



# DEFINITIONS

In the following definitions, references are made to definitions provided in the Placer County Zoning Ordinance (PCZO), Section 17.04.030 Definitions of Land Uses, Specialized Terms, and Phrases. Where common land use and zoning terms are not defined, definitions in PCZO Section 17.04.030 shall control.

**Accessory Buildings** – A building with maximum 400 square feet of gross floor area, screened from view by vegetation or natural topography with uses such as a warming hut and trail center. Linear park and trail related facilities such as interpretive panels or kiosks, observation decks, and picnic areas are not subject to the 400 square foot limit.

**Amusement and Recreational Enterprises** – Indoor establishments providing amusement, entertainment, music, or physical fitness services for a fee or admission charge and facilities for various outdoor participant sports and types of recreation, such as: indoor water parks, slides, pools, and other water features, ski/snowboard aerial training facilities; themed attractions; arcades containing coin operated amusements and/or electronic games (five or more such games or coin-operated amusements in any establishment constitutes an arcade pursuant to this definition, four or less are not considered a land use separate from the primary use of the site); bingo parlors; card rooms; billiard and pool halls; bowling alleys; ice skating and roller skating; dance halls, clubs and ballrooms which are principal uses rather than being subordinate to an eating or drinking place; fitness centers, gymnasiums, health and athletic clubs including indoor sauna, spa, or hot tub facilities;

tennis, handball, racquetball, indoor archery and shooting ranges, and other indoor sports activities; amusement, theme, and kiddie parks; drive-in theaters; golf driving ranges independent from golf courses; miniature golf courses (golf courses are included under the definition of “Parks and playgrounds” of PCZO Section 17.04.030); skateboard parks, skate rinks, and water slides; go-cart and miniature auto race tracks; recreation equipment rental (e.g., ATCs and other non-highway motor vehicles, roller skates); health and athletic clubs with predominately outdoor facilities; tennis courts, swim and tennis clubs; and parks and trails. May also include commercial facilities customarily associated with the above outdoor commercial recreational uses, including but not limited to bars and restaurants, fast-food restaurants, video game arcades, etc.

**Child Day Care Centers** - Commercial or nonprofit facilities that provide care, protection, and supervision of 15 or more minor children for periods of less than 24 hours. Child Day Care Centers will primarily serve children of parents and caregivers who are skiing or enjoying other recreational amenities. Such facilities are required to be licensed by the California State Department of Social Services.

**Civic/Community Events** - Any event open for the general public including exhibitions, expositions, fairs, festivals, entertainment, cause-related, fundraising, arts and crafts fairs, farmers markets, vendor carts, temporary outdoor sales, and leisure events. The event may be one-time or periodic, free or ticketed, cultural, charitable or cause-related, conducted for the purpose of attracting revenue, support, awareness, and/or for entertainment purposes, and created by and/or for the general public.

**Churches** – See “Houses of Worship” in PCZO Section 17.04.030.

**Clubs and Lodges** - A permanent, headquarters-type and meeting facility for organizations operating on a membership basis for the promotion of the interests of the members, including facilities for: business associations; professional membership organizations; labor unions and similar organizations; civic, social, and fraternal organizations (not including lodging); political organizations; country clubs (golf courses are under “Parks and Playgrounds” of PCZO Section 17.04.030); health/athletic, swim, tennis, ski, social, dining, university, and outdoor archery clubs; pistol, rifle, skeet, and hunting/fishing clubs; aerial training/jumping, yoga, rock climbing centers; dining clubs; environmental and academic clubs; and other membership organizations (not including religious organizations which are defined under “Houses of Worship” of PCZO Section 17.04.030).

**Community Care Homes** – Any family home, group care facility, or similar facility as determined by the director, providing for twenty-four-hour nonmedical care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual. Community Care Homes shall not serve more than 6 persons.

**Condominiums** – Condominiums may be comprised of both “Condominium Dwelling Units” (see “Multifamily dwellings” of PCZO Section 17.04.030) and “Condominium Commercial Units” as reflected in the subdivision maps recorded within the Plan Area.

**Construction Facilities** - Buildings and facilities that support project construction, such as construction offices (typically trailers) for construction management staff, prefab shops (temporary buildings/sheds for pre-cuts, prefabs, etc.), and storage for

construction supplies (typically bins or trailers).

**Corporation Yard** - Facilities providing maintenance and repair services for vehicles and equipment, and materials storage areas for use by a public utility. Offices and related uses may be included. Corporation yards must be compatible with surrounding uses, and not create nuisances, including excessive noise or odors, for residents and visitors.

**Employee Housing** – Housing for temporary or permanent employees of development occurring under the Specific Plan and the Village at Squaw Valley Employee Housing Plan. Such housing may consist of single and/or multi-occupancy units, and shall be designed to accommodate the needs of the particular employee population to be served by the housing. In addition, permanent housing for employees that is secondary or accessory to the primary use of the property; such as dwellings for grounds keepers or caretakers, is a housing option.

**Festivals** – Events and facilities for assembly and entertainment such as: auditoriums; exhibition and convention halls; theaters, meeting halls, and facilities for live entertainment or concerts; amphitheaters; and meeting halls for rent and similar public assembly uses. Outdoor amplified music is not allowed past 10:00pm unless approved by TOE. Events may be held on a one time or occasional basis.

**Financial Institutions, without Drive-Up Windows** – Financial institutions include: banks and trust companies; lending and thrift institutions or credit agencies; brokers and dealers in securities and commodity contracts; security and commodity exchanges; holding (but not predominantly operating) companies; other investment companies; and vehicle finance (equity) leasing agencies. This does not include automated teller machines located away from banks

which are defined under “Personal Services” of PCZO Section 17.04.030. Drive-up windows shall not be allowed.

**Fractional Ownership Resort-Residential Properties** – Any property held by more than one but less than 11 individuals or entities, each with an equally divided percentage share or interest in the property. Definition includes private residential clubs, destination clubs, and individual properties. Fractional ownership differs from timeshares in that it usually represents a larger incremental ownership and use per unit (for example, a quarter share would have 4 owners per unit with each having access to approximately 11-12 weeks; a 6 share would have 6 owners per units with 7-8 weeks use each, etc.).

**Grocery and Liquor Stores** – See “Grocery and Liquor Stores” in PCZO Section 17.04.030.

**Helicopter Skiing** – Off-trail, downhill skiing areas accessible by helicopters and not served by a ski lift or other ski facilities. Includes the use of heliports for the taking off and landing of helicopters, but not facilities for maintenance, repair, and reconditioning.

**Home Occupations** – See “Home Occupations” in PCZO Section 17.04.030.

**Houses of Worship** - See “Houses of Worship” in PCZO Section 17.04.030.

**Hotels and Condo Hotels** – See “Hotels and Motels” in PCZO Section 17.04.030. For the VSVSP, stays are allowed to range from 1 day to four months, rather than the 30 day limit cited in the PCZO.

**Interim Ski Services** - Temporary buildings and facilities that house or support ski facilities while their new buildings are under construction. Could include sprung structures, mobile buildings, tents, and similar structures.

**Library** – Public facility of a noncommercial nature intended to provide historical, cultural, literary, artistic, and/or educational materials, displays, and information.

**Linear Parks and Trails** - Landscaped and natural areas that follow and/or create an open space corridor. May include passive recreational features such as improved trails, boardwalks, picnicking areas, outdoor amphitheater without fixed seating and/or utilities, overlooks, interpretive exhibits, and publicly accessible forests and open space.

**Multi-Family Residential** – See “Multifamily Dwellings” in PCZO Section 17.04.030.

**Live Entertainments and Events** - Musical concerts and other performing arts events. Outdoor amplified music is not allowed past 10:00pm unless approved by TOE.

**Nightclubs and Taverns** – See “Restaurants and Bars” in PCZO Section 17.04.030.

**Offices** – See “Offices” in PCZO Section 17.04.030.

**Open Space** – Land that has not had occupiable structures or buildings developed on it. Such land can include but is not limited to landscaped areas, pedestrian paths, pools decks, etc.



**Outdoor Amphitheater** – An open-air venue (public or private) used for theatrical or concert performances, lectures, and meetings with a stage facing concentric, ascending seating. The stage platform and seating may be man-made or natural geological formations. Power and other utilities for these venues shall not be provided within Village – Conservation Preserve areas.

**Parking Garages** – Covered parking space for automobiles and/or other vehicles and/or bicycles. Parking includes standard and/or compact spaces. Standard parking space dimensions are nine by eighteen feet. Compact parking space dimensions are eight (8) by sixteen feet. A garage is a structure enclosed on at least three sides; a carport is enclosed on no more than two sides.

**Picnic Areas** – Public open-air areas accessed by pedestrian and/or biking trails. Picnic tables/benches, trash/recycling receptacles may be provided.

**Planned Unit Developments** – A contained development or subdivision of varied and compatible land uses, such as housing, recreational, and commercial centers. This type of development encourages a mix of land uses and dwelling types with at least one non-residential land use; the clustering of residential units to provide common/shared open spaces; site-based planning and design; and preservation of natural areas.

**Private Recreational Facilities** – See “Amusement and Recreational Enterprises.” Facilities shall be for use by residents or guests of the subdivision of which the recreation facilities are a part.

**Propane Tank Farm** - A facility where propane is stored prior to being distributed throughout the plan area. Typical equipment found

at a tank farm include propane tanks, fueling bulkheads, vaporizers, and backup generators. Lots 19 and 28 are identified as the propane tank farm locations for the VSVSP.

**Public and Private Playgrounds and Parks** – Public and private parks, play lots, playgrounds, and athletic fields (nonprofessional); golf courses, (including country clubs, accessory on-site driving ranges, sales of golfing equipment including golf carts (as in a “pro shop”)); bathing beaches, bathhouses, and public restrooms; rollerblade parks consisting primarily of trails through landscaped areas; outdoor amphitheaters without fixed seating; linear parks; hiking trails; publicly accessible forests and open space; skate parks and trails; village common areas; and public lands adjacent to the project area.

**Public Recreation Facilities** - See ‘Amusement and Recreational Enterprises.’

**Public Water Supply Wells** - Pumping facilities, test wells, driveway access, parking for maintenance, and well houses that do not exceed 1,200 square feet.

**Real Estate Sales Office** – An on-site real estate office for new real sales and/or resale office.

**Restaurants, without Drive Up Windows** – See “Restaurants and Bars” in PCZO Section 17.04.030.

**Retail Establishments** – See “Retail Stores, General Merchandise” in PCZO Section 17.04.030.

**Riding, Hiking and Cross-Country Ski Trails** – Paths or trails for horseback riding, hiking, and cross-country or Nordic skiing. Trails intended for alpine or downhill skiing are not included in this definition.

**Seasonal Camp Facilities** - Temporary shelters including, but not limited to, tents, huts, motor vehicles, or recreational vehicles established, maintained, or operated for camping during special events or other limited time periods. Appropriate support facilities, such as parking and restrooms, must be provided. Temporary Outdoor Event permits are required.

**Seasonal Parking** - Parking provided to meet infrequent peak demand that occurs during Special Events or other limited time periods.

**Service Establishments** - Service establishments mean laundries and dry cleaning plants primarily engaged in high volume laundry and garment services, including power laundries (family and commercial), garment pressing and dry cleaning, linen supply, diaper service, industrial laundries, and carpet and upholstery cleaners. Service establishments also mean clinics and laboratories primarily engaged in furnishing outpatient medical, mental health, surgical, and other personal health services including: medical, dental, and psychiatric offices (mental health-related services including various types of counseling practiced by licensed individuals other than medical doctors and psychiatrists or unlicensed individuals are included under “Offices”); medical and dental laboratories; out-patient care facilities; and allied health services. Associations or groups primarily engaged in providing medical or other health services to members are included. Clinics may include accessory retail pharmacies. Service establishments also mean repair and maintenance where repair of consumer products is the principal

business activity, including: electrical repair shops; television, radio, and other appliance repair; watch, clock, and jewelry repair; re-upholstery and furniture repair; and sporting goods repair (i.e. skis, snowboards, and other skiing equipment, etc.).

**Service Stations** – Retail/service establishments selling gasoline or other fuels, automotive products incidental to gasoline sales, and may also provide lubrication and oil change and tune-up services. May also include accessory towing, mechanical repair services, trailer rental, and the accessory sales of food, gifts, etc., but does not include storage of wrecked or abandoned vehicles, paint spraying, and body and fender work. The retail sale of gasoline as a subordinate service to a grocery store when limited to not more than two dispensing nozzles is instead included under the definition of “Grocery and Liquor Stores” in PCZO Section 17.04.030.

**Single-Family Dwellings** - See “Single-Family Dwelling” in PCZO Section 17.04.030.

**Ski Lifts, Ski Trails, and Mountain Amenities** – The use of ski lifts, ski runs, and trails. Ski lifts include powered conveyors for transporting skiers or sightseers up a mountainside, with terminals at each end and supporting towers along the route. Ski lifts can be chair lifts, surface lifts, gondolas, or cable cars. Ski trails include slopes intended for downhill skiing, paths or trails for cross-country or Nordic skiing, and helicopter skiing runs. Ski facilities are also part of this definition, including snow making, helicopter skiing facilities, and related commercial facilities such as equipment rental, storage lockers, and warming huts. Also included in this definition are skier services, such as ski lessons and gear delivery, snowmobile tracks and operations, dog sledding and sleigh rides, and mountain amenities such as zip lines, tubing, mountain coasters, ropes courses, alpine slides, and rock climbing.

**Ski Maintenance Facilities** - Structures and open storage yards designed to accommodate the storage of motor vehicles, construction equipment, and materials used for ski operations. Also includes enclosed structures designed to warehouse service equipment and parts.

**Spa** – A business establishment that offers personal care treatments, such as massages, facials, waxing, body wraps, aromatherapy, scrubs, manicures, and pedicures.

**Stables and Corrals** – See “Equestrian Facilities” in PCZO Section 17.04.030.

**Stories** - The number of habitable levels within a building. Podium parking is not included in “stories.” The number of “stories” is independent from the building height; however, on average, a story may be 8’ to 14’ in height.

**Structures/Uses for the Operation of a Public Utility** – Fixed-base structures and facilities serving as junction points for transferring utility services from one transmission voltage to another or to local distribution and service voltages. These uses include any of the following facilities that are not exempted from land use permit requirements by California Government Code Section 53091: electrical substations and switching stations; telephone switching facilities; wireless communication facilities; natural gas regulating and distribution facilities; public water system wells, treatment plants and storage; and community wastewater treatment plants, settling ponds, disposal fields and solid waste transfer stations. These uses do not include equipment and material storage yards (classified in “Storage Yards and Sales Lots” of PCZO Section 17.04.030). Equipment cabinets or enclosures less than 6 feet in height and 120 square feet in area are accessory buildings and

uses, and therefore exempt from special permit requirements. This definition does not include uses involving more than 2,500 square feet of outdoor storage of equipment or materials.

**Structures/Uses for the Performance of a Governmental Function** – Buildings containing offices for public agencies including public safety facilities (fire stations, lockouts, other fire facilities, police and sheriff substations, and interim headquarters), administrative offices, meeting rooms, and regional post offices, but does not include offices that are incidental and accessory to another government use, such as transit terminals, vehicle storage campground, or storage yards.

**Surface Parking Lots** – Non-enclosed parking spaces for automobile or other vehicles. Parking includes standard and/or compact spaces. Standard parking space dimensions are nine by eighteen feet. Compact parking space dimensions are eight by sixteen feet.

**Tennis Courts** – See “Amusement and Recreational Enterprises.”

**Timeshare Condominiums** – Any development offering for sale or lease 11 or more estate or use interests in a specific structure or structures for commercial, transient residential, resort-residential, or residential purposes. This definition is intended to include any and all interval ownership projects regulated as “timeshare projects” by the State of California as well as other developments which, in the opinion of the planning commission, may be accurately reflected by the above description. See Section 17.56.310 of the PCZO for specific use requirements applicable to timeshare projects. Timeshare condominiums provide owners with the right to a specific period of time at a particular location. Within the Plan Area, timeshares will generally be used to represent products that provide one week of ownership/use. However, owners may have the opportunity to

purchase multiple weeks of ownership, therefore creating a larger share of ownership/use within a unit.

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