoked by the planning commission or the board of supervisors, the -PD designation established for the project shall either revert to the -PD density which existed prior to the project approval, or shall no longer be effective (if no -PD designation existed prior to project approval). (See also Sections 17.52.120(E) and 17.60.090(E)(3).)

E. Modifications of PD **or cluster lot development**. After Final Map Recordation. In PDs **and cluster lot developments**, changes to lot lines can be accomplished through the MBLA process (without a CUP **or design review** modification), described in Chapter 16 of this code, where all of the following conditions are found:

1. The change affects no more than four lots in the PD **or cluster lot development**;
2. The density of the project is not increased;
3. The total open space area of the subdivision is not reduced;
4. The boundary change does not reduce minimum development standards, such as lot width, lot size, setbacks, etc.;
5. Such a change does not alter the approved building site on a given lot;
6. The proposed change does not alter a lot line placed in a specific location, due to a natural feature of the site (i.e., a lot line placed along a drainage course, ridge line, etc.) to the extent that equal protection for such a resource is no longer provided.

Also in PDs **or cluster lot developments**, changes to lot coverage, height and setback standards may be processed by the zoning administrator as a CUP modification **or underlying entitlements or approvals** if such changes meet all of the following criteria:

7. The change affects no more than four lots in the PD **or cluster lot development**;
8. Such a modification does not result in a larger structure (i.e., no larger building footprint) than could otherwise be constructed pursuant to the limitations shown in Sections 17.54.100(A)(2)(e) or 17.54.100 (A)(3), **or 17.54.115** or the basic standards listed as being applicable to the use/property in question in the basic zone district wherein that use/property is located, whichever is the least restrictive; and
9. The proposed structure does not violate any applicable CC&Rs; and
10. The required findings for approval of a use permit are made.

F. If the above criteria are not applicable to the modifications proposed, such modifications must be considered by the planning commission **or approving body** pursuant to the processes discussed in Section 17.58.180 (Changes to an approved project) and in Section 17.58.130 (Conditional use permits) **or in Section 17.58.110 (Design review)**.

G. Note. An application to modify any aspect of a PD **or cluster lot development** which affects a property ownership interest in the common area, a property ownership interest in any private roadways and/or conditions applicable to all of the lots must contain the signatures of all property owners in the PD **or cluster lot development**.

SECTION 23. Placer County Code Chapter 17, Article 17.54 - General Development Regulations, Section 17.54.100 is hereby amended as follows:

17.54.100 **Planned residential development (PD) design** Design and development standards.

SECTION 24. Placer County Code Chapter 17, Article 17.54 - General Development Regulations, Section 17.54.110 is hereby amended as follows:

17.54.110 Legal documents.

In planned residential developments **and cluster lot developments** with areas of common ownership, the subdivision map, dedications, covenants, and other recorded legal agreements shall provide for the following:

- A. Requirements to be Included. The required legal documents shall:

SECTION 25. Placer County Code Chapter 17, is hereby amended to add Article 17.54 - General Development Regulations, Section 17.54.115, as follows:

17.54.115 Cluster lot development design and development standards.

A. Cluster Lot Development Requirements.

1. **All cluster lot developments shall be consistent with the goals and policies of the Placer County Conservation Program.**
2. **Number of dwellings permitted. The number of dwelling units permitted shall be calculated by dividing the project area by the minimum lot area required by the underlying zone district.**
3. **Common space. Common space shall provide for community necessities and passive and/or active recreational activities, and may consist of uses such as shared lawns, gardens, patios, pools, and community buildings or common houses. More active uses such as playing courts are permitted as long as they do not dominate the common space. Common space shall be organized with houses fronting onto or streets fronting onto such spaces, and pedestrian connections to such open space provided that:**
 - a. **At least 20 percent of all housing units shall be adjacent to designated common or open space, unless otherwise noted below.**
 - b. **The walking distance between all housing units and a portion of the common or open space, measured along street frontages or pedestrian walkways, shall on average not exceed 1,320 feet (one-quarter mile).**
 - c. **Landscaping. Landscaping and common space shall be maintained for the life of the project. The applicant shall submit proof that a property owners association or other organization has been established for this purpose before any building permits for construction in a cluster lot development shall be issued.**
 - d. **Dedication. The minimum required dedicated common space shall be 400 square feet per dwelling unit. Such space cannot include existing or proposed public road right-of-ways, other road easements, or major electrical transmission line easements for facilities which carry 60kv or greater. Common space does not include undeveloped portions of subdivision lots held in the ownership of private individuals. The common space shall be preserved from development in perpetuity through the use of a dedication and shall be conveyed to a property owners association or other organization with responsibility for maintenance of the common/open space and the ability to collect assessments or dues for such purpose. The applicant must submit proof that: (a) such a deed restriction and/or conservation easement has been recorded; and that (b) non-profit homeowners' association or similar entity has been legally created per Section 17.54.110 prior to any building permits for construction in a cluster lot development shall be accepted.**

B. General Standards for all Cluster Lot Developments.

1. Garages and Alleys: Alleys and lots with garages accessed from alleys, are encouraged.

2. Fences: Fences may not be located within required common open space areas unless required for agricultural uses or active recreational areas.

3. Windows: Placement of windows shall avoid creating privacy issues for adjacent units and neighboring properties.

4. Storage: All accessory storage shall comply with Section 17.56.250 (Storage, Accessory-Indoor and outdoor).

C. Zero Lot Line Development. The side setback on one side of the property may be reduced to zero for a grouping of cluster lots sharing a common street frontage, subject to the following requirements

1. The subdivision map shall specify the specific location of each zero-lot line house on the cluster lot.

2. The side setback reduction shall not apply to the side building setback adjacent to a street or to lots that are not part of the zero lot line cluster lot project.

3. A 10-foot minimum separation distance shall be maintained between adjacent principal dwelling structures.

4. An easement between adjacent property owners for maintenance shall be required if the sidewall or eaves of one house is closer than four (4) feet to the adjacent property line.

5. If the side wall of the house is 3 feet or less from the property line, windows or other openings that allow for visibility into the side yard of the adjacent lot are not allowed. Windows or other openings that do not allow visibility into the side yard of the adjacent lot, such as a translucent window, are allowed.

D. Cluster Housing Type Development Standards.

1. Cottage Housing. Proposed cluster cottage housing shall be designed and developed consistent with the following standards:

<u>Development Feature (1)</u>	<u>Requirement (4)</u>
<u>Maximum house (excludes garage)</u>	<u>1,000 square feet (1-story) 2,000 square feet (2-story)</u>
<u>Minimum Lot Width at Street (Interior/Corner)</u>	<u>30 feet / 35 feet</u>
<u>Setbacks (2)(5)</u>	
<u>Front Yard Setback to House/Garage (2) (5)</u>	<u>10 feet / 20 feet</u>
<u>Front Yard Setback to Porch</u>	<u>10 feet</u>
<u>Side Yard Setback (Interior/Interior Total) (3)</u>	<u>0 feet / 10 feet</u>
<u>Street Side Yard (Corner) (5)</u>	<u>12 feet</u>

Development Feature (1)	Requirement (4)
<u>Parking</u>	<u>Each dwelling shall have one covered designated parking space. Project with 10 or more units shall provide one guest space for every 2 units. Spaces shall be marked as guest parking.</u>

(1) When cluster cottage housing units are grouped on one parcel, structural setbacks shall meet the development standards set forth in Section 17.56.135. If developed as a subdivision the setback standard in this table shall apply.

(2) Detached garages/ covered parking space 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/covered parking spaces shall be setback 5 feet from the alley edge of pavement.

(3) Interior lot side yards 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 setbacks are represented, respectively, as: 5 feet min / 12 feet total.

(4) The county may use its Design Review/Site Review permitting process to review and approve other housing product types and/or deviations to these Development Standards. Example of such other housing product types would include courtyard/ paseo cluster, detached townhomes, or other housing types that do not meet the conventional development standard regulation set forth in this table but can be found consistent with the spirit and intent of cluster cottage housing and associated Development Standards.

(5) A ten (10) foot front and twelve (12) foot street-side setback (or outside of a minimum twelve and one-half (12.5) foot multi-purpose easement or public utility easement that is adjacent to any roadways, streets or driveways).

a. Private open space. In addition to the required common open space, each Cottage Housing residential unit shall have a 200 square feet (minimum) usable private yard. Private open space dimension shall not be less than 10 feet.

b. Common open space. 400 square feet per dwelling unit. At least 75 percent of the dwelling units of a Cottage Housing Cluster Lot Development shall abut a common open space.

c. Front porch. Every dwelling shall have a covered entry porch oriented toward the common open space or street. This porch shall be open on at least two sides and shall not be enclosed. Live-work units may have covered entry porches located off of an access alley lane. The covered porch shall be greater than 70 square feet in area, with a minimum dimension of six (6) feet. Exception: Dwellings less than 700 square feet in size may have a porch greater than 50 square feet in area and five (5) feet minimum dimension.

d. Community facilities. Cottage Housing developments may include shared amenities designed to foster social interaction. These can include a common house, which may include a large kitchen and dining area, laundry, and recreational spaces, but may also include work space such as artist studios and galleries.

2. Moveable Tiny House Community. Proposed moveable tiny housing developments shall be designed and developed consistent with the following standards:

<u>Development Feature (1)</u>	<u>Requirement</u>
<u>Maximum house</u>	<u>400 square feet</u>
<u>Minimum Lot Width at Street (Interior/Corner)</u>	<u>30 feet / 35 feet</u>
<u>Minimum Parcel Size</u>	<u>3,000 square feet</u>
<u>Setbacks</u>	
<u>Front Yard Setback to Tiny Mobile Home/Garage (2) (4)</u>	<u>10 feet / 20 feet</u>
<u>Side Yard Setback (Interior/Interior Total) (3)</u>	<u>0 feet / 10 feet</u>
<u>Street Side Yard (Corner) (4)</u>	<u>12 feet</u>
<u>Parking</u>	<u>Each dwelling shall have one designated parking space.</u>

(1) When moveable tiny house community units are grouped on one parcel, structural setbacks shall meet the development standards set forth in Section 17.56.135. If developed as a subdivision the setback standard in this table shall apply.

(2) Detached garages/covered parking space are considered accessory structures and allowed within five(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/covered parking space shall be setback 5 feet from the alley edge of pavement.

(3) Interior lot side yards 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 setbacks are represented, respectively, as: five (5) feet min / twelve (12) feet total.

(4) A ten (10) foot front and twelve (12) foot street-side setback (or outside of a minimum twelve and one-half (12.5) foot multi-purpose easement or public utility easement that is adjacent to any roadways, streets or driveways).

a. Occupancy. Moveable tiny houses shall be owner occupied or rented on a long-term basis. For purposes of this section, "long-term rental" is defined as thirty-one (31) consecutive calendar days or more. Failure to comply with this requirement shall be a violation of the County Code and subject to enforcement action by the county.

b. Durations. Moveable tiny houses shall occupy the site for a minimum of 120 days.

E. Agricultural, Conservation or Open Space Cluster Lot Development.

1. Minimum requirement. At least 60 percent of the property shall be preserved as agricultural, conservation or open space. Of that area, at least three-fourths shall be designed as contiguous open space located and designed consistent with the standards below. Agricultural, conservation or open space shall meet the requirements of Section 17.54.115 (B)(2)(d).

2. Location. Agricultural, conservation and open space cluster lot developments proposed within the Placer County Conservation Program Area (Article 19.10) shall be consistent with the Program and only located within the potential future growth area. Other agricultural, conservation and open space cluster lot developments are encouraged to be located within rural transition areas.

- 3. Minimum Cluster Lot Size. The minimum size for an agricultural, conservation, or open space cluster lot development shall be 20 acres.**
- 4. Residential Siting Standards.**
 - a. All residential lots and dwellings shall be grouped into clusters. Each cluster shall contain no more than twelve (12) dwelling units and no less than four (4) units.**
 - b. Residential clusters shall be located to minimize negative impacts on the agricultural, natural, scenic and cultural resources of the site and conflicts between incompatible uses. Particular attention should be provided to existing established agricultural land uses.**
 - c. Residential clusters shall avoid encroaching on waters of Placer County, rare plant communities, special habitat sites, or endangered species identified by the Placer County Conservation Program or other wildlife regulator agency.**
 - d. When possible, open space shall connect with existing or potential open space lands on adjoining parcels and local or regional recreational trails.**
 - e. Residential clusters should be sited to achieve the following goals, to the extent practicable.**
 - 1. Minimize impacts to prime farmland soils and large tracts of land in agricultural use and avoid interference with normal agricultural practices.**
 - 2. Minimize disturbance to woodlands, wetlands, grasslands, streams, wildlife species' habitat, and mature trees.**
 - 3. Prevent downstream impacts due to runoff through adequate on-site storm water management practices.**
 - 4. Protect scenic views of open land from adjacent roads. Visual impact should be minimized through use of landscaping or other features.**
 - 5. Protect archaeological sites and existing historic buildings or incorporate them through adaptive reuse.**
- 5. Open Space Designation Standards.**
 - a. The uses within the open space shall be accessible to the residents of the development. If uses include open space trails that connect to the local or regional trail systems, these uses shall be available to the general public. The required open space shall be restricted in perpetuity from future development. The minimum open space required shall be owned and maintained under one of the alternatives listed below.**
 - 1. A homeowners' association.**
 - 2. A condominium association established in accordance with California law.**
 - 3. A nonprofit conservation organization.**
 - 4. The county of Placer or another governmental body empowered to hold an interest in real property.**
 - 5. An individual who will use the land for open space purposes as provided by a conservation easement.**
 - b. Open Space Conservation Ranking (in order of significance). The areas to be preserved shall be identified on a case-by-case basis in an effort to conserve and provide the best opportunities to restore and expand the best quality natural features of each particular site.**

1. First priority will be given to intact natural communities, rare and endangered species, environmental corridors, natural and restored prairies, significant historic and archaeological properties, and steep slopes.
 2. Second priority will be given to areas providing some plant and wildlife habitat and open space values.
 3. Third priority will be given to areas providing limited wildlife habitat but providing protections of viewshed, recreation opportunities, or a sense of open space.
- c. The following areas or structures may be located within the open space area and shall be counted toward the overall open space percentage required:
1. Parking areas for access to and use of the open space developed at a scale limited to the potential users of the open space.
 2. Privately held buildings or structures provided they are accessory to the use of the open space.
 3. Shared septic systems and shared potable water systems.
- d. No more than 50 percent of the required open space may consist of water bodies, ponds, floodplain, or wetlands.
- e. That portion of open space designed to provide plant and animal habitat shall be kept as intact as possible. Trails shall be designed to avoid fragmenting these areas.
- f. Accessible open space in upland areas shall be available for recreational uses such as trails, play fields, or community gardens but should be designed in a manner that avoids adversely impacting conservation values.
- g. A pathway system connecting open space areas accessible to neighborhood residents and connecting these areas to neighborhood streets and to planned or developed trails on adjacent parcels shall be identified in the plan.

SECTION 26. Placer County Code Chapter 17, Article 17.54 – General Development Regulation Standards, Section 17.54.120 is amended as follows:

17.54.120 Residential density bonuses and incentives.

- A. ~~Purpose. The purpose and intent of this section is to comply with the mandatory requirements of Government Code Section 65915 regarding density bonuses and concessions or incentives for certain types of housing developments.~~
- B. ~~Eligibility. In order to be eligible for a density bonus and density bonus incentive(s) as provided by subsections C and D of this section, an applicant shall propose to construct any one of the following:~~
1. ~~A housing development consisting of five or more units in which at least ten (10) percent of the total units are specified to be for lower income households, as defined in Section 50079.5 of the Health and Safety Code;~~

- ~~2. A housing development consisting of five or more units in which at least five percent of the total units are specified to be for very low income households, as defined in Section 50105 of the Health and Safety Code;~~
- ~~3. A senior citizens' housing development as defined in Section 51.3 of the Civil Code consisting of five or more units;~~
- ~~4. A condominium project as defined in subsection (f) of Section 1351 of the Civil Code consisting of five or more units in which at least ten (10) percent of the total dwelling units are specified to be for persons and families of moderate income, as defined in Section 50093 of the Health and Safety Code;~~
- ~~5. A planned development as defined in subsection (k) of Section 1351 of the Civil Code consisting of five or more units in which at least ten (10) percent of the total dwelling units are specified to be for persons and families of moderate income, as defined in Section 50093 of the Health and Safety Code.~~

~~Amount of Density Bonus. The amount of density bonus to which the applicant is entitled shall be as follows, provided, however, in no event may a housing development receive a density bonus under this subsection that exceeds a cumulative total of fifty (50) percent; further provided, however, for a project that is within a redevelopment area in the Lake Tahoe Basin, an applicant may request a density bonus up to a total of one hundred (100) percent which may be allowed at the discretion of the planning director after taking into account the circumstances of the project and determining that the higher percentage is reasonable:~~

- ~~6. For a housing development in which at least ten (10) percent of the total units are for lower income households, as defined in Section 50079.5 of the Health and Safety Code, a density bonus of at least twenty (20) percent shall be allowed, unless the applicant elects a lesser percentage. For each one percent increase above the ten (10) percent in the percentage of units affordable to lower income households, the density bonus shall be increased by one and one-half percent up to a maximum of thirty-five (35) percent.~~

~~For a housing development in which at least five percent of the total units are for very low income households, as defined in Section 50105 of the Health and Safety Code, a density bonus of at least twenty (20) percent shall be allowed, unless the applicant elects a lesser percentage. For each one percent increase above the five percent in the percentage of units affordable to very low income households, the density bonus shall be increased by two and one-half percent up to a maximum of thirty-five (35) percent.~~

~~For a condominium project as defined in subsection (f) of Section 1351 of the Civil Code in which at least ten (10) percent of the total dwelling units are for persons and families of moderate income, as defined in Section 50093 of the Health and Safety Code, a density bonus of at least five percent shall be allowed, unless a lesser percentage is elected by the applicant. For each one percent increase above the ten (10) percent in the percentage of units affordable to moderate income households, the density bonus shall be increased by one percent up to a maximum of thirty-five (35) percent.~~

~~For a planned development as defined in subsection (k) of Section 1351 of the Civil Code in which at least ten (10) percent of the total dwelling units are for persons and families of moderate income, as defined in Section 50093 of the Health and Safety Code, a density bonus of at least five percent shall be allowed, unless a lesser percentage is elected by the applicant. For each one percent increase above the ten (10) percent in the percentage of units affordable to moderate income households, the density bonus shall be increased by one percent up to a maximum of thirty-five (35) percent.~~

~~All density calculations resulting in fractional units shall be rounded up to the next whole number. The density bonus shall not be included when determining the number of housing units that is equal to five or ten (10) percent of the total.~~

~~The granting of a density bonus under this section shall not, in and of itself, require an additional application for and granting of a general plan amendment, zoning change or other separate discretionary entitlement.~~

~~Density Bonus Incentives.~~

~~1. In addition to the density bonus to which an applicant may be entitled by subsection C of this section, an applicant may submit a proposal for specific density bonus incentives as provided by this subsection. The applicant shall receive the number of incentives as provided below unless either of the written findings as specified in this section are made:~~

~~a. One density bonus incentive for projects that include at least ten (10) percent of the total units for lower income households, at least five percent for very low income households, or at least ten (10) percent for persons and families of moderate income in a condominium or planned development;~~

~~Two density bonus incentives for projects that include at least twenty (20) percent of the total units for lower income households, at least ten (10) percent for very low income households, or at least twenty (20) percent for persons and families of moderate income in a condominium or planned development;~~

~~— Three density bonus incentives for projects that include at least thirty (30) percent of the total units for lower income households, at least twenty (20) percent for very low income households, or at least thirty (30) percent for persons and families of moderate income in a condominium or planned development.~~

~~In accordance with subsection (d)(1) of Government Code Section 56915, no density bonus incentive(s) shall be provided if written findings are made, based upon substantial evidence, that either:~~

~~a. The density bonus incentive is not required in order to provide for affordable housing costs, as defined in Health and Safety Code Section 50052.5, or for rents for the targeted units to be set aside as specified in subsection H of this section; or~~

~~The density bonus incentive would have a specific adverse impact, as defined in paragraph (2) of subsection (d) of Government Code Section 65589.5, upon public health and safety, or physical environment or any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low and moderate income households.~~

~~Nothing in this subsection shall be interpreted to require the granting of a density bonus incentive that has a specific adverse impact, as defined in paragraph (2) of subsection (d) of Government Code Section 65589.5, upon public health, safety, or physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. Nothing in this subsection shall be interpreted to require the granting of a density bonus incentive that would have an adverse impact on any real property that is listed in the California Register of Historical Resources.~~

~~Density Bonus or Additional Incentive for Child Care Facilities.~~

- ~~1. Unless a written finding can be made, based upon substantial evidence, that the community has adequate child care facilities, when an applicant proposes to construct a housing development that complies with the requirements of subsection B of this section and includes a child care facility that will be located on the premises of, as a part of, or adjacent to the project, the approval shall include one of the following:
 - ~~a. An additional density bonus that is an amount of square feet of residential space that is equal to or greater than the amount of square feet in the child care facility; or~~
 - ~~b. An additional density bonus incentive that contributes significantly to the economic feasibility of the construction of the child care facility.~~~~

~~If either the foregoing density bonus or additional density bonus incentive is granted, a condition of approval of the housing development shall require that:~~

- ~~a. The child care facility shall remain in operation for a period of time that is at least as long as the period of time during which the density bonus units are required to remain affordable; or~~

~~Of the children who attend the child care facility, the children of very low income households, lower income households, or families of moderate income shall equal a percentage that is equal to or greater than the percentage of dwelling units that are required for very low income households, lower income households, or families of moderate income.~~

~~Density Bonus for Land Donation.~~

- ~~1. When an applicant for a tentative subdivision map, parcel map, or other residential development approval donates land as provided in this subsection, the applicant shall be entitled to a density bonus of fifteen (15) percent. For each one percent increase above the minimum ten (10) percent land donation requirement of this subsection, the density bonus shall be increased by one~~

~~percent up to a maximum of thirty-five (35) percent. The density bonus increase provided by this subsection shall be in addition to any density bonus provided by subsection C of this section; provided, however, in no event may the maximum combined density bonus exceed thirty-five (35) percent.~~

~~2. An applicant shall be eligible for the density bonus provided by this subsection only if all of the following conditions are met:~~

~~a. The land shall be transferred to the county or to an affordable housing developer approved by the county;~~

~~The transfer of the land shall occur no later than the date of approval of the final subdivision map, parcel map, or residential development application. No later than the date of approval of the final subdivision map, parcel map or residential development, the land shall have all of the permits and approvals, other than building permits, necessary for the development of the very low income housing units on the land;~~

~~—The developable acreage and zoning classification of the land being transferred shall be sufficient to permit the construction of units affordable to very low income households in an amount not less than ten (10) percent of the number of residential units of the proposed development;~~

~~The land shall be at least one acre in size or of sufficient size to permit development of at least forty (40) units, has the appropriate general plan designation, is appropriately zoned for development as affordable housing, and is or will be served by adequate public facilities and infrastructure. The land shall have appropriate zoning and development standards to make the development of the affordable units feasible;~~

~~The land and the affordable units shall be subject to a deed restriction ensuring the continued affordability of the units consistent with subsection H of this section, which shall be recorded on the property at the time of dedication;~~

~~—The land shall be within the boundary of the proposed development, or if approved by the planning director, within one-quarter mile of the boundary of the proposed development.~~

~~Vehicular Parking Ratios. At the request of the applicant of a proposed housing development meeting the criteria set forth in subsection B of this section, in addition to any other concession or incentive requested pursuant to this section, the following vehicular parking ratios, inclusive of handicapped and guest parking, shall apply:~~

~~1. Zero to one bedroom units: one on-site parking space;~~

~~2. Two to three bedroom units: two on-site parking spaces;~~

~~3. Four and more bedroom units: two and one-half on-site parking spaces.~~

~~For the purposes of this subsection, on-site parking may be provided through tandem parking or uncovered parking, but not through on-street parking. If the total number of~~

~~parking spaces required is other than a whole number, the number shall be rounded up to the next whole number.~~

~~Requirements for Approval of Density Bonus. The following provisions shall apply to any housing development that receives a density bonus as provided by this section:~~

- ~~1. The applicant shall provide an enforceable means, acceptable to the planning director, to ensure that all lower income household units that are utilized to obtain a density bonus shall remain affordable for thirty (30) years or a longer period of time required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program.~~
- ~~2. The applicant shall provide that the lower income household units be offered at a rent or monthly home ownership cost that does not exceed thirty (30) percent of sixty (60) percent of area median income.~~
- ~~3. The applicant shall provide that the very low income household units be offered at a rent or monthly home ownership cost that does not exceed thirty (30) percent of fifty (50) percent of area median income.~~
- ~~4. An applicant shall provide an enforceable means, acceptable to the planning director, to ensure that the initial occupant of all moderate income units that are utilized to obtain a density bonus pursuant to subsection C of this section shall be persons and families of moderate income, as defined by Health and Safety Code Section 50093. Upon resale, the seller of the unit shall retain the value of any improvements, the down payment, and the proportionate shares of any appreciation that shall be allocated between the seller and the county as provided by subsection (c)(2) of Government Code Section 65915.~~

~~Waiver of Development Standard.~~

- ~~1. In the event an applicant contends that the application of a development standard has the effect of precluding the construction of a housing meeting the criteria of subsection B of this section, the applicant may apply for a waiver or modification of the development standard. The burden shall be upon the applicant to show that the waiver or modification is necessary in order to make the housing units economically feasible to construct. The waiver or modification shall be the minimum necessary to allow the project to be constructed.~~
- ~~2. Nothing in this subsection shall be interpreted to require the granting of an incentive that would have a specific adverse impact, as defined in paragraph (2) of subsection (d) of Government Code Section 65589.5, upon the health, safety, or physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. Nothing in this subsection shall be interpreted to require the granting of a density bonus incentive that would have an adverse impact on any real property that is listed in the California Register of Historical Resources.~~

~~Definitions. For the purposes of this section only, and notwithstanding any other provision of this article, the following definitions apply:~~

~~“Child care facility” means a child day care facility other than a family day care home, including, but not limited to, infant centers, preschools, extended day care facilities, and school age child care centers.~~

~~“Density bonus” means the amount of density increase allowed over the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element of the general plan as of the date the application is deemed complete.~~

~~“Density bonus incentive” means any of the following:~~

- ~~1. A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code, including, but not limited to, a reduction in the setback and square footage requirements and in the ratio of vehicular parking spaces that would otherwise be required that results in identifiable, financially sufficient, and actual cost reductions;~~

~~Approval of mixed use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the costs of the housing development and are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located;~~

~~Other concessions or incentives of a regulatory nature proposed by the applicant or the county that result in identifiable, financially sufficient and actual cost reductions;~~

~~A density bonus incentive does not include the provision of direct financial or land incentives to the applicant by the county, or the waiver of fees or dedication requirements.~~

~~“Development standard” means site or construction conditions that apply to residential development pursuant to any ordinance, general plan element, specific plan, or other regulation.~~

~~“Housing development” means one or more groups of projects for residential units constructed in accordance with the planned development of the county, including a subdivision, a planned unit development or condominium project, as defined in Section 1351 of the Civil Code, that consists of residential units or unimproved residential lots, a project to substantially rehabilitate and convert an existing commercial building to residential use, or the substantial rehabilitation of an existing multifamily dwelling, as defined in subsection (d) of Government Code Section 65863.4 where the result of the rehabilitation would be a net increase in available residential units.~~

~~“Maximum allowable residential density” means the density allowed under applicable zoning, or if a range of density is permitted, the maximum allowable density for the specific zoning range applicable to the property on which the proposed housing development is sited.~~

~~Processing of Density Bonus and Density Bonus Incentive Requests. Requests for density bonuses and density bonus incentives under this section shall be included as part of the~~

~~land use permit required for the residential project by Section 17.06.050 (Land use and permit tables). Within thirty (30) days of the acceptance of the project land use permit application as complete, the planning director shall notify the applicant whether the project qualifies for the requested additional density bonus and density bonus incentive(s).~~

A. Purpose. The purpose of this section is to implement requirements of the State Density Bonus Law (California Government Code Title 7, Division 1, Chapter 4.3, Sections 65915, et seq., "State Density Bonus Law"), and the county's Housing Element by specifying how the county shall provide density bonuses and other incentives, concessions, or waivers for certain housing projects affordable to lower income, very low income, senior citizen housing, moderate income condominium projects, and child care facilities.

The State Density Bonus Law, which provides a thirty-five (35) percent density bonus maximum to eligible projects, shall apply county-wide to eligible residential projects as defined in this chapter and in State law. In addition, provisions for a supplemental density bonus above the State density bonus maximum, or above the allowed General Plan residential density, is available for eligible projects as outlined in Section 17.54.120 (I).

B. Definitions. For purposes of this section, the following definitions apply.

1. "Affordable rent" means monthly rent, including utilities and all fees for housing services, affordable to households earning less than 50 percent of the median income or less than 80 percent of the median income as defined herein. Affordable rent shall be based on presumed occupancy levels of one person in a studio unit, two persons in a one-bedroom unit, three persons in a two-bedroom unit, and one additional person for each additional bedroom thereafter.

2. "Affordable sales price" means the maximum purchase price that will be affordable to households earning less than 120 percent of the median income as defined herein.

a. A maximum purchase price shall be considered affordable only if each monthly owner-occupied housing payment is affordable to households earning less than 120 percent of the median income in Placer county.

b. In setting the affordable sales price, realistic assumptions regarding down payment, mortgage interest rate and term will be required and those assumptions must demonstrate that targeted income families can reasonably qualify.

c. If evidence is presented which shows to the satisfaction of the County that targeted income buyers can qualify for financing even though the percentage of their income allocated to housing is higher than 30 percent, then a corresponding increase may be approved in the affordable sales price.

d. Affordable sales price shall be based upon presumed occupancy levels of one person in a studio unit, two persons in a one-bedroom unit, three persons in a two-bedroom unit, and one additional person for each additional bedroom thereafter.

3. “Affordable units” mean, and are limited to, those dwelling units which are required to be rented at affordable rents or sold at an affordable sales price to households of specified income levels.
4. “Common interest development” means as defined in Section 4100 of the State Civil Code.
5. “Condominium project” means as defined in Civil Code Section 6542.
6. “Density bonus” means a density increase over the otherwise maximum allowable residential density under the applicable zoning designation and land use element of the general plan as of the date of application by the applicant to the county, as defined in the State Density Bonus Law (see Government Code Section 65915, Subdivision (f)).
7. “Disabled veterans” are as defined in State Government Code Section 18541.
8. “Homeless persons” are as defined in the federal McKinney-Vento homeless Assistance Act (42 U.S.C. Sec. 11301 et seq.).
9. “Housing development” is as defined in State Density Bonus Law, (see Government Code Section 65915, Subdivision (i), to mean a development project for five or more residential units, including mixed use developments.
10. “Large project” means a “housing development” consisting of five or more dwelling units.
11. “Lower income households” are as defined by Health and Safety Code Section 50079.5.
12. “Moderate income households” are as defined by Health and Safety Code Section 50093.
13. “Small project” means a project that includes the construction of fewer than five units in a zoning district that allows for the construction of duplexes, triplexes, and fourplexes.
14. “Transitional foster youth”, is as defined in Section 66025.9 of the State Education Code.
15. “Very low income households” are as defined by Health and Safety Code Section 50105.

C. State Density Bonus.

1. The county will allow a residential development a 50 percent maximum density bonus and concessions or incentives meeting all the applicable eligibility requirements of this section.

a. Very low-income households. If an applicant elects to construct units for very low-income households for at least five percent of the total dwelling units, the development shall be entitled to the following density bonus calculation:

<u>Very Low-Income Unit Percentage</u>	<u>Density Bonus*</u>	<u>Incentives or Concessions</u>
<u>5% - 9%</u>	<u>20% - 30%</u>	<u>1</u>

<u>10%</u>	<u>32.5%</u>	<u>2</u>
<u>11% - 14%</u>	<u>35%</u>	<u>2</u>
<u>15% or more</u>	<u>35%</u>	<u>3</u>
* <u>The allowed increase is the percentage over the total number of units that would be allowed without a density bonus. Additional bonus for each 1% increase in target units is 2.5%.</u>		

b. Density bonus for low-income households. If an applicant elects to construct units for low-income households for at least 10 percent of the total dwelling units, the residential development shall be entitled to the following density bonus calculation:

<u>Low-Income Unit Percentage</u>	<u>Density Bonus*</u>	<u>Incentives or Concessions</u>
<u>10% - 19%</u>	<u>20% - 33.5%</u>	<u>1</u>
<u>20% - 29%</u>	<u>35%</u>	<u>2</u>
<u>30% or more</u>	<u>35%</u>	<u>3</u>
* <u>The allowed increase is the percentage over the total number of units that would be allowed without a density bonus. Additional bonus for each 1% increase in target units is 1.5%.</u>		

c. Moderate income units in a common interest development. If an applicant elects to construct units for moderate income households for at least 10 percent of the total dwelling units, the development shall be entitled to the following density bonus calculation:

<u>Moderate Income Units Percentage</u>	<u>Density Bonus*</u>	<u>Incentives or Concessions</u>
<u>10% - 19%</u>	<u>5% - 14%</u>	<u>1</u>
<u>20% - 29%</u>	<u>15% - 24%</u>	<u>2</u>
<u>30% - 39%</u>	<u>25% - 34%</u>	<u>3</u>
<u>40% or more</u>	<u>35%</u>	<u>3</u>

* The allowed increase is the percentage over the total number of units that would be allowed without a density bonus. Additional bonus for each 1% increase in target units is 1%.

d. Senior housing. If an applicant elects to construct a senior citizen housing development, the density bonus shall be 20 percent of the total number of allowed housing units without the density bonus.

e. Transitional housing. If an applicant elects to construct a housing development with at least 10 percent of the total dwelling units for transitional foster youth, disabled veterans, or homeless persons, the density bonus shall be 20 percent of the total number of allowed housing units without the density bonus.

f. Student housing. If an applicant elects to construct a student housing development used exclusively for students enrolled full time at an institution of higher education accredited by the Western Association of Schools and Colleges or the Accrediting Commission for Community and Junior Colleges with at least 20 percent of the total dwelling units for lower income students, the density bonus shall be 35 percent of the total number of allowed student housing without the density bonus.

g. Eighty (80) percent density bonus for the number of units for lower income households. If an applicant elects to construct units for low income households with 100 percent of the total dwelling units, exclusive of manager's unit(s), except that up to twenty (20) percent of the total units in the development may be for moderate-income households. If the housing development is located within one-half mile of a major transit stop, as defined in section 21155 of the Public Resources Code, there shall be no maximum density.

h. The units described above shall be subject to the continued affordability requirements of all very low and low-income rental units that qualified the applicant for the award of the density bonus for 55 years or a longer period of time, as described in State Density Bonus Law (see Government Code section 65915, Subdivision (c), Paragraph (1)). Rents for the lower income density bonus units shall be set at an affordable rent as defined in section 50053 of the Health and Safety Code.

2. Incentives or concessions. An applicant may request the following State defined incentives for affordable housing only when the residential project is eligible for, and the applicant requests, a density bonus pursuant to this section. For the purposes of this section, an incentive means the following:

a. A reduction of development standards or a modification of zoning code requirements or architectural design requirements which exceed the minimum applicable building standards approved by the State Building Standards Commission pursuant to Part 2.5 (commencing with section 18901) of division 13 of the Health and Safety Code, including but not limited to building heights, setback, coverage, and/or parking requirements, which

result in identifiable, financially sufficient, and actual cost reductions, based upon financial analysis and documentation accepted by the county.

b. Allowing mixed use development in conjunction with the proposed residential project, if nonresidential land uses will reduce the cost of the residential project and the nonresidential land uses are compatible with the residential project and existing or planned surrounding development.

c. Other regulatory incentives proposed by the applicant or the county which result in identifiable, financially sufficient, and actual cost reductions, based upon appropriate financial analysis and documentation if required by county.

3. A residential project is eligible for incentives as follows:

a. One incentive for residential projects that include at least ten percent of the total dwelling units as target units affordable to low income households, at least five percent of the total dwelling units as target units affordable to very low income households, or at least 10 percent of the total dwelling units in a qualified common interest development as target units affordable to moderate income households.

b. Two incentives for residential projects that include at least 20 percent of the total dwelling units as target units affordable to low income households, at least 10 percent of the total dwelling units as target units affordable to very low income households, or at least 20 percent of the total dwelling units in a qualified common interest development as target units affordable to moderate income households.

c. Three incentives for residential projects that include at least 30 percent of the total dwelling units as target units affordable to low income households, at least 15 percent of the total dwelling units as target units affordable to very low income households, or at least 30 percent of the total dwelling units in a qualified common interest development as target units affordable to moderate income households.

d. Four incentives for projects meeting the criteria of section 17.54.120(C)(1)(g). If the project is located within one-half mile of a major transit stop, as defined in section 21155 of the Public Resources Code, the applicant shall also receive a height increase of up to three additional stories, or 33 feet.

4. Each component of any density calculation, including base density and bonus density, resulting in fractional units shall be separately rounded up to the next whole number.

EXAMPLE: State Density Bonus Calculation

An applicant for a rental housing development is seeking to build 48 units on a 1.7-acre site that is eligible for a State density bonus:

Project Profile:

Site Land Use Designation: High Density Residential

Max Density per General Plan: 21 du/acre

Max Units per General Plan: 1.7 acres x 21 du/acre = 36 units (“Base Project”)

Density Desired: 48 units ÷ 1.7 acres = 28.23 du/acre
Density Bonus Desired: (28.23 ÷ 21) – 1 = 34%

Calculation of State Density Bonus of 35%:

Base Project, Total Units: 36 units

Market Rate Units: 27 units

Affordable Housing Units: 9 units at the low-income level

Percent Affordable: 9 ÷ 36 = 25%

State Density Bonus: 25% at the low-income level results in a 35% density bonus and 2 incentives or concessions

D. Large Project Applications.

1. In order to submit a complete application to the county for a density bonus and other incentives and concessions for a large project, in accordance with the State Density Bonus Law, the application shall satisfy the following requirements:

a. Identify the section and/or subdivision of the State Density Bonus Law under which the application is made. See Government Code section 65915, subdivision (b), paragraph (1) for requirements related to lower income households, very low income households, senior citizen housing development, transitional foster youth housing development, disabled veterans housing development, housing development for homeless persons, and moderate income common interest development; see Government Code section 65915, subdivision (g) for donations of land; see Government Code section 65915, subdivision (h) for child care facilities; and see Government Code section 65915.5 for conversion of apartments to condominium projects.

b. Quantify the total density bonus requested, along with the factual and legal basis for the request in accordance with the State Density Bonus Law and this section.

c. Identify any incentives or concessions requested by the applicant, along with the factual and legal basis for the request in accordance with the State Density Bonus Law and this section.

d. Identify any waivers, reductions, or modifications of development standards requested by the applicant, along with the factual and legal basis for the request in accordance with the State Density Bonus Law and this section.

e. Provide a preliminary sketch plan showing the context and compatibility of the proposed project within the surrounding area, the number, type, size, and location of buildings, and parking. The design of proposed affordable dwelling units shall be compatible with the market-rate dwelling units within the project.

f. Provide information satisfactory to the director to enable the county to determine whether the requirements of the State Density Bonus Law and this code have been met by the applicant, including, for example, the project cost per unit and whether any requested incentive or concession is

necessary to make the housing units economically feasible. (See Government Code section 65915, subdivision (d).) Such information may include capital costs, equity investment, debt service, projected revenues, operating expenses, and any other information deemed necessary by the director.

2. The director shall review the information provided by the applicant and shall make a recommendation to the decision-making body for the proposed project regarding the density bonus and any requested concessions, incentives, waivers, reductions, or modifications; or, alternatively, shall report to the decision-making body for the proposed project the bases upon which the director recommends finding that the requested density bonus, concession, incentive, waiver, reduction, or modification is not authorized under the State Density Bonus Law and this code. To the extent the director recommends the grant of a density bonus, concession, incentive, waiver, reduction, or modification, any such grant shall be conditioned upon the applicant's compliance with all relevant obligations set forth in the State Density Bonus Law and this code.

3. The decision-making body for the proposed project shall also make the final decision on behalf of the county related to any application submitted in accordance with this section, based on the director's recommendation, and based on substantial evidence.

4. Affordable units under this section shall be constructed at the same time as the market-rate units. The right to a density bonus or any other concession, incentive, or waiver under this section shall not be transferred to another development. Subject to director approval, if a developer proposes to simultaneously develop two or more parcels in the county, that are contiguous or that are the subject of one development application, the density bonus and/or concession/incentive granted for one of the parcels may be transferred to another parcel(s).

5. The developer and/or property owner shall provide the county a yearly accounting of the total project units occupied and vacant, the total occupied and vacant units designated for households of moderate income, households of low income, and households of very low income.

E. Small Project Requirements.

1. An applicant may request a density bonus to construct a duplex, triplex or fourplex in any residential district where duplexes, triplexes, and fourplexes are allowed subject to meeting the following requirements.

a. The total number of units in the overall project is fewer than five.

b. No more than two such duplex, triplex or fourplex buildings shall be constructed per block in accordance with this section.

c. Any duplex, triplex, or fourplex unit that exceeds the general plan density range shall be affordable to households of moderate income, households of low income, and households of very low income.

- d. The design of designated units shall be compatible with the non-designated units within the project.
- e. The duplex, triplex, or fourplex shall meet residential design guidelines and other county zoning standards.
- f. The developer and/or property owner shall enter into an agreement with the county to ensure the continuing affordability of units designated for lower income households and very low income households for a term of at least 30 years.
- g. The developer and/or property owner shall provide the county with a yearly accounting of the total occupied and vacant units designated for all affordable bonus units and the rents charged.

F. Land Donation.

1. If an application for a large project submitted pursuant to this section includes a request for a density bonus based on an offer to donate land in accordance with the State Density Bonus Law (see Government Code section 65915, subdivision (g)), then a complete application shall (in addition to other requirements of this section) satisfy the following requirements:
 - a. Identify the gross size and location of the parcel to be donated, along with the amount of developable acreage;
 - b. Identify a preliminary plan for development of at least 40 units affordable to very low-income households on the developable acreage;
 - c. Describe the public facilities and infrastructure that would serve the units on the donated parcel;
 - d. Identify the name of the public or private entity to whom the parcel will be donated;
 - e. Identify the means by which the parcel will be donated no later than the date of approval of the final subdivision map, parcel map, or residential development application.
 - f. The land shall be transferred to the county or county designee. The county may require the applicant to identify and transfer the land to the county designee.
 - g. The transfer of the land shall occur no later than the date of approval of the final subdivision map, parcel map, or residential development application. No later than the date of approval of the final subdivision map, parcel map or residential development, the land shall have all of the permits and approvals, other than building permits, necessary for the development of the very low income housing units on the land;
2. The county shall approve, modify or disapprove the application to donate land in accordance with the requirements of this section and the State Density Bonus Law (see Government Code section 65915, subdivision (g)).
3. Unless the construction of at least 40 units affordable to very low income households on the donated land are the subject of a separate development application, the units shall be considered a part of the application for a tentative subdivision map, parcel map, or other residential development for purposes or

review under the California Environmental Quality Act and other state and local laws and regulations.

G. Child care facilities.

1. If an application for a residential development is submitted pursuant to this section and includes a request for a density bonus in accordance with the State Density Bonus Law (see Government Code section 65915, Subdivision (h)), then based on the inclusion of a child care facility on the premises of, as part of, or adjacent to, the project, the county shall require as a condition of approval that the following occur:

a. The child care facility shall remain in operation for a period of time that is as long as or longer than the period of time during which the density bonus units are required to remain affordable, as pursuant to the State Density Bonus Law (see Government Code section 65915, subdivision (c)).

b. Of the children who attend the child care facility, the children of very low income households, lower income households, or families of moderate income shall equal a percentage that is equal to or greater than the percentage of dwelling units that are required for very low income households, lower income households, or families of moderate income, as pursuant to the State Density Bonus Law (see Government Code section 65915, subdivision (b)).

2. If an application for residential development with the inclusion of a child care facility meets the County's requirements, then the county shall grant either of the following:

a. An additional density bonus that is an amount of square feet of residential space that is equal to or greater than the amount of square feet in the child care facility.

b. An additional concession or incentive that contributes significantly to the economic feasibility of the construction of the child care facility.

3. Notwithstanding any requirement of this section, the county shall not be required to provide a density bonus or concession for a child care facility if it finds, based upon substantial evidence, that the community has adequate child care facilities.

H. Unit equivalency

1. Density based on number of bedrooms. Within the C1, C2, CPD, MU, RS, RM zoning districts, the allowed number of dwelling units shall also be based on the number of bedrooms in each unit, as shown in the table below.

<u>Dwelling Unit Equivalents Based on Number of Bedrooms</u>	
<u>Number of Bedrooms in Unit</u>	<u>Equivalent Number of Dwelling Units</u>
<u>Studio</u>	<u>0.50 units</u>
<u>1 bedroom</u>	<u>0.67 units</u>
<u>2 bedrooms</u>	<u>0.80 units</u>

<u>3 bedrooms or more</u>	<u>1.00 unit</u>
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2. The maximum number of multifamily dwelling units on a multifamily zoned site shall be calculated by multiplying the total site area by the number of units allowed in the zoning district, general plan, specific plan, community or area plan, or master plan. Then divide the number of units allowed on the site by the desired equivalent number of dwelling units.

Further, the maximum density for a duplex, triplex, or fourplex in RS shall be up to four (4) units per parcel of the minimum and maximum lot area required section 17.50.010. The site could accommodate any combination of studio and/or one-, two-, three-bedroom, or larger units as long as the total number of equivalent dwelling units based on the above table does not exceed the calculated equivalent of 1.00 unit.

I. Supplemental Density Bonus.

1. Density bonuses (or additional incentives or concessions) in excess of the maximum amount provided for under the State Density Bonus Law may be granted by the decision making body for the proposed project up to a maximum total of 100 percent.

a. Developers wishing to apply for supplemental density bonuses, additional incentives or concessions shall provide evidence in their development application demonstrating that the proposed development project either provides affordable units in excess of the maximum percentage of affordable housing units for the different housing types set forth under the tables contained in California Government Code section 65915(f), or that the proposed project incorporates amenities or public benefits that justify an increase over the maximum bonus provided for under the State Density Bonus Law.

b. The director shall review the proposed supplemental density bonus application materials and make a recommendation to the decision making body for the proposed project.

i. In determining whether to exercise discretion and approve a supplemental density bonus under this subsection, the decision making body for the proposed project may consider the following criteria:

- (1) provision of affordable units in excess of the requirements for the maximum density bonus under the State Density Bonus Law;
- (2) high quality design that fits within the surrounding neighborhood;
- (3) superior mitigation of potential impacts on neighborhoods;
- (4) provision of on-site parking;

- (5) other project amenities or public benefits that contribute to the surrounding neighborhood;
- (6) or the inclusion of attractive and functional common space areas.

c. In addition to the incentives provided by Section 17.54.120(C)(3), a residential project, or mixed use project, within the Mixed Use Community District (MU) or Residential Multifamily District (RM), of five (5) or more base units shall be eligible for a density bonus of up to 100 percent above the maximum density allowed by the General Plan and zone district, if the project provides a total of:

- i. Ten (10) percent or more of the base units for extremely low-income households;
- ii. Twenty (20) percent or more of the base units for very low-income households;
- iii. Thirty (30) percent or more of the base units for low-income senior households;
- iv. Thirty (30) percent or more of the base units for low-income households, with ten (10) percent or more of those base units provided as fully accessible units for low-income disabled households;
- v. Thirty (30) percent or more of the base units for low-income households, with ten (10) percent or more of those base units provided as large rental units with three or more bedrooms for low-income large family (5 or more persons) households; or forty (40) percent or more of the base units for low-income households, or
- vi. A state density bonus program-qualifying project for very-low or low-income households that also provides thirty-three (33) percent or more of the total project units as powered by on-site renewable energy systems capable of generating at least seventy (70) percent of the projected electrical energy demand of the units or results in an equivalent reduction in utility costs; or
- vii. Thirty (30) percent or more of the base units for low-income households, with one hundred (100) percent of the total project units providing at least the 3 basic tenants of universal design (step-less entry and thresholds, complete single floor living area with thirty-two (32)-inch doorways, and environmental controls at accessible heights).

d. Further, a residential project, within the Residential Single-Family (RS) or Multifamily District (RM) of four (4) or less base units shall be eligible for a density bonus of up to one hundred (100) percent above the maximum density allowed by the General Plan and zone district, if the proposed project is served by municipal sewer and water, and located within a half mile from transit.

J. Floor Area Ratio Bonus.

1. In addition to any proposal for specific incentives or concessions pursuant to the California Government Code section 65915, a development may also be eligible to receive a floor area ratio bonus. Developers wishing to apply for a floor area ratio bonus shall provide evidence in their development application demonstration that the proposed development project meets the eligibility criteria laid out in California Government Code section 65917.2(a)(1).

K. Vehicular Parking Ratio.

1. Upon the request of the applicant, the county shall not require a vehicular parking ratio, inclusive of handicapped and guest parking, of a development meeting the criteria of section 17.54.120(C), that exceeds the following ratios, unless otherwise stated in section 17.54.120(K)(2) below:

- a. Zero to one bedroom: one on-site parking space.
- b. Two to three bedrooms: two on-site parking spaces.
- c. Four and more bedrooms: two and one-half parking spaces.

2. If a development consists solely of rental units, exclusive of a manager's unit or units, with an affordable housing cost to lower income households, then, upon the request of the applicant, the county shall not impose a vehicular parking ratio, inclusive of handicapped and guest parking, that exceeds the following ratios:

- a. If the development is located within one-half mile of a major transit stop the ratio shall not exceed 0.5 spaces per unit.
- b. If the development is a for-rent housing development for individuals who are 62 years of age or older the ratio shall not exceed 0.5 spaces per unit.
- c. If the development is a special needs housing development as defined in Section 51312 of the Health and Safety Code, the ratio shall not exceed 0.3 spaces per unit.

L. Applicability.

1. A project that is proposed to provide affordable housing units or to provide land for the affordable housing units, and which meets or exceeds the minimum thresholds of affordability specified below, may request a density bonus in compliance with one of the applicable density bonus programs provided by this Section.

2. Only one density bonus program may be applied to each project.

3. Density bonus programs shall not be applied to General Plan and Zoning amendments, but rather may be approved only in conjunction with a development permit (i.e., tentative map, parcel map, conditional use permit, or design review).

M. Application requirements. The density bonuses provided by this section shall be granted by the county only after the filing and approval of an application, as follows and as described above for large and small projects.

1. Application filing. The applicant shall file an application for a density bonus and other incentives in compliance with this Section either before, or concurrent

with, the submittal of an application for development permit (i.e., a tentative map, parcel map, conditional use permit or design review).

2. Processing of Density Bonus and Density Bonus Incentive Requests. Requests for density bonuses and density bonus incentives under this section shall be included as part of the land use permit required for the project by Section 17.06.050. Within thirty (30) days of the acceptance of the project land use permit application as complete, the director shall notify the applicant whether the project qualifies for the requested additional density bonus and density bonus incentive(s). Modifications to an existing application for a density bonus shall be considered a new application.

SECTION 27. Chapter 17, Article 17.56 – Specific Use Regulations, Section 17.56.090 is amended as follows:

17.56.090 Caretaker and employee housing.

When allowed by Section 17.06.050 (Land use and permit tables) in the applicable zone, caretaker and employee housing is subject to the requirements of this section. (Note. Except as provided by subsection F, caretaker and employee housing shall consist of permanent-type construction.)

A. Eligibility. Caretaker and employee housing may be established on the site of another use only as follows, or by-right through the construction of mobile homes, manufactured homes, or moveable tiny houses specifically for caretaker or employee housing:

1. Caretaker Housing. Caretaker housing shall be allowed only where the principal commercial, industrial, habitat management, or institutional use of the site involves operations, equipment or other resources that require twenty-four (24) hour oversight.

2. Employee and Seasonal Worker Housing. Employee and seasonal worker housing shall be allowed where the site would otherwise qualify for caretaker housing as provided by subsection (A)(1), and where the subject business, operation or institution proposing employee or seasonal worker housing is in a location where other housing is unavailable or infeasible, or in any other situation where the planning director determines that employee housing would reduce vehicle trips.

F. Construction and Mining Temporary Housing Units. The use of a mobile home or recreational vehicle for caretaker or employee housing is permitted only where necessary for the employees of a mining operation, or for highway or other temporary construction and is subject to the following requirements.

SECTION 28. Chapter 17, Article 17.56 – Specific Use Regulations, Section 17.56.095 is amended as follows:

17.56.095 Farmworker housing.

~~**D. Maximum Floor Area for Farmworker Dwelling Unit.** The maximum floor area allowed shall be based on the area of the lot as follows:~~

~~(Note: "Floor area" as used in this section means the living area of a dwelling, exclusive of any garage or carport, which is measured from the outside surfaces of exterior walls or walls between living areas and a garage.)~~

Lot Area of Site (see Section 17.54.040(A))	Maximum Floor Area
2.3 to 4.59 acres	1,000 sq. ft.
4.6 acres or more	1,200 sq. ft.

~~**ED.** Removal of Housing. Farmworker housing is subject to removal within forty-five (45) days (or converted to another approved use) if the agricultural employment upon which the need for the unit(s) is based is eliminated. This section shall not apply if a showing is made that elimination of the agricultural use for no more than twenty-four (24) months is related to the long-term functioning of agriculture on the site(s) used to establish the housing need (e.g., crop rotation, replanting, disease or the like).~~

~~**FE.** State Reporting Requirements. Farmworker housing for five or more employees is subject to the permitting requirements of the California Housing Employee Act. The property owner shall obtain and maintain a permit(s) with the State Department of Housing and Community Development (HCD), pursuant to the Employee Housing Act and the California Code of Regulations, Title 25, Division 1, Chapter 1, Sections 600 through 940, prior to occupancy of the housing units. A copy of the HCD permit shall be provided to the planning services director within fourteen (14) days of issuance or at the time of building permit application submittal, whichever is earlier.~~

~~**GF.** Number of Housing Units Allowed. No more than thirty-six (36) beds in a group quarters or up to twelve (12) farmworker dwelling units or spaces de-signed for use by a single family or household are allowed on an individual parcel. The planning commission may authorize additional beds or units or a combination of group quarters and farmworker dwelling units through conditional use permit approval (Section 17.58.130), based on the commission making specific findings that document the necessity for the number of approved units.~~

SECTION 29. Placer County Code Chapter 17, Article 17.56 – Specific Use Regulations is hereby amended to add Section 17.56.135, as follows:

17.56.135 Multifamily and mixed use development.

When allowed by section 17.06.030 et seq., (Allowable land uses and permit requirements) in the zone applicable to a site, multifamily and mixed use developments shall conform to the requirements of the applicable zone district unless more permissive standards are established in this section or in the Multifamily and Mixed Use Design Manual. Mixed use

developments are subject to the requirements of section A through F below. Multifamily developments are subject to the requirements of section F below.

A. Purpose. Encourage a mix of uses that promotes efficient use of land, economic vitality, and a pleasant quality of life, reduces vehicle trips, and improves access to a greater range of facilities and services for residents.

B. General Requirements. The following requirements shall apply to all mixed use development projects:

1. Commercial and residential uses shall be complementary and mutually supportive of each other and shall be integrated into the community or neighborhood where the development is located.

2. The residential component shall be allowed on separate lots within the development.

3. The residential component may include a full range of single-unit and/or multi-unit residential design concepts.

4. On commercially zoned land, the residential component shall be constructed concurrently with or following construction of the commercial component of the project site. On residentially zoned land, timing provisions shall not apply.

5. Mixed use development projects may be phased.

6. Mixed use development may include live/work units.

C. Development Standards.

1. At least thirty (30) percent of the gross floor area of the mixed use development project shall be devoted to commercial uses. "Gross floor area" as used within this section does not include inner courtyards and exterior stairwells or balconies.

2. Density for a mixed use project shall be calculated over an entire integrated mixed use development using floor area measuring both commercial and residential uses.

3. Minimum residential dwelling unit area shall comply with the building code.

4. The gross floor area of commercial use in a mixed use development on residentially zoned land shall not exceed fifteen (15) percent of the gross floor area of the project.

5. Setbacks. Mixed use buildings shall have no minimum side, street-side and rear setbacks if the building has a fireproof wall with no openings that meets all building and fire code requirements. Otherwise, side and rear setbacks shall be a minimum of five feet. In no case shall a building be located in a public easement such as a highway easement, multi-purpose easement, or public utility easement.

6. Parking shall be subject to the requirements in sections 17.54.050, 17.54.060, and 17.54.070. Additionally, the following standards also apply:

a. On-street parking spaces located within 400 feet of the project may be credited to meet up to fifty (50) percent of the minimum required off-street parking spaces if the road is not a public road.

b. The minimum off-street parking requirements may be waived by the director up to one hundred (100) percent for mixed use projects meeting at least one of the following requirements:

i. The project is sited within one-quarter mile of a private parking lot that can accommodate the off-street requirements with a shared parking agreement.

ii. The project developer or owner contributes into a " parking lot development fund" if implemented, based upon the number of required off-street parking spaces.

7. On-site pedestrian walkways or sidewalks connecting the residential and commercial components, as well as connecting to adjacent commercial, residential, and civic uses, shall be provided for pedestrian safety.

D. Findings. To assure the proposed development meets the intent of this Section, the following findings shall be made prior to approving a mixed use project:

1. The development contains complementary and connected uses that are mutually supportive of each use, provides a significant functional interrelationship, and are integrated into the community or neighborhood it is located.

2. The development creates an appropriate internal and external human scale, and provides for pedestrian comfort and amenities.

3. The development is an integrated project as to land use, building design, and site layout, with a coherent physical design.

E. Garages/Carports. Must meet section 17.54.070 except for when a garage/carport is located on a side or rear of the property line. In these cases, the garage or carport may be allowed to extend to the back of the sidewalk.

F. Residential Density

1. Residential density is established by the General Plan Land Use Designation (Table 1-2 of the Placer County General Plan) or by the adopted community, master, or area plan.) In the event of any conflict between the regulations refer to section 17.56.010.

2. Allowed density is subject to limitations established in article 17.52 (Combining District Regulations).

SECTION 30. Chapter 17, Article 17.56 - Specific Use Regulations, Section 17.56.140 is amended as follows:

17.56.140 Mobile home parks.

C. Site Planning and Design Standards. Mobile home parks shall conform to the following minimum standards in all cases; however, the granting authority may impose other and more restrictive requirements in the interests of public health, safety and welfare.

1. Density. A maximum of ~~eight~~ **twelve (12)** spaces per acre.

SECTION 31. Chapter 17, Article 17.56 - Specific Use Regulations, Section 17.56.165 is hereby amended as follows:

17.56.165 Plant Nurseries, Retail; Plant Production Nurseries.

B. "Plant Production Nurseries", a type of crop production, is permitted in all zone districts which permit crop production, except that in the Residential-Agricultural (RA), ~~and~~ Residential-Forest (RF), **and Mixed Use Community (MU)** zone districts, a minor use permit is required if the nursery stock growing area exceeds five acres. (The area would be measured by drawing the smallest polygon around the area where the nursery products are grown and measuring the area of that polygon). No accessory sales of non-plant nursery products are allowed.

SECTION 32. Chapter 17, Article 17.56 - Specific Use Regulations, Section 17.56.190 is amended as follows:

17.56.190 Restaurants.

C. Drive-in and drive-thru sales. Drive-in and drive-thru sales are allowed in the Mixed Use Community Zone (Section 17.56.13527-010) under the following provisions:

- 1. The building in which drive-in and drive-thru sales is conducted cannot be the only commercial use on the site and;**
- 2. The building in which drive-in and drive thru sales is conducted is no larger than 1,500 square feet.**

SECTION 33. Placer County Code Chapter 17, Article 17.56 - Specific Use Regulations is hereby amended to add Article 17.56.400, as follows:

17.56.400 Moveable tiny houses.

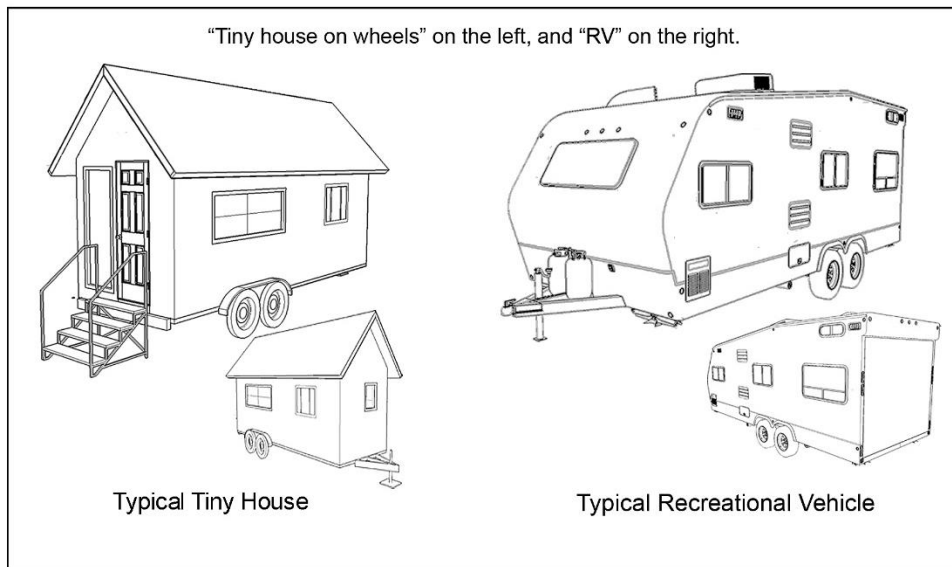
When allowed, by section 17.06.030 et seq. (Allowable land uses and permit requirements), in the zone applicable to a site, moveable tiny houses are subject to the requirements of this section.

A. Addressing. A moveable tiny house shall obtain a separate address with an electrical permit.

B. General Standards. Moveable tiny houses that function as a primary residential dwelling are subject to the standards of the base zone. Moveable tiny houses that function as accessory dwelling units are also subject to section 17.56.200 (Accessory and junior accessory dwelling units). All accessory storage shall comply with section 17.56.250 (Storage, accessory-indoor and outdoor).

C. General Requirements. A moveable tiny house is subject to the permit requirements established by sections 17.06.050 (Land use and permit tables), 17.06.060 et seq., (Zone district regulations), and the base zone district.

1. Zoning Clearance. A moveable tiny house shall be required to undergo zoning clearance to demonstrate compliance with all standards described below, and is subject to all applicable fees and charges, unless exempted by county code.
2. A moveable tiny house shall be:
 - a. Licensed and registered with the California Department of Motor Vehicles or California Department of Housing and Community Development; and
 - b. Exempt from parking regulations.
3. A moveable tiny house shall not:
 - a. Be larger than allowed by California state law for movement on public highways;
 - b. Exceed one story; or
 - c. Be able to move under its own power.
4. A moveable tiny house shall be located at a fire separation distance of at least four (4) feet from an adjacent lot line and at least 10 feet from any other structures on the premises.
5. When sited on a parcel, the undercarriage, including wheels, axles, tongue, and hitch, shall be concealed from view. The wheels shall be skirted or removed and shall sit with leveling or support jacks on a paving surface designed in accordance with Section 17.54.070(C) (Design and improvement of parking).
6. Appearance. To maintain the character of residential areas, a moveable tiny house shall be designed to look like a conventional residential structure rather than a recreational vehicle, as depicted in the graphic below. This shall be done by incorporating design features and materials typically used for houses, such as typical siding or roofing materials, pitched roofs, eaves, residential windows, etc.



7. Living Area Extensions. The roof and all exterior walls shall not be fixed with slide-outs, tip-outs, or other forms of mechanically articulating room area extensions.
8. Egress. A moveable tiny house shall have a minimum of two means of egress, one of which shall be the main entrance and one of which shall be in each

sleeping area(s). Entrance and egress stairs, pathways, and windows shall be constructed in accordance with state standards.

9. Foundation and Structural Components.

a. If a moveable tiny house is retrofitted for placement on a permanent foundation, it must meet building and fire safe standards.

b. A moveable tiny house shall be tied down with anchors or otherwise stabilized as designed by the manufacturer; or

c. Wheels shall be skirted or removed when parked. Skirting may be made from materials such as lattice, fencing, planter boxes, etc.

d. Structures such as porches, decks, sheds, and gazebos shall be designed to detach from the moveable tiny house. Uncovered porches or decks less than 30 inches in height and less than 200 square feet do not require building permits. Permanent roofed structures over 120 square feet do require building permits.

10. Utilities/Equipment.

a. Water and Sewer. A moveable tiny house shall be connected to water supply and sewage disposal facilities approved by the county's environmental health department and building services division.

b. Energy. A building permit shall be obtained for installation of a subpanel appropriately sized for the moveable tiny house's amperage, electrical pedestal, and approved exterior outlets in the location the moveable tiny house will be located, unless otherwise designed to be self-contained to provide equal electrical accommodations (e.g., fully relying on solar power and battery backup). Separate electric meters may be permitted if approved by the building official and utility supplier.

c. All mechanical equipment shall be incorporated into the structure, and shall in no case be located on the roof with the exception of solar energy panels or collectors.

11. Certifications. A moveable tiny house shall comply with the standards set forth in California HSC 18027.3. A moveable tiny house shall be certified by a recognized national certification body as complying with these standards and a certified label shall be placed on the moveable tiny house to demonstrate compliance.

12. Fire. When located on a premise where the primary dwelling unit is protected with an automatic fire sprinkler system in accordance with the California Residential Code, a moveable tiny house shall be protected with an automatic fire sprinkler system.

13. When located within the Very High Fire Hazard Severity Zone, a moveable tiny house shall satisfy the following additional requirements:

a. A moveable tiny house shall be protected with an automatic fire sprinkler system in compliance with Section R313 of the California Residential Code even if located on a premise where the primary dwelling unit is not protected with an automatic fire sprinkler system;

b. Exterior walls shall be constructed with ignition-resistant materials in compliance with Section R337 of the California Residential Code; and (C) Glazed openings, including skylights, shall comply with Section R337 of the California Residential Code.

14. Minimum Wind and Snow Loads. A moveable tiny house shall be constructed to withstand minimum snow and wind loads for the proposed parking

location, as described in Chapter 15, Article 15.04 and Section 15.04.290 of the Placer County Code.

15. Parking. Parking standards are set by the base zone district or use as set forth in section 17.54.060 (Parking space requirements by land use).

16. Access standards. Access roads shall meet state and local fire safe standards as determined by the serving fire agency and County Land Development Manual. Encroachment permits may be required to address ingress, egress, and sight distance requirements for access to county-maintained highways.

SECTION 34. 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.