PLACER VINEYARDS

Placer Vineyards Specific Plan
Placer County, California

Appendix A:
Land Use and Development Standards

Amended January 2015
Approved July 2007

BLANK PAGE

PLACER VINEYARDS

Placer Vineyards Specific Plan
Placer County, California

Appendix A:
Land Use and Development Standards

Amended January 2015
Approved July 2007

2015 Amended Plan Prepared by:
Torrence Planning & Design Inc.
MacKay & Somps, Inc.

2007 Plan Prepared by EDAW-AECOM

BLANK PAGE

1.1 TABLE OF CONTENTS

I. APPENDIX A: INTRODUCTION

1.1 Introduction A-1
1.2 General Definitions and Standards A-2

II. RESIDENTIAL DEVELOPMENT STANDARDS AND LAND USES

2.1 Residential Land Uses Introduction A-9
2.2 Residential Land Use Definitions A-10
2.3 Low Density Residential (LDR) A-17
2.4 Medium Density Residential (MDR) A-23
2.5 High Density Residential (HDR) A-29
2.6 Residential Land Use Table A-38

III. COMMERCIAL DEVELOPMENT STANDARDS AND LAND USES

3.1 Commercial Land Uses Introduction A-43
3.2 Commercial Land Use Definitions A-44
3.3 Commercial (COM) A-46
3.4 Town Center Commercial (TCC) A-48
3.5 Commercial Mixed Use (C/MU) A-50
3.6 Office (O) A-52
3.7 Business Park (BP) A-54
3.8 Power Center (PC) A-56
3.9 Commercial Land Use Table A-58

IV. PUBLIC/QUASI-PUBLIC LAND USES

4.1 Public/ Quasi-Public Land Uses Introduction A-65
(ES/MS/HS), (REL), (L), (F), (GOV), (T), (CEM), (CY), (SS)
4.2 Public/ Quasi-Public Land Definitions A-67

V. PARKS, RECREATION AND OPEN SPACE LAND USES

5.1 Parks, Recreation & Open Space Introduction A-71
(P), (REC), (OS)
5.2 Parks, Recreation & Open Space Land Uses A-72

VI. PARKING STANDARDS

6.1 Parking Standards A-77

LIST OF TABLES

A-1 Allowed Projections in Setbacks A-3
A-2 Maximum Height of Fences in Setbacks A-12
A-3 Low Density Residential Development Standards A-18
A-4 Medium Density Residential Summary of Development Standards A-24
A-5 High Density Residential Summary of Development Standards A-30
A-6 Residential Land Use Table A-38
A-7 Commercial Development Standards A-47
A-8 Town Center Commercial Development Standards A-49
A-9 Commercial/Mixed Use Development Standards A-51
A-10 Office Development Standards A-53
A-11 Business Park Development Standards A-55
A-12 Power Center Development Standards A-57
A-13 Commercial Land Use Table A-58
A-14 Parking Standards Table A-77

LIST OF FIGURES

A.1 Measuring Setbacks A-2
A.2 Sample Single Family Residential Lot Development Standards Key A-13
A.3 Garage and Driveway Prototypes....A-15
A.4 Single Family Detached Residential Lot Configurations....A-17
A.5 Single Family Residential Lot Development Standards Key....A-19
A.6 Large Lot Single Family Types....A-20
A.7 Standard Lot Single Family Types....A-21
A.8 Single Family Detached Residential Lot Configurations....A-23
A.9 Single Family Residential Lot Development Standards Key....A-25
A.10 Standard Lot Single Family Types....A-26
A.11 Small Lot Single Family Types A-27
A.12 Small Lot Single Family Detached Types....A-32
A.13 Detached Townhome Type A-32
A.14 Detached Cluster/ Motor Court Type....A-33
A.15 Duplex Housing Types....A-34
A.16 Triplex Housing Types A-34
A.17 Attached Townhome Types....A-35
A.18 Garden Style Apartment Type....A-36
A.19 Podium Style Apartment Type....A-37
A.20 Commercial Lot Development Standards Key....A-45

APPENDIX A: LAND USE AND DEVELOPMENT STANDARDS

1.1 INTRODUCTION

The Land Use and Development Standards that follow define the uses and development form for the Placer Vineyards community. This document contains examples of various residential lot layouts, housing prototypes, and standards for the types of commercial development, public/quasi-public uses, and parks, recreation, and open space uses that will be provided in the Plan Area. The Land Use and Development Standards shall be adopted by ordinance as Appendix A to the Specific Plan and should be used in conjunction with the goals, policies, and design guidelines of the *Placer Vineyard Specific Plan* (Specific Plan).

These Land Use and Development Standards supersede the *Placer County Zoning Ordinance* and serve as the zoning regulations governing development within the Placer Vineyards Specific Plan Area (Plan Area). Where no standards are provided in this document, the standards contained in the *Placer County Zoning Ordinance*, *Placer County Code*, and/or *Land Development Manual* shall apply. The standards in this document supersede, replace, and shall take precedence over conflicting County standards governing the Plan Area.

The Placer Vineyards Land Use and Development Standards are organized into five sections consisting of:

I. Residential Development Standards and Land Uses;

II. Commercial Development Standards and Land Uses;

III. Public/Quasi-Public Land Uses;

IV. Parks, Recreation, and Open Space Land Uses; and

IV. Parking Standards

All projects in the Plan Area are subject to the standards herein. In addition, all development within the Plan Area will be subject to Design/Site Review in accordance with the procedures outlined in Section 17.52.070 of the *Placer County Zoning Ordinance*. Through the Design/Site Review process, applications are approved, conditionally approved, or denied, based on consistency with the design standards and guidelines established for each land use designation and for the Specific Plan. Design/Site Review will be required for all development.

The Development Standards in conjunction with Chapter VI, "Community Design" of the Specific Plan will be used to assist County staff, the Planning Commission, and the Board of Supervisors in evaluating the merit of development proposals. The standards provided in this document allow for flexible design and are intended to promote new, creative development forms, especially within the high density residential and mixed-use districts. Should individual projects differ in some respects, but be substantially consistent with the intent of these standards, minor deviations may be allowed under certain circumstances. The Planning Director will have discretion over development proposals that deviate from these standards and could accept different but substantially consistent design if it is determined to be of sufficient design and quality. Minor changes to an approved project that are substantially consistent with the original approval may be approved by the Planning Director.

1.2 GENERAL DEFINITIONS AND STANDARDS

1.2.1 DEFINITIONS

The definitions in this document supplement and supersede definitions found in Section 17.04.030 of the *Placer County Zoning Ordinance*. Refer to Section 17.04.030 for definitions not listed in this document. Definitions in this document supersede the same definitions found in the *Placer County Zoning Ordinance*. Definitions are provided for each of the applicable land use sections-Residential, Commercial, Public/Quasi-Public, and Parks, Recreation, and Open Space.

1.2.2 SETBACK MEASUREMENTS AND EXCEPTIONS

A. Projections into Setbacks. No portion of any structure, including eaves or roof overhangs, shall extend beyond a public or private service easement or street right-of-way or easement. Portions of structures may extend into the required setback as allowed by Table A-1 and specifically approved by the Planning Director.

B. Measurement of Setbacks. Refer to the applicable land use section for setback definitions, methods of measurement, and standards. Setbacks are defined for residential buildings in Section 2.2.1: "Residential Development Standard Definitions" and for commercial buildings in Section 3.1.1: "Commercial Development Standard Definitions". Refer also to Figure A.1, "Measuring Setbacks" to determine the location of property lines and setbacks for different roadway conditions found in the Plan Area.

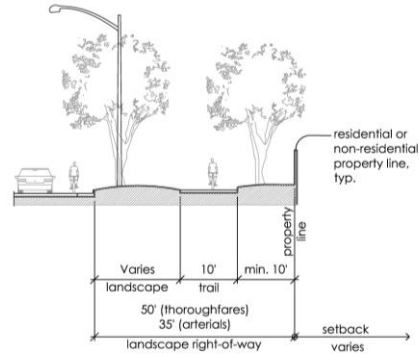
C. Limitations on Uses of Setback.

Allowed Structures and Uses. A setback required by this Specific Plan, Minor or Conditional Use Permit, or Design/Site Review process, shall be improved and maintained only with plants and other natural materials, except for the following:

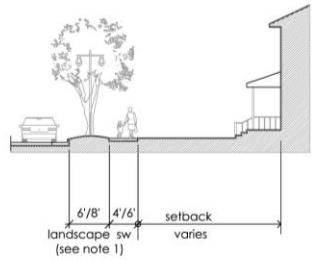
1. Building projections, as permitted by Table A-1;
2. Fences, structures, and walls as permitted by Table A-2 for residential zoning districts;
3. Necessary walks and steps;
4. A driveway or parking lot that provides parking or access to parking; and
5. Building mechanical equipment and pad, screened and oriented from public view (also see table notes on commercial mechanical equipment in C, TCC, C/MU, O, BP, PC and BP/PC Development Standards).

Figure A.1 Measuring Setbacks

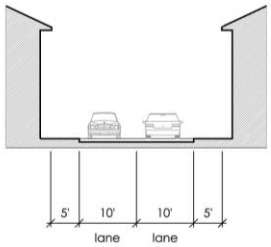
All front and side yard setbacks on thoroughfare and arterial streets shall be measured from the back of the landscape right-of-way, as shown in the figure below. Setbacks on residential, collector, major collector and town center streets where a landscape parkway is required shall be measured from the back of the sidewalk. Alley setbacks shall be 5' from the alley edge of pavement. Refer also to Figure 5.2, "Street Circulation Diagram" in the Specific Plan for street classifications and locations and to Figure 5.3, "Roadway Sections" for the corresponding street sections.



landscape	=	landscape parkway
lane	=	driving lane
min.	=	minimum
sw	=	sidewalk
typ.	=	typical



On Residential and Collector Streets



On Alleys

Notes:

1. A 4-foot sidewalk and 6-foot landscape parkway is required adjacent to low and medium density residential development; a 6-foot sidewalk and 8-foot landscape parkway is required adjacent to high density residential and all retail and office development (refer also to Section 1.2.3-C for landscaping requirements along streets).

Table A-1 Allowed Projections into Setbacks

Projecting Feature	Allowed Projections into Specified Setback[1]			
	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Commercial Sidewalk.
Architectural feature (i.e. cornice, canopy, eave, sill, bay window, chimney, etc.)	• 2.5 feet, projection shall not exceed half the depth of the required setback • Shall not occupy more than one-third of the length of the building wall for bay windows and chimney projections			Shall not extend into an unobstructed 6-foot clear pedestrian pathway at commercial sidewalks
Cantilevered overhang above the ground floor, not requiring ground or bracket supports.	4 feet	3 feet into a corner side yard setback; not allowed on interior side yard	Shall not exceed half the depth of the required setback	Shall not project more than 4 feet over the sidewalk and shall be a minimum of 8 feet above the finished ground surface
Fire escape	Not allowed	Not allowed in corner side yard setback; may project up to 2.5 feet into an interior side yard setback	3 feet	Not allowed
Covered or uncovered decks, stoops, or terraces, and any necessary steps or landings.	Not allowed, except stairs and landings may project 6 feet into the setback	Not allowed in corner side yard setback; stairs and landings may project up to 3 feet into an interior side yard setback, but may not project more than half the distance of an interior side yard setback	Shall not exceed half the depth of the required setback	Not allowed
Detached residential accessory structures	Not allowed	May be located up to the property line on a parcel with a single-family dwelling or duplex, except where the accessory structure would abut another building or an adjacent parcel; in these cases, the accessory structure shall be located a minimum of 3 feet from the property line.		Not allowed
Outdoor dining (i.e. tables, chairs, umbrellas, heaters)	Allowed			Outdoor dining is allowed but shall maintain an unobstructed 6-foot clear pedestrian pathway at commercial sidewalks

Notes:

1. Refer to the applicable land use sections in this document for Residential and Commercial development setback definitions.

1.2.3 LANDSCAPE LOCATION REQUIREMENTS

Landscaping shall be provided as follows.

A. Setbacks. The setback areas required in this appendix that are visible from public streets and from drainage courses and utility easements shall be landscaped, except where occupied by allowed structures, described in Section 1.2.2(C), "Limitations on the Use of Setbacks," or the Planning Director determines that landscaping is not necessary in the setback to fulfill the purposes of the Specific Plan.

B. Parking areas. All unpaved areas in parking lots and residential alleys shall be landscaped. Parking lots serving non-residential developments shall include tree plantings designed to result in 50% shading of parking lot surface areas within 15 years per the requirements of the Placer County Landscape Design Guidelines (latest edition). These shading requirements shall apply to all impervious surfaces on which a vehicle can drive, including parking stalls and drives and maneuvering areas within the property.

C. Street Landscaping. As indicated by Figure A.1, landscaping along streets are designed as landscape-right-of-ways or landscape parkways.

1. Landscape right-of-ways are provided along thoroughfare, arterial, and major streets and incorporate a 10' wide separated trail within a 50' or 35' landscape corridor, where applicable.
2. Landscape parkways are required on all collector streets and most residential streets, except as otherwise provided for streets in the age-restricted community, residential cul-de-sac streets (ten units or less), and residential alleys. Refer to the street sections indicated in Figure 5.3 of the Specific Plan.

   Landscape parkways shall be required to be 6' wide with an adjacent 4' wide sidewalk at low and medium density residential development and shall be 8' wide with an adjacent 6' wide sidewalk adjacent to high density residential and all retail and office development.

1.2.4 ALLOWABLE USES AND PERMiT REQUIREMENTS

The land use tables in this document shall be used in conjunction with the allowable uses and permit requirements in Section 17.06.050 of the *Placer County Zoning Ordinance*. Refer to Section 17.04.030 for the definitions of the land use types listed in the land use tables. When tables found in this document indicate that a use is allowed in a land use district, it will be identified as subject to one of the following land use permit requirements, as outlined in Section 17.06.050, "Land Use and Permit Tables" of the *Placer County Zoning Ordinance* and also, repeated below for easy reference.

1. **Zoning Compliance (A).** These uses are allowed without land use permit approval, subject to compliance with applicable provisions in the Specific Plan and/or Chapter 17: "Planning and Zoning" of the *Placer County Zoning Code* ("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 zone district.
2. **Zoning Clearance (C).** These uses are allowed subject to zoning clearance ("C" uses on the tables; see Section 17.06.040 of the *Placer County Zoning Ordinance*). 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 (i.e. setback, 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 (i.e. houses in residential zones) and are unlikely to create any problems that will not be adequately handled by the Development Standards of Article 17.54 of the Zoning Ordinance (General Development Regulations) and its subchapters.
3. **Administrative Review Permit (ARP).** These uses are allowed subject to approval of an Administrative Review Permit ("ARP" uses on the tables; see Section 17.58.100 of the *Placer County Zoning Ordinance*). 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 purpose of an Administrative Review Permit is to allow Planning Department staff and the Zoning Administrator to evaluate a proposed use to determine if problems may occur, to work with the project applicant to adjust through conditions of approval, to solve any potential problems that are identified, or to disapprove a project if identified problems cannot be acceptably corrected.

4. **Minor Use Permit (MUP).** These uses are allowed subject to approval of a Minor Use Permit ("MUP"uses on the tables; see Section 17.58.120 of the *Placer County Zoning Ordinance*). Minor Use Permit approval is required for certain land uses that are generally consistent with the purposes of the zone, but could create problems for adjoining properties, the surrounding area, and their populations if such uses are not designed to be compatible with surrounding land uses. The purpose of a Minor Use Permit is to allow Planning Department staff and the Zoning Administrator to evaluate a proposed use to determine if problems may occur, to provide the public with an opportunity to review the proposed project and express their concerns in a public hearing, 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.
5. **Conditional Use Permit (CUP).** These uses are allowed subject to approval of a Conditional Use Permit ("CUP" uses on the table; see Section 17.58.130 of the *Placer County Zoning Ordinance*). Conditional Use Permit approval is required for certain land uses that may be appropriate in a zone, depending on the design of the individual project and the characteristics of the proposed site and surroundings. Such uses can either raise major land use policy issues or could create serious problems for adjoining properties, the surrounding area, and their populations if such uses are not appropriately located and designed. The purpose of a Conditional Use Permit is to allow Planning Department staff and the Placer County Planning Commission to evaluate a proposed use to determine if problems may occur, to provide the public with an opportunity to review the proposed project and express their concerns in a public hearing, 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.

This "Key to Permit Requirements" table below defines the designations used in each of the permitted uses table in this document. Section numbers below refer back to the *Placer County Zoning Ordinance*.

Key to Permit Requirements	
Allowed use, zoning compliance required (Section 17.06.050)	A
Zoning Clearance required (Section17.06.050)	C
Administrative Review Permit required (Section 17.06.050)	ARP
Minor Use Permit required (Section17.06.050)	MUP
Conditional Use Permit required (Section 17.06.050)	CUP
Permit requirements set by Article 17.56	§
Uses not allowed	

BLANK PAGE

II. RESIDENTIAL LAND USES

PLACER VINEYARDS

BLANK PAGE

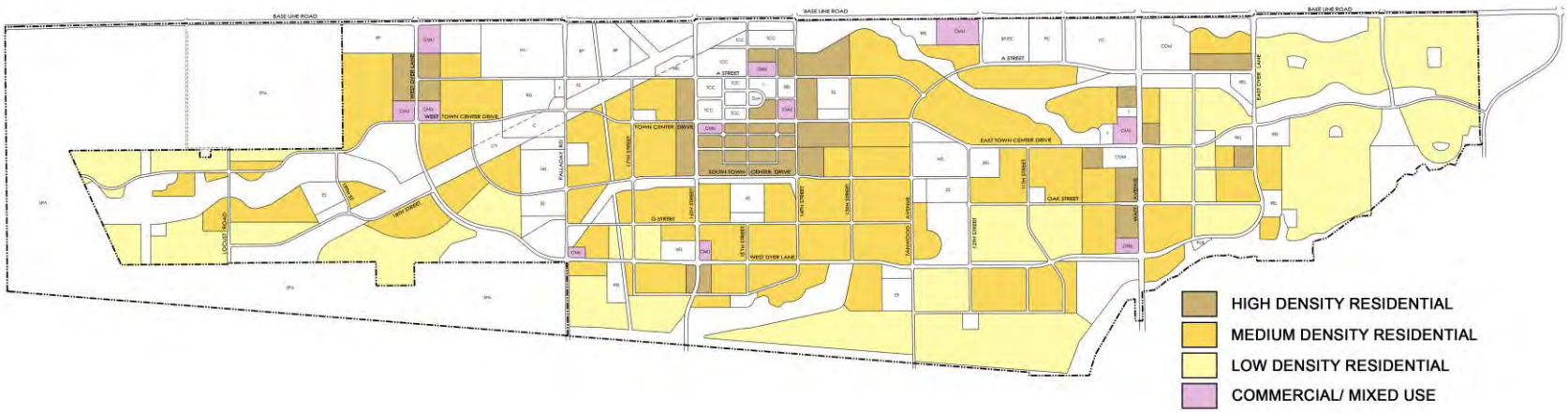
2.1 RESIDENTIAL LAND USES INTRODUCTION

Placer Vineyards includes single family housing types that range from 1 to 8 dwelling units per acre (du/ac) and a variety of innovative high density housing products in the 7 to 22 du/ac density range. This section provides Residential Development Standards governing the relationship of buildings to lots, buildings to streets, and buildings to garages, other structures, and/or accessory uses. The Development Standards are designed to encourage variety to occur with standards that are flexible, allow for innovative housing projects, and promote high quality housing consistent with the vision and goals of the Specific Plan.

Residential land use designation density ranges overlap with the adjacent residential land use designation to allow residential building types to be mixed together. Low Density Residential densities range from 2 to 6 du/ac, Medium Density Residential densities range from 4 to 8 du/ac, and High Density Residential densities range from 7 to 21 du/ ac. Commercial/Mixed-Use densities range from 14 to 22 du/ac. C/MU Development Standards are provided in Chapter III, "Commercial Land Uses" of this document.

Standards for the residential land use designations have generally been set to apply to a diverse range of residential lot designs and building prototypes that currently exist in the market. It is not intended to represent or anticipate all design solutions or new residential products that may be proposed in the future. The standards used here shall guide the interpretation of housing projects and new product designs suggested to function with other standards. The County may use its Design/Site Review permit process in conjunction with a subdivision map to approve other housing product types and/or deviations from these standards so long as these plans are consistent with the intent of the Placer Vineyards Specific Plan and these Development Standards and demonstrate superior siting and architectural merits.

Development Standards in this section are organized by the residential land use designation and are further categorized by the lot size density. Developments shall comply with Tables A-3 to A-5. Refer to Table A-6 for the Residential Land Use Table and Table A-14 for residential parking standards in the Plan Area. Refer also to the Chapter VI, "Community Design" and Chapter IX, "Implementation" of the Specific Plan for design guidelines and steps for implementation.



Residential Land Use Diagram

2.2 RESIDENTIAL LAND USE DEFINITIONS

2.2.1 DEFINITIONS FOR RESIDENTIAL USES

Accessory Structures. A building or structure detached from a principal building located on the same lot, but incidental and subordinate to the principal building or use (refer to the *Placer County Zoning Ordinance* definition for residential accessory uses). Accessory structures include swimming pools, spas, hot tubs, workshops, studios, greenhouses, garages, guest houses (without cooking or kitchen facilities), solar panels, and similar equipment. It also includes all types of antennae and communication facilities such as home receiving antennae for earth-based TV and radio broadcasts, broadcast and receiving antennae for HAM radio, commercial applications, and satellite dish antennae (refer also to Section 17.56.060 of the *Placer County Zoning Ordinance* for the definition of antennae and communication facilities). The following are also considered accessory structures and subject to the following standards:

1. Detached garages and carports (see Section 2.2.3 for garage standards);
2. Covered and uncovered decks shall maintain a minimum 3-foot side and rear yard setback, except on corner lots where it shall not interfere with clear site distance triangle requirements (see definition for sight distance triangle); and
3. Shade structures, including covered patios or gazebos shall not exceed 15 feet in height and shall maintain a 15-foot front yard setback and minimum 3-foot side and rear yard setback as measured from back of sidewalk or back of landscape right-of-way (see Figure A-1).

Alley or Lane. A public or private right-of-way not less than 20 feet wide through the middle of a block giving access to the abutting property in the rear of the lot.

Residential Density Calculations. Specific Plan residential land use density/intensity shall be calculated by dividing the gross area of the property by the number of units proposed. In the event the property includes a collector street dedication, the area used for this calculation shall be the edge of the street right of way.

Sight Distance Triangle. The portion of both private property and public right-of-way located at a street corner, defined by a triangular area. This triangular area is created from the diagonal connection of two points measured 40 feet from the back of the sidewalk (see Figure A.2). If the County determines that additional area is needed to ensure that a traffic hazard is not created, the dimensions of the sight distance triangle may be increased.

View Fence. A barrier which does not form a visually opaque screen, intended to demarcate a boundary, enclose property, or separate public uses from private uses or other specially designated area. View fences may be constructed of wood or steel posts, connected with wood pickets, rails, decorative wrought iron, or wire.

Definitions for Detached Residential Types

Detached Cluster Homes. Clustered arrangements of single family homes, typically designed to limit the number of access points along the street. Homes may be arranged as either a standard single family lot or in zero lot line configurations (see Figure A.14).

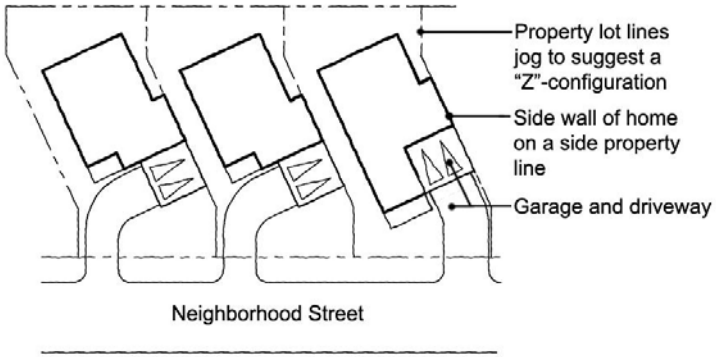
Detached Townhomes. Homes with front entrances oriented to common open space and garages accessed by alleyways in the back. They may be arranged as either standard single family lots or in zero lot line configurations. Private yards may be placed in the front, side, or rear of the house (see Figure A.13).

Large Lot Single Family Homes. Detached homes with a minimum lot size of 10,000 square feet that are larger than traditional single family homes and include front, side, and rear yards (see Figure A.6).

Standard Single Family Homes. Detached homes with a minimum lot size of 5,000 square feet, typically, with a garage and front, side, and rear yards (see Figure A.5).

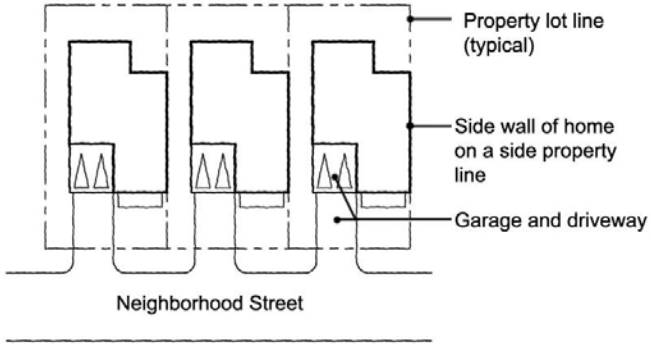
Small Lot Single Family Homes. Detached homes, smaller than standard single family homes to promote affordability, with conventional front, side, and rear yards. Small lot homes may be laid out in zero-lot line configurations or may be alley loaded (see Figure A.8).

Angled Z Lots. Home rotated roughly 45 degrees with lot lines that jog to suggest a Z configuration.



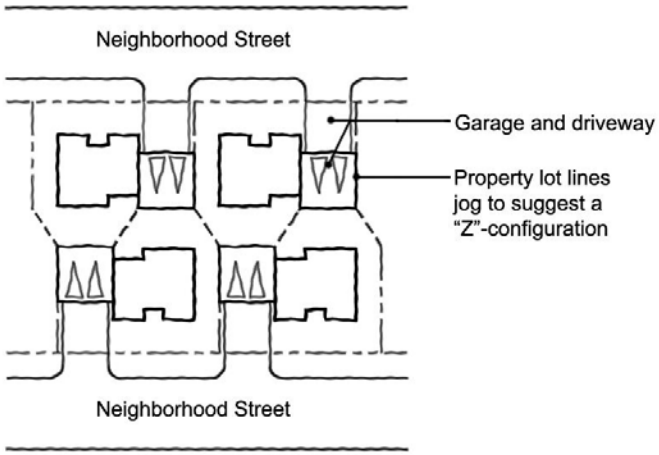
Angled Z Lot Homes

Zero Lot Line Homes. Homes where one or more side walls of a detached house are on a side property line.



Zero Lot Line Homes

Zipper Lot Homes. Homes designed to allow variation in the depth of rear yards to create more usable open space on the side of the lot. They are typically designed on wider lots.



Zipper Lot Homes

Definitions for Attached Residential Types

Apartments (garden style). Typically multi-family units arranged around a common green space with assigned parking either contained within the building, in parking lots, or detached garage bays with guest parking distributed throughout the site (see Figure A.18).

Apartments (podium style). Multi-family units with shared garages located beneath the first floor. Private open space is typically provided from the living area as decks or patios. Podium style apartments can be designed to have an interior courtyard configuration or front onto surrounding streets (see Figure A.19).

Duplexes/Triplexes/Four-plexes/Six-plexes. Attached products of respectively, two, three, four or more units that share a common wall and conventional side and rear yards (see Figures A.15 and A.16).

Townhomes. Rear alley loaded homes with tuck under or detached garages. Units have private open space on a patio deck, and/or within the front or rear yards (see Figure A.17).

Definitions for Residential Development Standards

For an illustration of the Development Standard definitions below, refer also to Figure A.2. Refer to Section 2.2.2, "Residential Setback Measurements and Exceptions" for setback definitions and measurements.

Lot Coverage. Also known as site coverage is the percentage of the total site area occupied by buildings and structures. This includes the primary structure and all covered accessory structures (e.g., carports, garages, patio covers, and storage sheds). Lot coverage is measured from the exterior wall.

Lot Depth. The distance between midpoints of straight lines connecting the foremost point at the front property line with the rearmost point at the rear property line.

Lot Width. The mean width of the lot measured at right angles to its depth. Average minimum lot width is the average of the lot widths within one tentative subdivision map.

2.2.2 RESIDENTIAL SETBACK MEASUREMENTS AND EXCEPTIONS

A. Projections into Setbacks. No portion of any structure, including eaves or roof overhangs, shall extend beyond a public or private service easement or street right-of-way or easement. Portions of structures may extend into the required setback as allowed by Table A-1 and specifically approved by the Planning Director.

B. Measurement of Setbacks. The required setback shall be measured as follows (refer also to Figure A.1, "Measuring Setbacks" to determine the location of property lines and setbacks for different roadway conditions found in the Plan Area):

1. **Front Yard Setback.** The front yard setback shall be measured across the width or narrow dimension of the lot, unless otherwise determined by the Planning Director. Front yard setbacks shall be measured by the most restrictive of the following methods to the nearest point of the wall of the building, with exceptions provided in Table A-1.

   a. From the back of the sidewalk or landscape right-of-way, as defined in Figure A.1, "Setbacks," or
   b. The edge of an easement for a private road or driveway.

2. **Side Yard Setbacks.**

   a. **Side Yard Setback (Interior Lot).** A required interior side yard setback shall be measured at right angles from the side yard property line of the lot, establishing a setback line parallel to the side property line which extends between the front and rear setbacks.
   b. **Side Yard Setback (Corner Lot).** A required side yard setback on the street side of a corner lot shall be measured at right angles from the side yard property line bounding the street, the edge of an easement for a private road or driveway, or the back of the sidewalk, whichever results in the greatest setback that extends between the front and rear setback.

3. **Rear Yard Setbacks.** The rear yard setback shall be measured at right angles from the rear property line, establishing a setback line parallel to the rear property line.

   a. Where a parcel has no rear yard property lines because its side lot lines converge to a point, the rear yard property line shall be determined by drawing an assumed line 5 feet long within the parcel, parallel to and at the furthest distance from the front yard property line. The rear yard setback is the distance, measured at right angles from this assumed rear property line, to a setback line parallel to it.

4. All residential setbacks on collector, major collector, and town center streets where a landscape parkway is required shall be measured from the back of sidewalk. Setbacks on thoroughfares and arterial streets shall be measured from the back of the landscape right-of-way (refer to Figure A.1, "Measuring Setbacks").

C. Limitations on the Use of Setbacks.

1. **Allowed Structures and Uses.** A setback required by this Specific Plan, Minor or Conditional Use Permit, or Design/Site Review process, shall be improved and maintained only with plants and other natural materials, except for the following:

   a. Building projections as permitted by Table A-1;
   b. Fences, structures and walls permitted by Section D below;
   c. Necessary walks and steps;
   d. A driveway that provides parking or access to parking
   e. Building mechanical equipment and pads, screened and oriented from public view and setback a minimum of 5' from the property line.

D. Fences in Setback Areas. A fence in a residential zoning district shall not exceed the height limits shown in Table A-2.

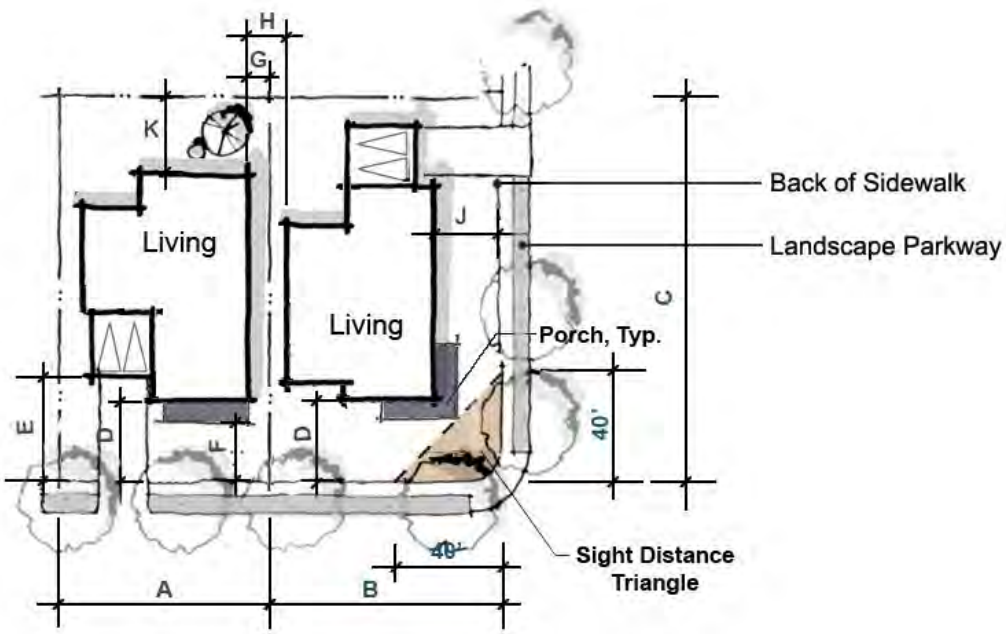
Table A-2 Maximum Height of Fences in Setbacks

Location	Maximum Height
Front yard fences	3 feet
Side or rear yard fences	6 feet
Fences within the sight distance triangle[1]	3 feet view fence[1], or other as approved by the Planning Director

Note:

1. Refer to definitions in Section 2.2.1, "Definitions for Residential Uses."

Figure A.2 Sample Single Family Residential Lot Development Standards Key



A	Lot Width (interior lot)	G	Side Setback (interior lot)
B	Lot Width (corner lot)	H	Side Setback (total of two adjacent lots)
C	Lot Depth	J	Side Setback (corner lot)
D	Front Setback (to house)	K	Rear Setback
E	Front Setback (to garage)		
F	Front Setback (to porch)		

2.2.3 STANDARDS FOR RESIDENTIAL GARAGES AND DRIVEWAYS

Garages and driveways should be designed to reduce the visual scale and dominance of cars and garages on the street. Figure A.3 shows a variety of recommended garage and driveway configurations. In addition, the following standards shall be used in the design of garages and driveways.

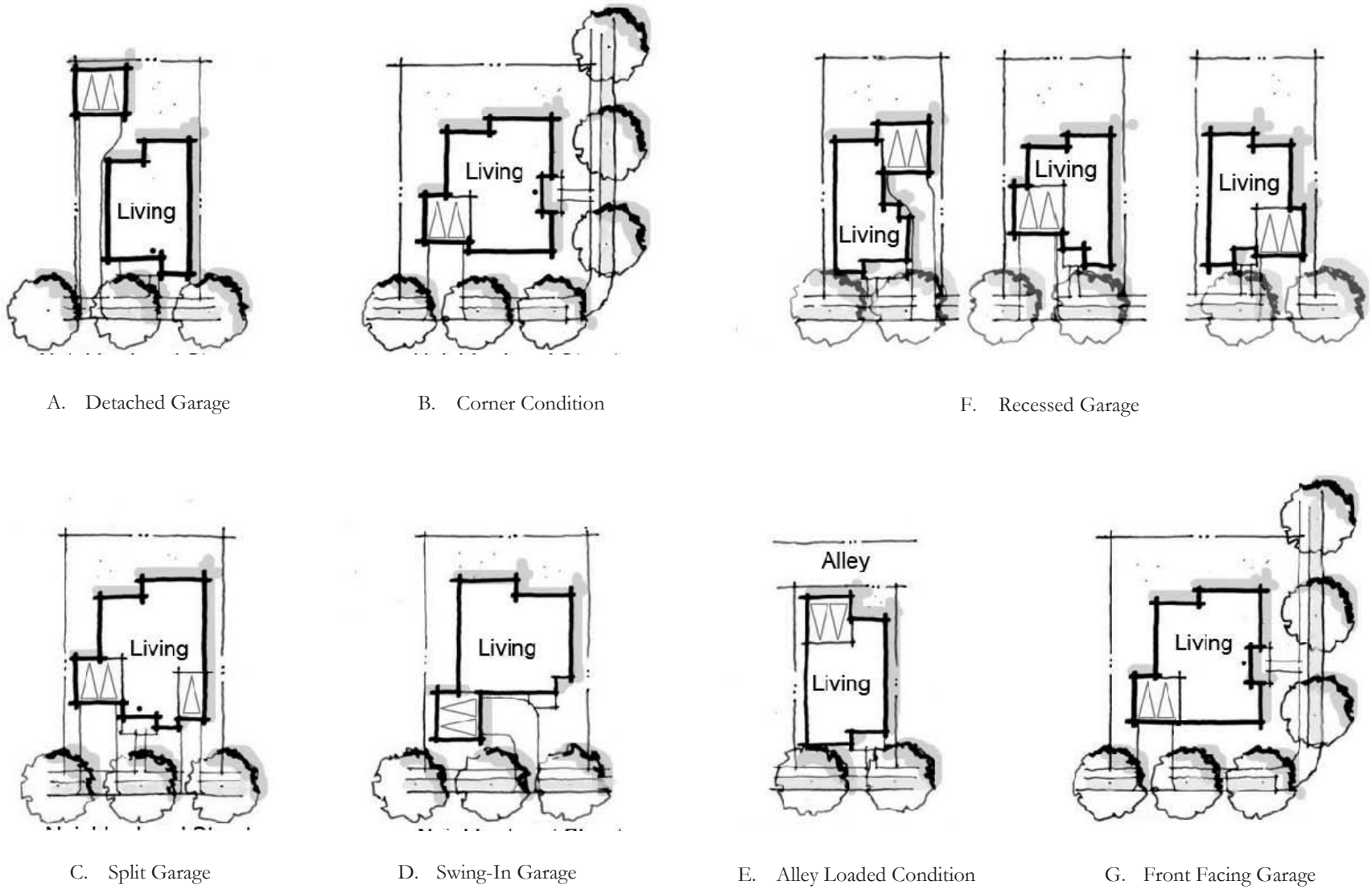
Garages

1. All garage doors parallel to the street (with exception provided for garage doors on alleys and motor courts) shall be located a minimum of 20' from the back of the sidewalk to prevent cars from blocking walkways.
2. Garages shall not project beyond the primary front facade for houses with or without porches. Garages are encouraged to be located a minimum of 5' behind the front facade of houses.
3. Garages on homes with side loaded swing-in garages may be set forward of the house, but the garage side facing the street must meet the minimum front setback standard for the house.
4. Alley loaded garages shall be set back a minimum of 5' feet from the alley edge of pavement.
5. Detached garages are 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.
6. Street facing facades of swing-in garages shall have features such as windows, overhangs, arbors, pilasters or other building elements. Blank walls are not allowed on street-facing facades of such garages.

Driveways

1. Driveways with two street access points (i.e. circular drives) shall have a maximum width of 12'.
2. Driveways with one street access point shall have a minimum width of 20'.
3. Driveways for single family homes shall not exceed 30' in width in the front yard setback area, except for cul-de-sac lots. For cul-de-sac lots, driveways shall not exceed 20' in width at the front yard setback.

Figure A.3 Garage and Driveway Prototypes



A. Detached Garage

B. Corner Condition

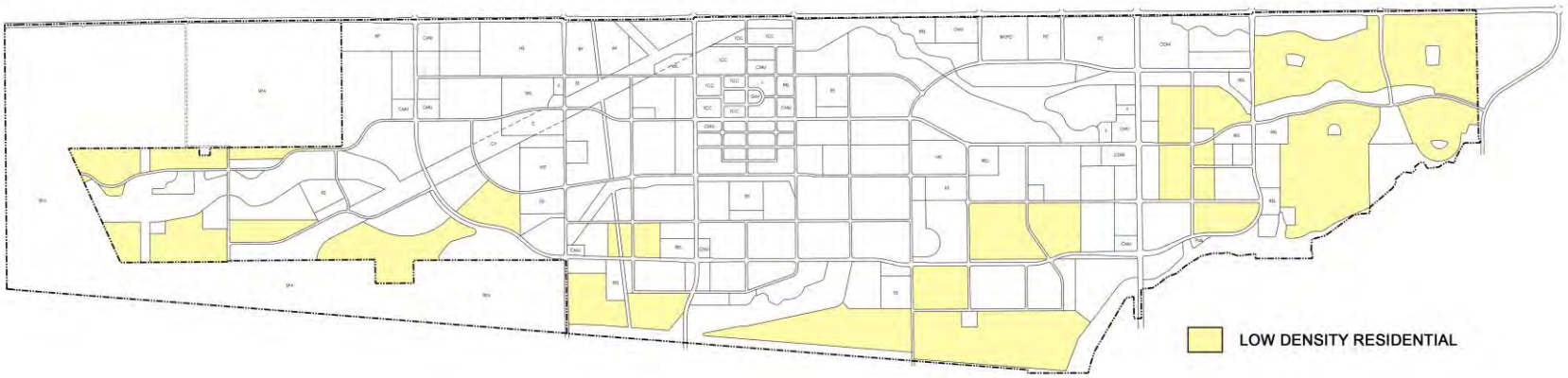
F. Recessed Garage

C. Split Garage

D. Swing-In Garage

E. Alley Loaded Condition

G. Front Facing Garage



Low Density Residential Locations

2.3 LOW DENSITY RESIDENTIAL (2 TO 6 DU/AC)

The Low Density Residential (LDR) areas are intended for single family detached and similar, compatible uses. The allowed density ranges from 2 du/ac to 6 du/ac. LDR neighborhoods also permit public and quasi-public uses such as schools, parks, and recreation facilities with appropriate buffers and access to major local roadways and collector streets. It also allows special housing types for active adults and community living.

2.3.1 Large Lot Single Family Detached Home

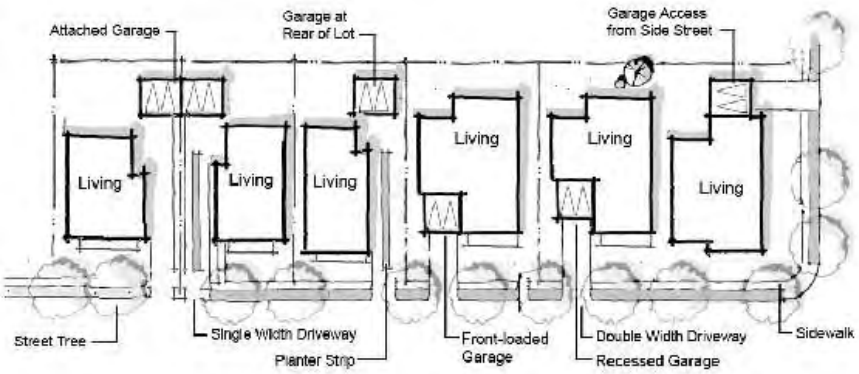


Figure A.4 Single Family Detached Residential Lot Configurations

2.3.2 Standard Lot Single Family Detached Home

Table A-3 Low Density Residential Summary of Development Standards

Housing Type		2.3.1 Large Lot		2.3.2 Standard Lot		
	Key Figure	Lot Size ≥ 15,000 sf	Lot Size ≥ 10,000 sf	Lot Size ≥ 8,000 sf	Lot Size ≥ 6,000 sf	Lot Size ≥ 4,000 sf
Minimum Parcel Size (sf)		15,000	10,000	8,000	6,000	4,000
Lot Size, Coverage and Width						
Maximum Lot Coverage (%) (1 Story/2 Story)		40/35	40/35	50/40	50/40	55/40
Minimum Lot Width at Street (Interior/Corner)	A/B	75'/90'	50'/60'	50'/60'	40'/50'	40'/50'
Minimum Lot Depth	C	120'	100'	100'	90'	85'
Setbacks[4,5,7]						
Front Yard Setback to House/Garage	D/E	25'/25'	15'/20'	15'/20'	12'/20'	10'/20'
Front Yard Setback to Porch	F	20'	10'	10'	10'	10'
Side Yard Setback (Interior/Interior Total)[2,3]	G/H	10' min/20' total	8' min/15' total	5' min/10' total	5' min/10' total	0' min/10' total
Side Yard Setback (Corner lot)[3]	J	25'	15'	15'	15'	12'
Rear Yard Setback	K	25'	15'	15'	10'	10'
Maximum Building Height		36'	36'	36'	36'	36'
Off-Street Parking		See Table A-14	See Table A-14	See Table A-14	See Table A-14	See Table A-14
Permitted and Conditionally Permitted Uses		See Table A-6	See Table A-6	See Table A-6	See Table A-6	See Table A-6

Table A-3 Notes

1. Unless otherwise noted, all depth, width, height, and setback dimensions are minimums and measured in units of feet.
2. Interior lot side yard 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 yard setbacks are represented, respectively, as: 5' min/12' total.
3. A side yard adjacent to open space shall be treated as a corner lot or street-side yard setback.
4. Refer to setback definitions in Section 2.2.2, "Residential Setback Measurements and Exceptions."
5. Detached garages 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 shall be set back 5 feet from the alley edge of pavement. Refer also to Section 2.2.3, "Standards for Residential Garages and Driveways."
6. The County may use its Subsequent Conformity and Design/Site Review permitting process (see Chapter IX, "Implementation") to review and approve other housing product types and/or deviations to these Development Standards. Examples of such other housing product types would include cluster housing, courtyard/paseo cluster housing, detached townhomes, or other housing types that do not meet the conventional development standard regulations set forth in this table, but can be found consistent with the spirit and intent of this Specific Plan and associated Development Standards.
7. For accessory structure setbacks, refer to Section 2.2.1, definition for "accessory structures."

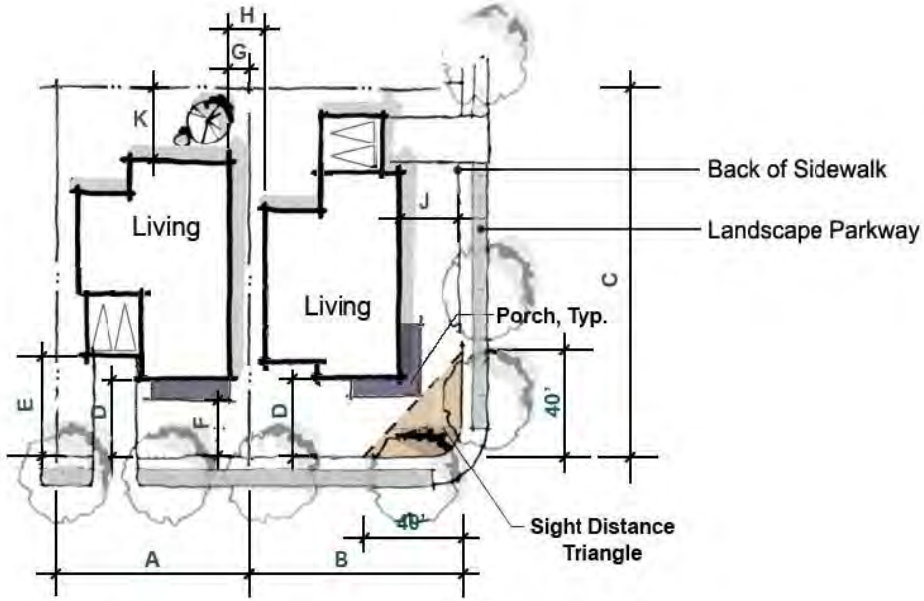


Figure A.5 Key to Single Family Residential Lot Development Standards

A Lot Width (interior lot)

B Lot Width (corner lot)

C Lot Depth

D Front Setback (to house)

E Front Setback (to garage)

F Front Setback (to porch)

G Side Setback (interior lot)

H Side Setback (total of two adjacent interior lots)

J Side Setback (corner lot)

K Rear Setback

2.3.1 LARGE LOT SINGLE FAMILY DETACHED

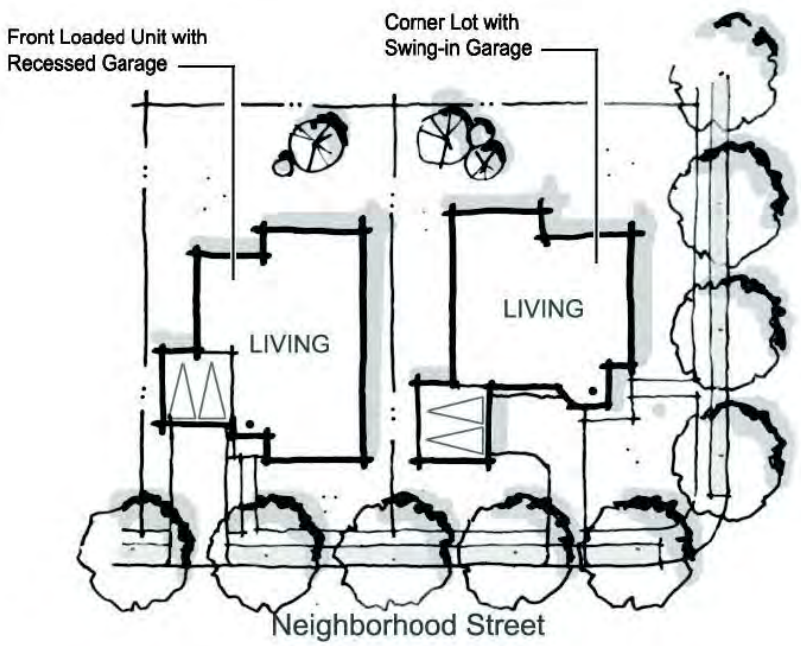


Figure A.6 Large Lot Single Family Types

Large lot unit with front facing garage

Large lot corner unit with swing-in garage

2.3.2 STANDARD LOT SINGLE FAMILY DETACHED

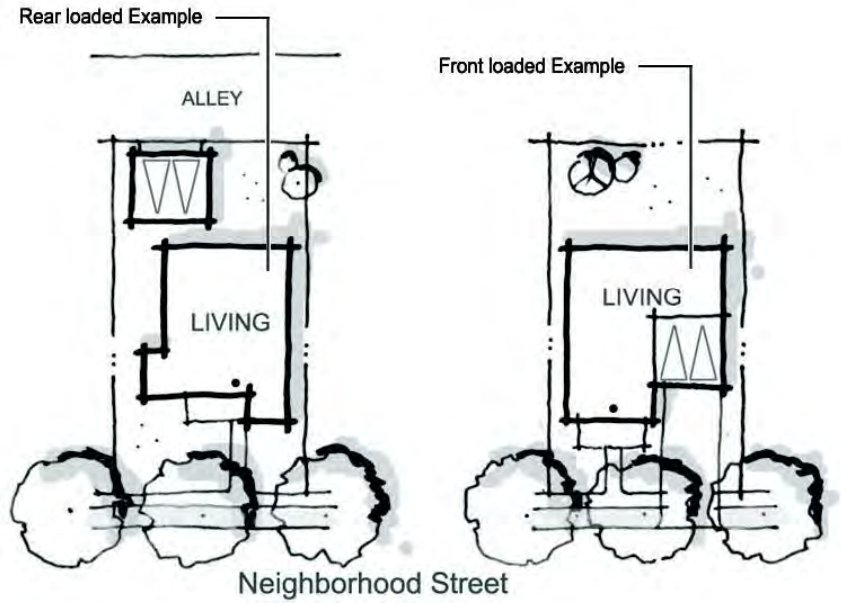
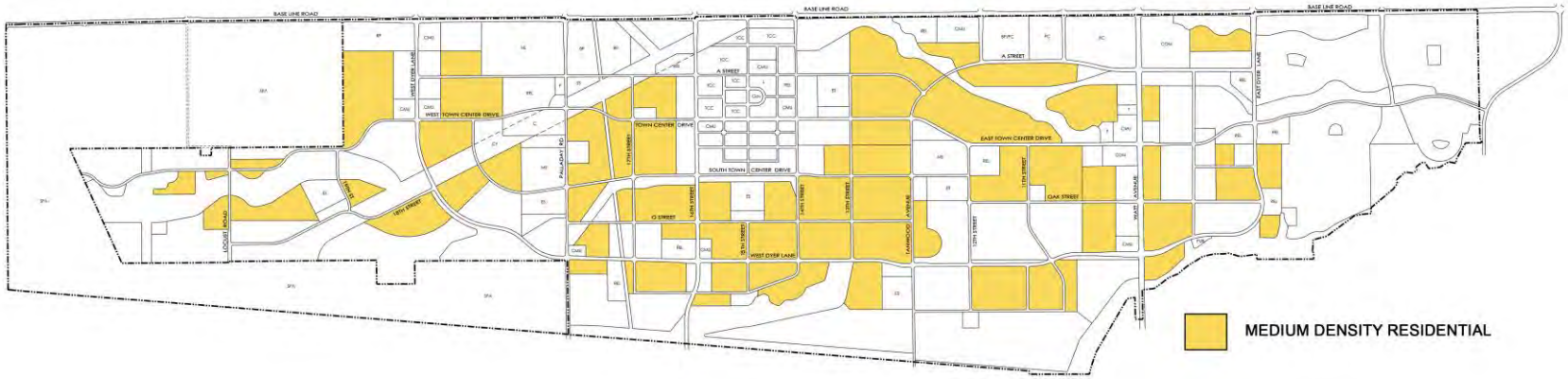


Figure A.7 Standard Lot Single Family Types

Standard lot unit with rear loaded access and front porches

Standard lot unit with recessed garage



Medium Density Residential Locations

2.4 MEDIUM DENSITY RESIDENTIAL (4 TO 8 DU/AC)

The Medium Density Residential (MDR) areas permit a range of housing types such as standard and small lot single family detached homes, duplexes, and similar, compatible uses. The allowed density ranges from 4 du/ac to 8 du/ac.

2.4.1 Standard Lot Single Family Detached Home

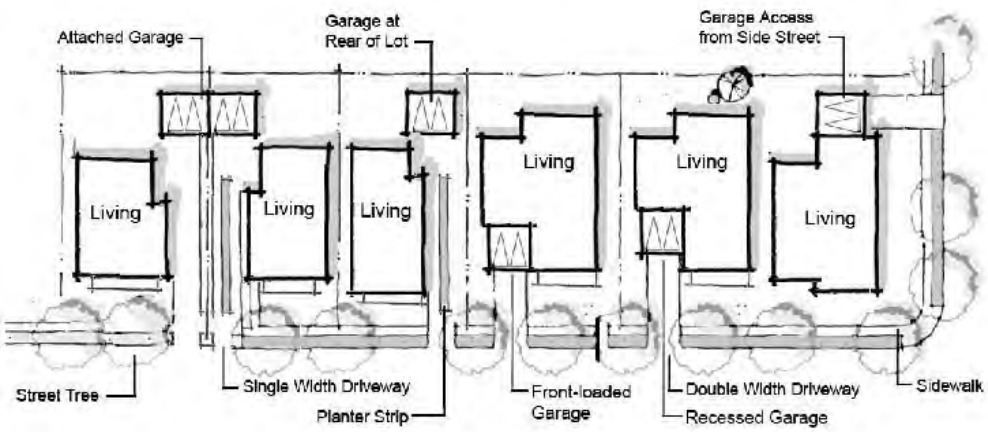


Figure A.8 Single Family Detached Lot Configurations

2.4.2 Small Lot Single Family Detached Home

Table A-4 Medium Density Residential Summary of Development Standards

Housing Type		2.3.2 Standard Lot		2.3.2 Small Lot	
	Key Figure	Lot Size ≥ 8,000 sf	Lot Size ≥ 6,000 sf	Lot Size ≥ 4,000 sf	Lot Size ≥ 3,000 sf
Minimum Parcel Size (sf)		8,000	6,000	4,000	3,000
Lot Size, Coverage and Width					
Maximum Lot Coverage (%) (1 Story/2 Story)		50/40	50/40	55/40	55/40
Minimum Lot Width at Street (Interior/Corner)	A/B	50'/60'	40'/50'	40'/50'	30'/35'
Minimum Lot Depth	C	100'	90'	85'	70'
Setbacks[4,5,7]					
Front Yard Setback to House/Garage	D/E	15'/20'	12'/20'	10'/20'	10'/20'
Front Yard Setback to Porch	F	10'	10'	10'	10'
Side Yard Setback (Interior/Interior Total)[2,3]	G/H	5' min/10' total	5' min/10' total	0' min/10' total	0' min/10' total
Side Yard Setback (Corner)[3]	J	15'	15'	12'	12'
Rear Yard Setback	K	15'	10'	10'	10'
Maximum Building Height		36'	36'	36'	36'
Off-Street Parking		See Table A-14	See Table A-14	See Table A-14	See Table A-14
Permitted and Conditionally Permitted Uses		See Table A-6	See Table A-6	See Table A-6	See Table A-6

Table A-4 Notes

1. Unless otherwise noted, all depth, width, height, and setback dimensions are minimums and measured in units of feet.
2. Interior lot side yard 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 yard setbacks are represented, respectively, as: 5' min/12' total.
3. A side yard adjacent to open space shall be treated as a corner lot or street-side yard setback.
4. Refer to setback definitions in Section 2.2.2, "Residential Setback Measurements and Exceptions."
5. Detached garages 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 shall be set back 5 feet from the alley edge of pavement. Refer also to Section 2.2.3, "Standards for Residential Garages and Driveways."
6. The County may use its Subsequent Conformity and Design/Site Review permitting process (see Chapter IX, "Implementation") to review and approve other housing product types and/or deviations to these Development Standards. Examples of such other housing product types would include cluster housing, courtyard/paseo cluster housing, detached townhomes, or other housing types that do not meet the conventional development standard regulations set forth in this table, but can be found consistent with the spirit and intent of this Specific Plan and associated Development Standards.
7. For accessory structure setbacks, refer to Section 2.2.1, definition for "accessory structures."

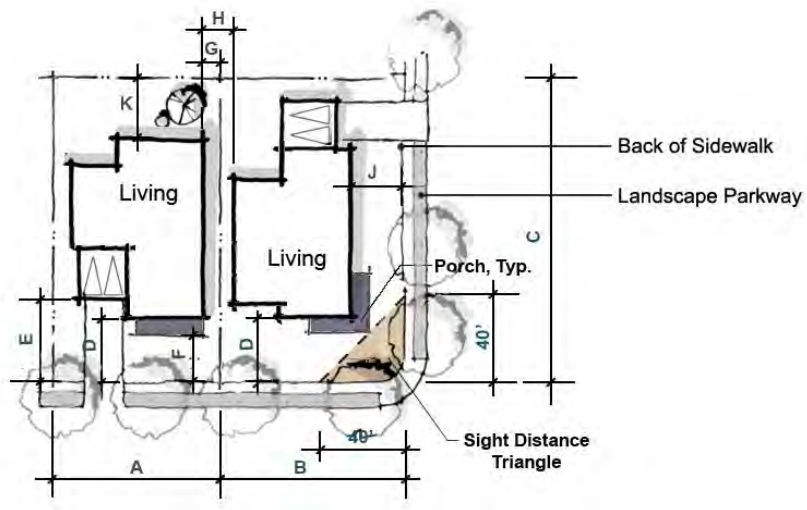


Figure A.9 Single Family Residential Lot Development Standards Key

A Lot Width (interior lot)

B Lot Width (corner lot)

C Lot Depth

D Front Setback (to house)

E Front Setback (to garage)

F Front Setback (to porch)

G Side Setback (interior lot)

H Side Setback (total of two adjacent interior lots)

J Side Setback (corner lot)

K Rear Setback

2.4.1 STANDARD LOT SINGLE FAMILY DETACHED

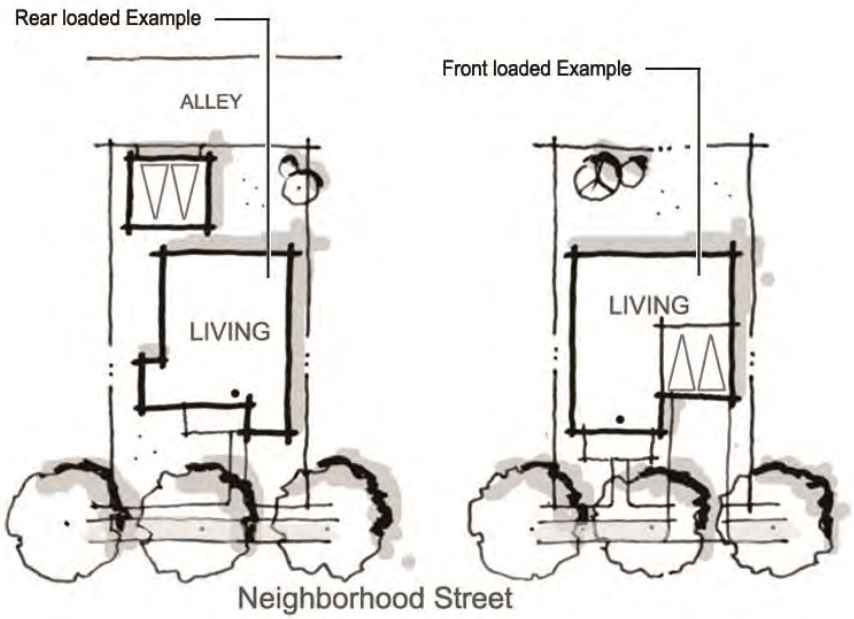


Figure A.10 Standard Lot Single Family Types

Single family unit with alley loaded, rear access

Single family unit with recessed garage

2.4.2 SMALL LOT DETACHED TYPES

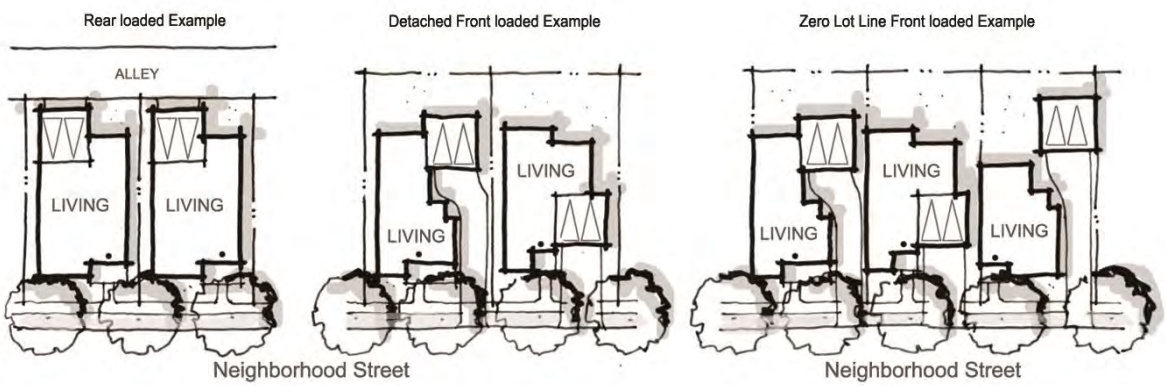
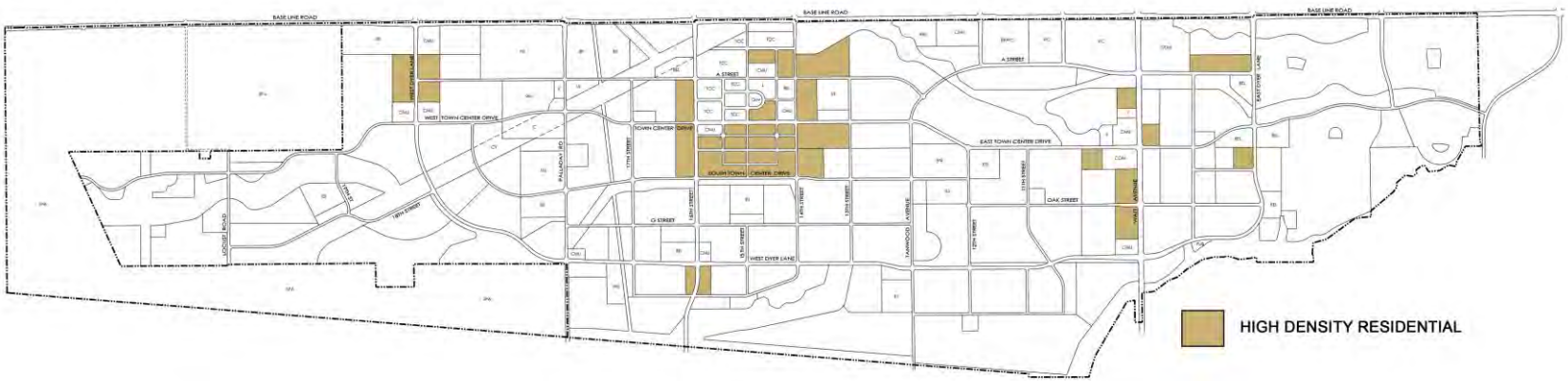


Figure A.11 Small Lot Single Family Detached Prototype

Rear loaded homes on small lot

Detached townhomes with entries from the paseo



High Density Residential Locations

2.5 HIGH DENSITY RESIDENTIAL (7 TO 21 DU/AC)

The purpose of the High Density Residential (HDR) land use designation is to allow for detached and attached housing types with a density range from a minimum of 7 du/ac to 21 du/ac. The HDR land use allows a range of housing types, including single family homes, duplex, triplex, four-plex, six-plex, attached and detached townhomes, condominiums, garden apartments, mid-rise housing podium apartments types, and similar, compatibles uses

2.5.1 Small Lot Single Family Detached

2.5.3 Duplex Home

2.5.5 Apartments/Condominiums

2.5.2 Single Family Detached Court Cluster

2.5.4 Attached Townhome

2.5.6 Podium Apartments

Table A-5 High Density Residential Summary of Development Standards

Housing Type		2.5.1-2.5.2 Small Lot and Other		
	Key Figure	Lot Size ≥ 4,500 sf	Lot Size ≥ 3,000 sf	Lot Size < 3,000 sf (Lot Size Varies)
Minimum Parcel Size (sf)		4,500	3,000	-
Lot Size, Coverage and Width				
Percentage Lot Coverage (%) (1 Story/2 Story)		50/45	55/55	65/65
Minimum Lot Width at Street (Interior/Corner)	A/B	35'/40'	30'/35'	See Note 6
Minimum Lot Depth	C	70'	70'	See Note 6
Setbacks[4,5]				
Front Yard Setback to House/Garage	D/E	10'/20'	10'/20'	See Note 6
Front Yard Setback to Porch	F	6'	6'	See Note 6
Side Yard Setback (Interior/Interior Total)[2,3]	G/H	0' min/10' total	0' min/8' total	See Note 6
Side Yard Setback (Corner)[3]	J	10'	12'	See Note 6
Rear Yard Setbacks	K	10'	10'	See Note 6
Maximum Building Height		36'	36'	36'
Off-Street Parking		See Table A-14	See Table A-14	See Table A-14
Permitted and Conditionally Permitted Uses		See Table A-6	See Table A-6	See Table A-6

2.5.3-2.5.6 Attached Housing	
Duplex, Triplex, Four and Six-plex, Townhomes)	(Apartments, Condominiums)
Duplex, Triplex, Four-plex and Six-plex: 6,000; Townhomes: 1,700	18,000
70/70	N/A
50'/50'	50'/5'
70'	N/A
10'/20'	10'
N/A	N/A
5'/10'	10'/10'
20'	20'
10'	10'
45'	65'
See Table A-14	See Table A-14
See Table A-6	See Table A-6

Table A-5 Notes

1. Unless otherwise noted, all depth, width, height, and setback dimensions are minimums and measured in units of feet.
2. Interior lot side yard 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 yard setbacks are represented, respectively, as: 5' min/12' total.
3. A side yard adjacent to open space shall be treated as a corner lot street-side setback.
4. Refer to setback definitions in Section 2.2.2, "Residential Setback Measurements and Exceptions."
5. Detached garages 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 shall be set back 5 feet from the alley edge of pavement. Refer also to Section 2.2.3, "Standards for Residential Garages and Driveways."
6. The County may use its Subsequent Conformity and Design/Site Review permitting process (see Chapter IX, "Implementation") to review and approve other housing product types and/or deviations to these Development Standards. Examples of such other housing product types would include cluster housing, courtyard/paseo cluster housing, detached townhomes, or other housing types that do not meet the conventional development standard regulations set forth in this table, but can be found consistent with the spirit and intent of this Specific Plan and associated Development Standards.
7. For accessory structure setbacks, refer to Section 2.2.1, definition for "accessory structures."

2.5.1 SMALL LOT DETACHED TYPES

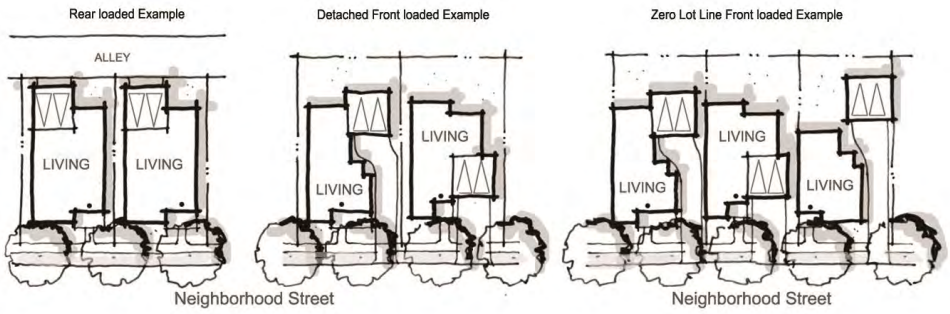


Figure A.12 Small Lot Single Family Detached Types

Rear loaded homes on small lot

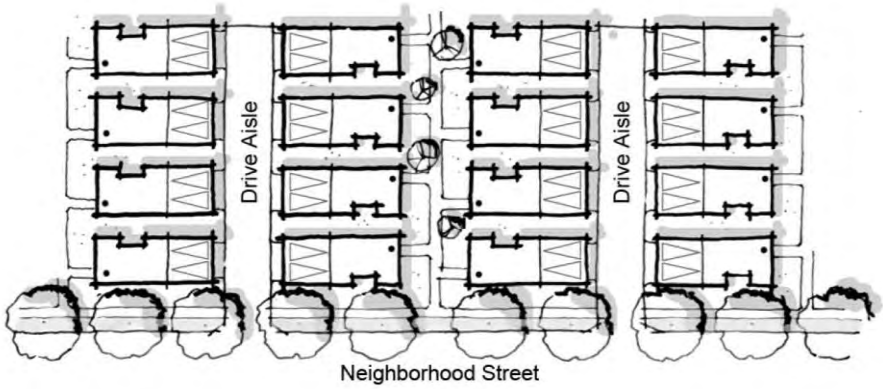


Figure A.13 Detached Townhome Type

Detached townhomes with entries from the paseo

2.5.1 SMALL LOT DETACHED TYPES

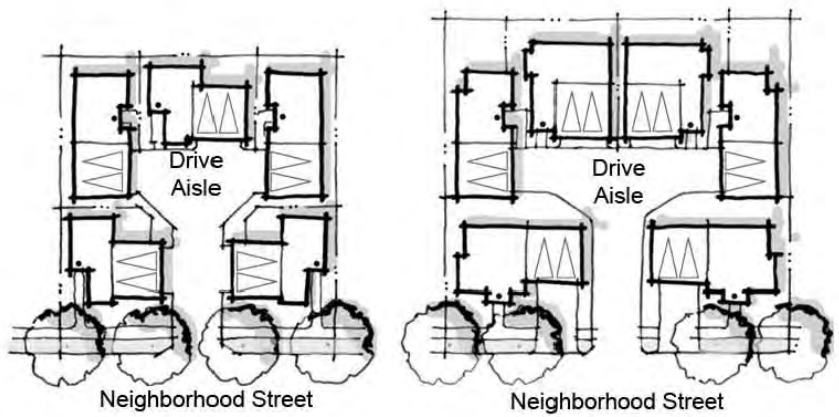


Figure A.14 Detached Cluster/Motor Court Housing Type

Court cluster detached home seen from the drive aisle

Homes fronting an auto court

2.5.3 DUPLEX/TRIPLEX/FOUR-PLEX/SIX-PLEX

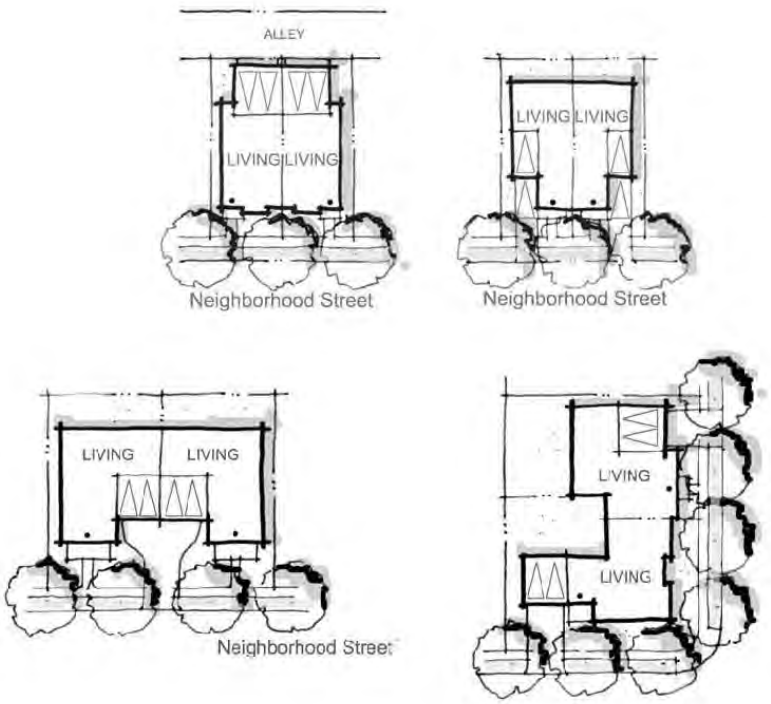


Figure A.15 Duplex Housing Types

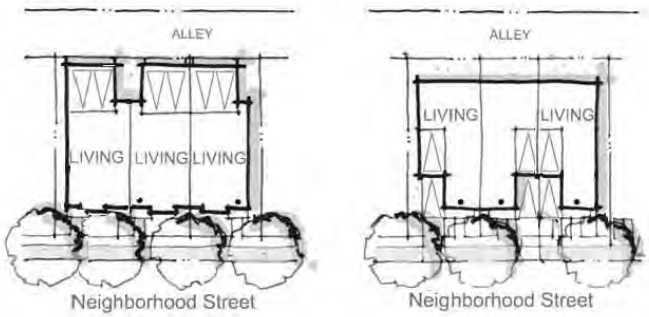


Figure A.16 Triplex Housing Types

Duplex housing with rear loaded access

Triplex housing

Four-plex housing

2.5.3 DUPLEX/TRIPLEX/FOUR-PLEX/SIX-PLEX

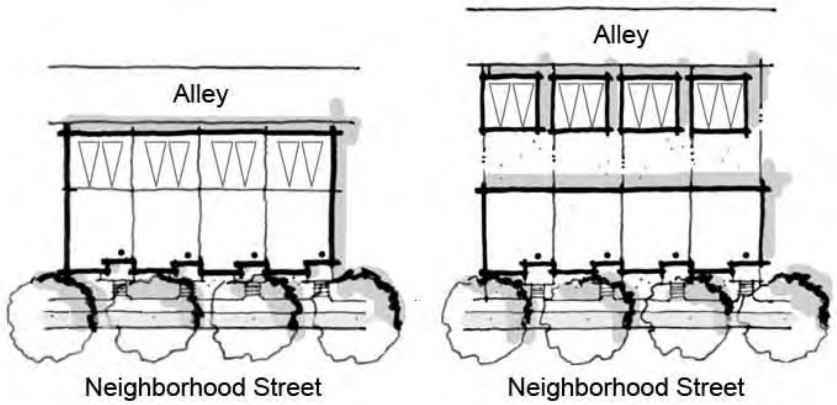


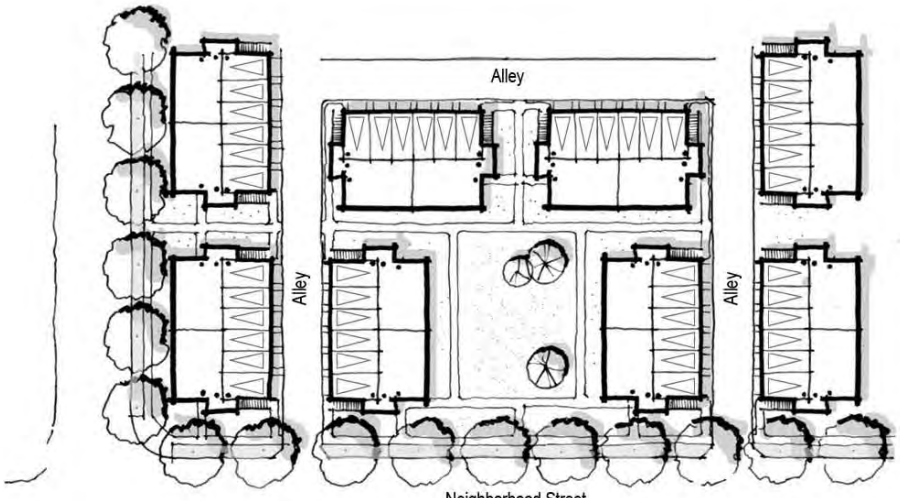
Figure A.17 Attached Townhome Types

Attached townhome example

Attached townhomes with rear loaded access

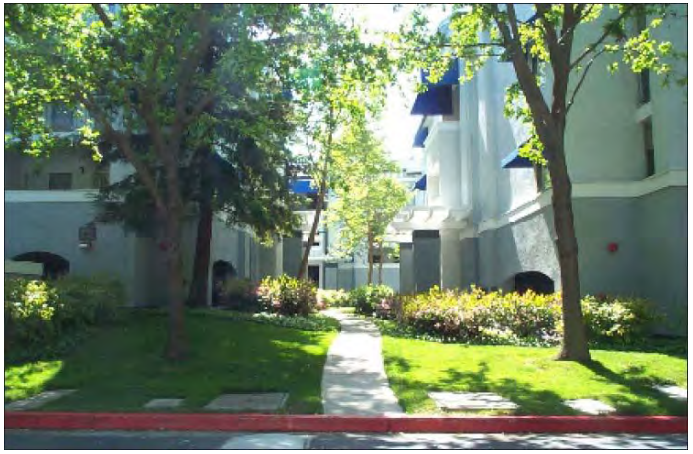
Attached townhomes fronting a tot lot

2.5.3 DUPLEX/TRIPLEX/FOUR-PLEX/SIX-PLEX

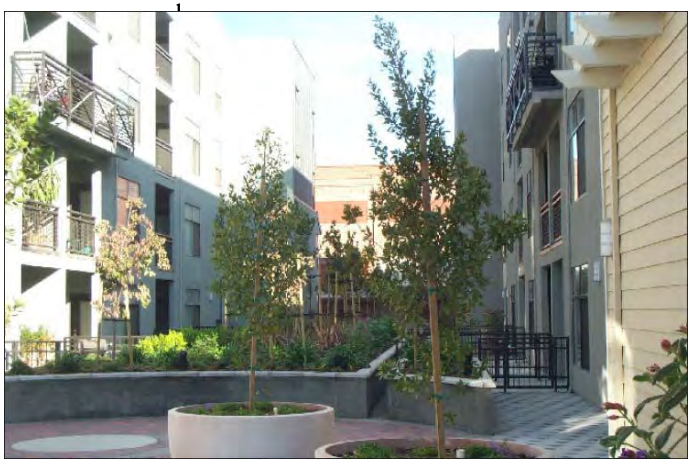


Garden style condominiums

2.5.3 DUPLEX/TRIPLEX/FOUR-PLEX/SIX-PLEX

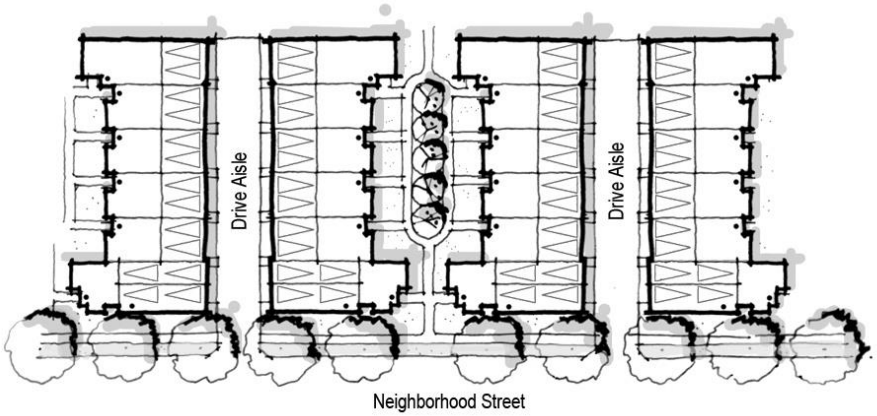


Path and walkways connecting apartments



Courtyard within a garden style apartment complex

Figure A.19 Podium Style Apartment Type



Street facing podium style apartment

2.5 RESIDENTIAL LAND USES

TABLE A-6 RESIDENTIAL LAND USE TABLE

The following are the only land uses allowed in the Plan Area's residential districts. These uses are allowed subject to the land use permit requirement shown for each use, as defined in Section 1.1.3, "Allowable Uses and Permit Requirements," and any applicable standards of this Specific Plan. The Planning Director shall have the discretion to permit land uses that are not listed in the table if they are consistent with the intent of the applicable residential zones, pursuant to Section 17.02.050 of the *Placer County Zoning Ordinance*. The Planning Director may also forward questions about equivalent uses directly to the Planning Commission for a determination.

	Zone Districts		
Land Use Types	LDR	MDR	HDR
Residential Uses			
Multi-family dwellings, 20 or fewer units	C	C	C
Multi-family dwellings, 21 or greater units		MUP	A
Residential accessory uses (Section 17.56.180)	C	C	C
Residential care homes, 6 or fewer clients	C	C	C
Residential care homes, 7 or more clients		MUP	MUP
Secondary dwellings[2]	C	C	C
Senior housing projects (Section 17.56.210)		CUP	C
Single-family dwellings (Section 17.56.230)	C	C	C
Storage, Accessory (Section 17.56.250)	§	§	§
Temporary dwelling-hardship/ disaster (Section 17.56.290)	§	§	§
Home occupations (Section 17.56.120)	C	C	C
Animal keeping and raising (Section 17.56.050)	C	C	C
Recreation, Education and Public Assembly Uses			
Community Centers	MUP	MUP	MUP
Houses of Worship[1]	MUP	MUP	MUP
Libraries and museums		MUP	MUP
Membership organization facilities		MUP	MUP

Table A-6 Notes

1. Sites designated as REL under the Specific Plan do not require Minor Use Permits. Other sites may also be approved for religious uses but will require a Minor Use Permit.
2. Standards for secondary dwelling units are described in Specific Plan Policy 3.7.
3. The "Key to Permit Requirements" table below defines the designations used for each of the permitted use requirements.

Key to Permit Requirements	
Allowed use, zoning compliance required	A
Zoning Clearance required	C
Administrative Review Permit required	ARP
Minor Use Permit required	MUP
Conditional Use Permit required	CUP
Permit requirements set by Article 17.56 of the *Placer County Zoning Ordinance*	§
Uses not allowed	

Table A-6 Residential Land Use Table (Continued)

	Zone Districts		
Land Use Types	LDR	MDR	HDR
Recreation, Education and Public Assembly Uses (continued)			
Parks, playgrounds, golf courses	MUP	MUP	MUP
Schools (Elementary)	MUP	MUP	MUP
Schools (Secondary)	MUP	MUP	MUP
Schools (Specialized education and training)		MUP	
Service Uses			
Cemeteries, columbariums and mortuaries		CUP	CUP
Child or adult day care centers		MUP	MUP
Child day care, family care homes	C	C	C
Transient Lodging			
Bed and breakfast lodging (Section 17.56.070)	MUP	MUP	MUP
Miscellaneous Uses			
Accessory Uses	C	C	C
Antennae, communication facilities (Section 17.56.060)	§	§	§
Pipelines and transmission lines	A	A	A
Public safety facilities	MUP	MUP	MUP
Public utility facilities	MUP	MUP	MUP
Recycling facilities (Section 17.56.170)	§	§	§
Temporary events (Section 17.56.300)	§	§	§

BLANK PAGE

III. COMMERCIAL LAND USES

BLANK PAGE

3.1 COMMERCIAL LAND USES INTRODUCTION

Commercial areas in Placer Vineyards are categorized into seven types: Commercial (COM), Town Center Commercial (TCC), Commercial/Mixed-Use (C/MU), Office (O), Business Park (BP), Power Center (PC), and Business Park/Power Center (BP/PC). All commercial areas shall be designed to the standards and guidelines of the Specific Plan while allowing opportunities for innovative design. Each commercial type serves a specific function within the community and/or the region and each type differs in the size, scale, type of retail uses, and potential customer base. All commercial developments are designed to be conveniently accessible, situated to serve their projected users, and shall be pedestrian, bicycle, and transit friendly.

Table A-13 shows the permitted Land Uses for all types of Commercial areas in the Plan Area. For mixed-use projects, parking may be shared between uses. A reduction in parking, based on proposed uses, may be allowed subject to the preparation and approval of a parking analysis for the project. See Table A-14 for parking standards in commercial areas.

Commercial Land Use Locations

3.2 COMMERCIAL LAND USE DEFINITIONS

3.2.1 DEFINITIONS FOR COMMERCIAL DEVELOPMENT STANDARDS

Floor Area. The gross floor area, including the total floor area of each floor of all buildings on a site, including internal circulation (hallways, lobbies, stairways, elevator shafts, covered porches, carports, balconies, etc).

Floor Area Ratio (FAR). A ratio between the gross floor space in a structure over the gross site area or lot area on which it is situated.

$$\text{FAR} = \frac{\text{Floor Area}}{\text{Site Area}}$$

Landscape Coverage. A percentage of the total site area reserved for landscaping, pedestrian hardscape areas, and open space, whether public, private or a combination. All areas of coverage are computed at ground level. Landscape and hardscape areas include setback areas, parking islands, tree wells, entry features, decorative fountains, on-site surface drainage and retention areas, outdoor patios, and plazas.

Lot Depth. The distance between midpoints of straight lines connecting the foremost point at the front property line with the rear most point of the rear property line.

Lot Width. The mean width of the lot measured at right angles to its depth.

Site Area. The gross site area–all land within the property lines of a parcel or combination of parcels that make up the site for a land use/project, including any internal easements.

Site Coverage. Lot coverage–the percentage of the total site area occupied by buildings and structures. For the purposes of this definition, "buildings" include all land covered by primary buildings, garages and carports, accessory buildings, covered decks, and other enclosed and covered areas, but not standard overhangs or eaves, uncovered decks, or paved areas (such as, walkways, driveways, patios, uncovered parking areas or roads). All areas of coverage are computed at ground level.

$$\text{Site Coverage} = \frac{\text{Building Footprint}}{\text{Total Site Area}}$$

Commercial Intensity Calculations. Specific Plan commercial land use intensity (i.e., floor area ratio, site coverage) shall be calculated by dividing total proposed building area or footprint, as appropriate, by the gross area of the property. In the event the property includes an arterial or collector street dedication, the area used for this calculation shall be to the center of the road right-of-way.

3.2.2 COMMERCIAL SETBACK MEASUREMENTS AND EXCEPTIONS

A. Projections into Setbacks. No portion of any structure, including eaves or roof overhangs, shall extend beyond a public or private service easement or street right-of-way or easement. Portions of structures may extend into the required setback as allowed by Table A-1 and specifically approved by the Planning Director.

B. Measurement of Setbacks. The required setback shall be measured as follows (see Figure A.2).

1. **Street Frontage.** The boundary line separating the lot at the street right-of-way. In the case of a corner lot, the owner may choose which street to designate as the street front. Once the choice of frontage has been made, it cannot be changed unless requirements for setbacks are met. A required front setback shall be measured by the most restrictive of the following methods to the nearest point of the wall of the building, with exceptions provided in Table A-1:

   a. From the back of the sidewalk or front property line, as defined in Figure A.1, "Setbacks"; or

   b. From the edge of an easement for a private road or driveway.

2. **Side Setbacks.**

   a. Interior Side Setback. A required interior side setback shall be measured at right angles from the side yard property line of the lot, establishing a setback line parallel to the side property line which extends between the front and rear setbacks.

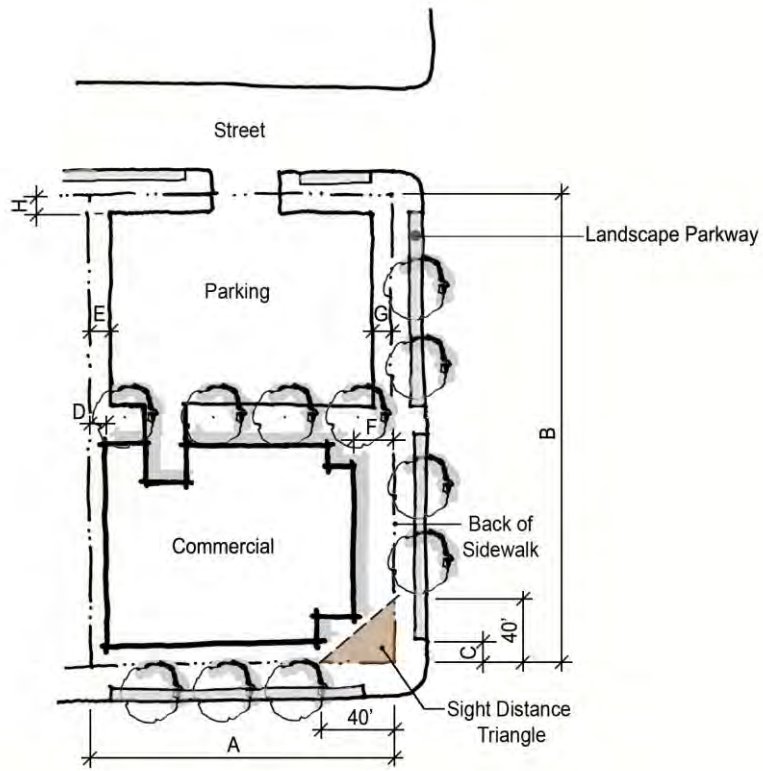
   b. Street Side Setback. A required side setback on the street side of a corner lot shall be measured at right angles from the side property line bounding the street, or the edge of an easement for a private road or driveway, or the back of the sidewalk, whichever results in the greatest setback that extends between the front setback and the rear property line.

1. **Rear Setback.** The rear setback shall be measured at right angles from the rear property line, establishing a setback line parallel to the rear property line.
2. **Parking Setback.** An area of separation between a line established according to provision 5 (below) and the face of curb of a parking area or access aisle parallel to the street. Parking setbacks shall be landscaped as provided for in Section 1.2.3, "Landscape Location Requirements."
3. All commercial setbacks on collector, major collector and town center streets where a landscape parkway is required shall be measured from the back of sidewalk. Setbacks on thoroughfares and arterial streets shall be measured from the back of the landscape right-of-way (Refer to Figure A.1, "Measuring Setbacks").
4. Setback areas may include pedestrian or other amenities such as plazas, outdoor eating areas, pergolas, trellises, or other landscape features.

C. Limitations on the Use of Setbacks.

1. **Allowed Structures and Uses.** A setback required by this Specific Plan, Minor or Conditional Use Permit, or Design/Site Review approval, shall be improved and maintained only with plants and other natural materials, except for the following:
   a. Building projections, as permitted by Table A-1;
   b. Fences, hedges, plant materials, structures and walls as permitted by Table A-1 for residential zoning districts;
   c. Necessary walks and steps;
   d. A driveway or parking lot that provides parking or access to parking; and
   e. Mechanical equipment and pad, screened and oriented from public view and setback a minimum of 5' from the property line.

Figure A.20 Commercial Lot Development Standards Key



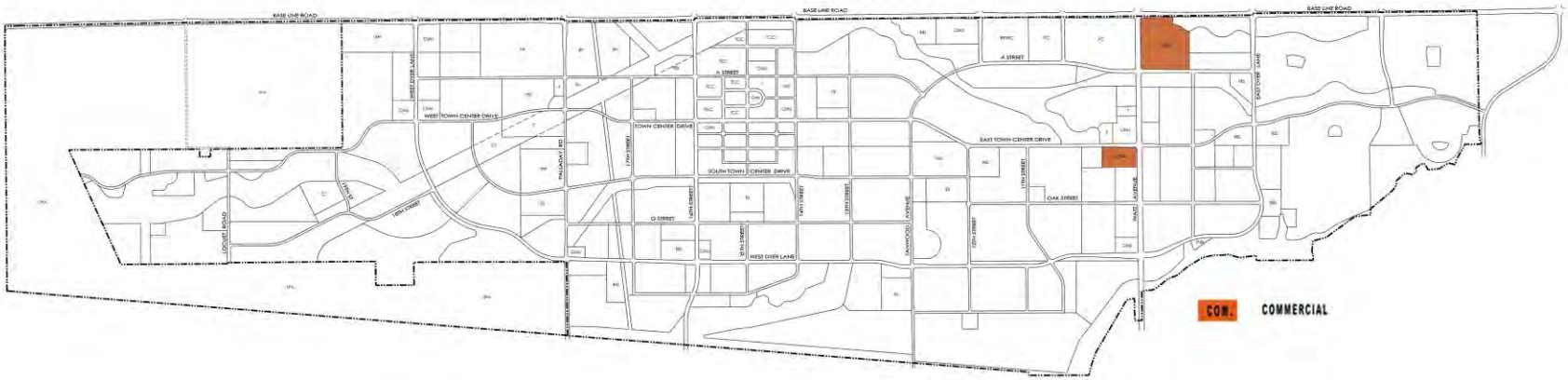
A	Lot Width	F	Street Side Setback (to building)
B	Lot Depth	G	Street Side Setback (to parking)
C	Street Front (to building)	H	Rear Setback (to parking)
D	Interior Side Setback (to building)		
E	Interior Side Setback (to parking)		

3.3 COMMERCIAL (0.20-0.30 FAR)

The Commercial (COM) land use designation allows a variety of retail and service uses. These include small convenience stores and centers, neighborhood-serving shopping centers, and community-scale retail centers. Typical commercial land uses include neighborhood grocery stores, drug stores, and retail stores, providing household goods and services for the surrounding residential neighborhoods. The Commercial designation also allows for banks and financial institution offices, realty and insurance offices, medical and professional offices, and gas stations and auto repair uses. It also allows for public and quasi-public uses, including parks, libraries and museums, public utility and safety facilities, and other similar, compatible uses.

The FAR applicable to the Commercial land use designation ranges from 0.20 to 0.30. Commercial land uses are assumed to be developed at an average FAR of 0.25. Development proposals with FAR greater than 0.25 may be subject to further environmental review. Refer to Table A-7 for Commercial Development Standards.

Commercial Site



Commercial Locations

Table A-7 Commercial Development Standards

	Commercial (COM)
Minimum Parcel Size (sf)	10,000
Site Coverage	
Maximum floor area ratio[1]	.30
Maximum site coverage	35%
Minimum Setbacks[2] (from building/ parking)	
Street frontage	0' (building)/10' (parking)
Adjacent to residential uses	
Side yard[4]	15' (building)/15' (parking) Side setbacks adjacent to residential areas shall be increased one foot for each foot the building exceeds 20 feet in height, to a maximum required setback of 30 feet.
Rear yard[4]	15' (building)/15' (parking)
Adjacent to all other uses	
Interior side yard[4]	0' (building)/0' (parking)
Street side yard[4]	0' (building)/10' (parking)
Rear yard setback[4]	0' (building)/10' (parking)
Maximum Building Height	65'
Landscaping Requirements	
Landscape coverage[5]	30%
Minimum Parking Requirements	See Table A-14
Permitted and Conditionally Permitted Uses	See Table A-13

Table A-7 Notes:

1. Specific Plan land use intensity distribution is based on an average FAR for the parcel of 0.25. Development proposals with FAR greater than 0.25 may be subject to further environmental review.
2. Refer to setback definitions in Section 3.2.2, "Setback Measurements and Exceptions."
3. A minimum of 30% of the ground floor façade that is fronting primary pedestrian streets shall be designed with transparent wall surfaces such as windows, commercial display windows, and/or doorways. Building entry foyers, courtyards, and outdoor seating areas for restaurants may be calculated as part of the 30% surface area requirement.
4. Mechanical equipment may be located in the required side or rear yard provided that no structure or equipment occupies more than 200 square feet of the required yard area. Minimum setback of mechanical equipment shall be 5 feet from the property line. HVAC equipment is encouraged to be placed on the roof of the building(s). Mechanical equipment should be screened and oriented away from public views, to the extent possible.
5. Landscape coverage is also governed by the parking lot shading requirements specified in Section 1.2.3, "Landscape Location Requirements."

3.4 TOWN CENTER COMMERCIAL (0.35-2.0 FAR)

The Town Center Commercial (TCC) area is intended to create a retail core that is pedestrian-oriented, easily accessible, mixed-use, and located in the heart of the Placer Vineyards community. The TCC land use designation allows all types of office uses, a variety of retail stores and services, a variety of entertainment uses, public and quasi-public uses, public parks, and plazas.

The FAR applicable to the Town Center Commercial land use designation ranges from 0.35 to 2.0. 80% of this area is assumed to be developed with retail uses at an average FAR of 0.45 and the remaining 20% developed with office uses at an average FAR of 0.45. Development proposals with FAR greater than 0.45 and a different balance of retail and office uses may be subject to further environmental review. Refer to Table A-8 for Town Center Commercial Development Standards.

Town Center Commercial Site

Town Center Commercial Locations

Table A-8 Town Center Commercial Development Standards

	Town Center Commercial (TCC)[7]
Minimum Parcel Size (sf)	8,000
Site Coverage	
Maximum floor area ratio[1]	2.0
Maximum site coverage	50%
Minimum Setbacks (from building/ parking)	
Street frontage[2]	0' (building)
Build-to-line[3, 6]	A minimum of 70% of all buildings shall front onto the street, located at the build-to-line (0' setback), where indicated in Figure A-16.
Adjacent to Residential Uses	
Side yard[4]	15' (building)/15' (parking) Side setbacks adjacent to residential areas shall be increased 1 foot for each foot the building exceeds 20 feet in height, to a maximum required setback of 30 feet.
Rear yard[4]	15' (building)/15'(parking)
Adjacent to All Other Uses	
Interior side yard[4]	0' (building)/8' (parking)
Street side yard[4]	0' (building)/8' (parking)
Rear yard setback[4]	0' (building)/8' (parking)
Maximum Building Height	75'
Landscaping Requirements	
Landscape coverage[5]	N/A
Minimum Parking Requirements	See Table A-14
Permitted and Conditionally Permitted Uses	See Table A-13

Table A-8 Notes

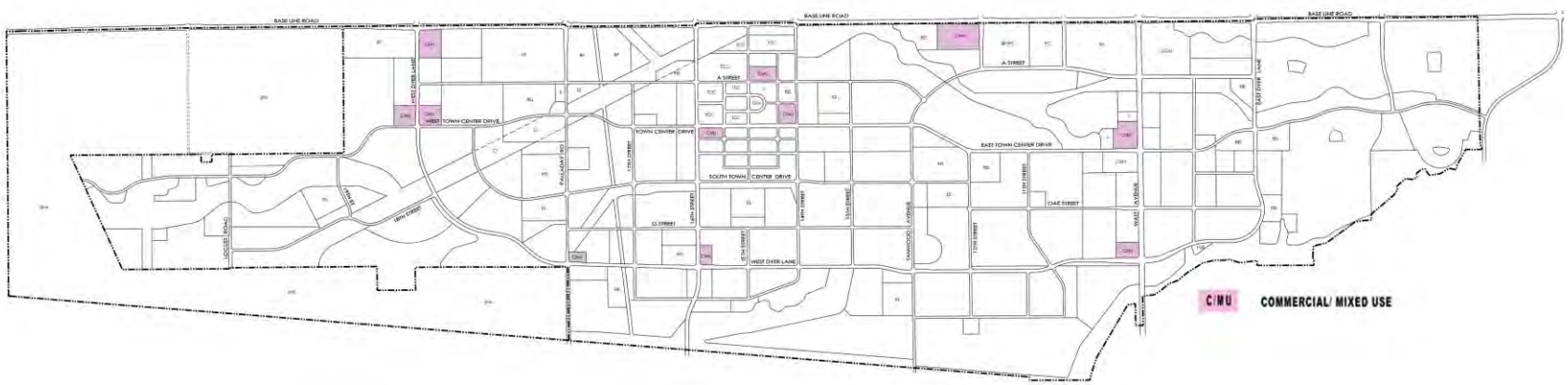
1. For the purposes of distributing development intensities in the Specific Plan, it is assumed that 80% of this area will be developed with retail uses at an average FAR of 0.45 and the remaining 20% developed with office uses at an average FAR of 0.45. Development proposals with FAR greater than 0.45 and a different balance of retail and office uses may be subject to further environmental review.
2. Refer to setback definitions in Section 3.2.2, "Setback Measurements and Exceptions."
3. A minimum of 70% of the ground floor facade fronting primary pedestrian streets containing build-to-lines shall be designed with transparent wall surfaces such as windows, commercial display windows, and/or doorways. Building entry foyers, courtyards, and outdoor seating areas for restaurants may be calculated as part of the 70% surface area requirement.
4. Mechanical equipment may be located in the required side or rear yard provided that no structure or equipment occupies more than 200 square feet of the required yard area. Minimum setback of mechanical equipment shall be 5 feet from the property line. HVAC equipment is encouraged to be placed on the roof of the building(s). Mechanical equipment should also be screened and oriented away from public views, to the extent possible.
5. Landscaping shall be provided on a case by case basis and subject to Design/Site Review approval. Landscape coverage is also governed by the parking lot shading requirements specified in Section 1.2.3, "Landscape Location Requirements."
6. The term "build-to-line" defines a length of street frontage in the town center where at least 70% of all building façades must be set at the back of the sidewalk (0' building setback). The blocks where the build-to-line is located is prescribed for the conceptual design shown in the Specific Plan, Figure 6.6, "Town Center Development Framework." Town center site designs will be formally reviewed during the Design/Site Review process. Also see the ground floor façade windows requirements in note 3 above.
7. Public/Quasi-Public uses in the town center which include a library, government center, sheriff station, and religious site shall also be subject to these Development Standards.

3.5 COMMERCIAL/MIXED-USE (14-22 DU/AC) (0.35-2.0 FAR)

The Commercial/Mixed-Use (C/MU) land use designation is intended to encourage a variety of projects with a mix of uses including high density residential, retail, and office uses within one development. The C/MU designation allows for mixed-use neighborhood nodes of office and commercial uses on smaller sites integrated into the surrounding residential neighborhoods. Mixed-use may include both vertical mixed-use, ground floor commercial uses with residential or office uses above, or horizontal mixed-use, commercial and residential development located on the same site, with shared open space and direct pedestrian connections.

Commercial/Mixed-Use areas allow for a residential density range of 14 to 22 du/ac. The FAR applicable to the C/MU land use designation ranges from 0.35 to 2.0. 70% of this area is assumed to be developed with residential uses at an average density of 18 du/ac and the remaining 30% developed with commercial uses, evenly split between office and retail uses at an average FAR of 0.45. Development proposals with FAR greater than 0.45 and a different balance of retail and office uses may be subject to further environmental review. Refer to Table A-9 for Commercial/Mixed-Use Development Standards.

Commercial/Mixed-Use Site



Commercial/Mixed-Use Locations

Table A-9 Commercial/Mixed Use Development Standards

	Commercial/Mixed Use (C/MU)
Minimum Parcel Size (sf)	8,000
Site Coverage	
Maximum floor area ratio[1]	2.0
Maximum site coverage	50%
Residential Density[1]	14 to 22 du/ac
Minimum Setbacks (from building/parking)	
Street frontage[2, 3]	0' (building)
Adjacent to Residential Uses[5]	
Side yard[4]	15' (building)/15' (parking) Side setbacks adjacent to residential areas shall be increased 1 foot for each foot the building exceeds 20 feet in height, to a maximum required setback of 30 feet.
Rear yard[4]	15' (building)/15' (parking)
Adjacent to All Other Uses	
Interior side yard[4]	0' (building)/8' (parking)
Street side yard[4]	0' (building)/8' (parking)
Rear yard setback[4]	0' (building)/8' (parking)
Maximum Building Height	75'
Landscaping Requirements	
Landscape coverage[6]	30%
Minimum Parking Requirements	See Table A-14
Permitted and Conditionally Permitted Uses	See Table A-13

Table A-9 Notes:

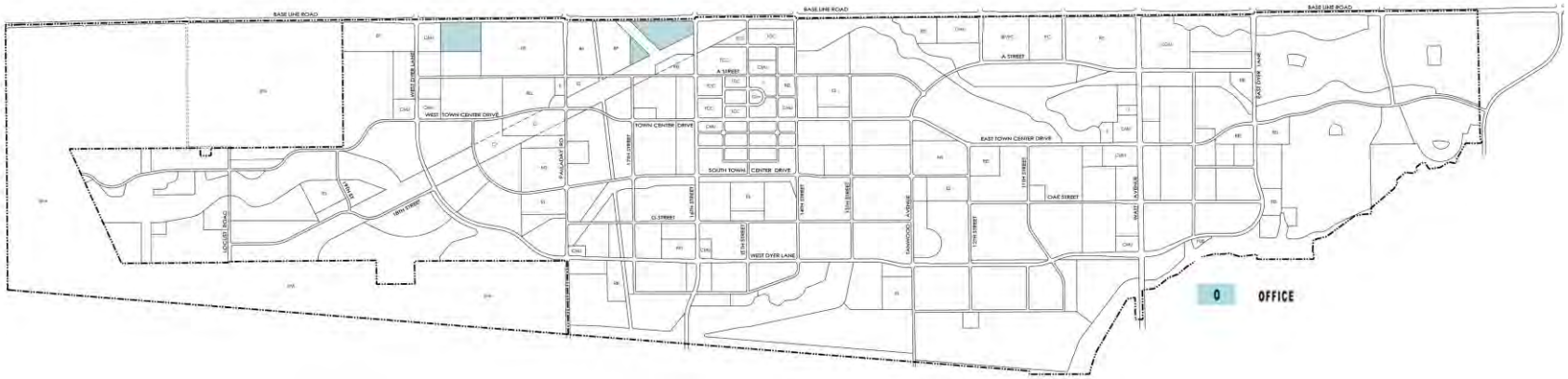
1. For the purposes of distributing development intensities in the C/MU land use designation, it is assumed that 70% of this development area will be residential uses at an average of 18 du/ac and the remaining 30% commercial uses, evenly split between office and retail uses at an average FAR of 0.45. Development proposals with FARs, residential densities, or percentage splits between types of land uses greater than these numbers may be subject to further environmental review.
2. Refer to setback definitions in Section 3.2.2, "Setback Measurements and Exceptions."
3. A minimum of 50% of the ground floor facade fronting primary pedestrian streets shall be designed with transparent wall surfaces such as windows, commercial display windows, and/or doorways. Building entry foyers, courtyards and outdoor seating areas for restaurants may be calculated as part of the 50% surface area requirement.
4. Mechanical equipment may be located in the required side or rear yard provided that no structure or equipment occupies more than 200 square feet of the required yard area. Minimum setback of mechanical equipment shall be 5 feet from the property line. HVAC equipment is encouraged to be placed on the roof of the building(s). Mechanical equipment should be screened and oriented away from public views, to the extent possible.
5. The term "Adjacent to residential uses" applies to residential land uses abutting the C/MU district and not to residential uses planned within the C/MU designated lands.
6. Landscape coverage is also governed by the parking lot shading requirements specified in Section 1.2.3, "Landscape Location Requirements."

3.6 OFFICE (O) (0.25-0.45 FAR)

The Office (O) land use designation is intended for professional and administrative office uses including finance, insurance, and banking offices; office parks, light manufacturing uses, and related incidental office supporting commercial uses such as copy centers, cafes, and computer, telephone, and communications equipment retail sales and services.

The FAR applicable to the Office land use designation ranges from 0.25 to 0.45. Office land uses are assumed to be developed at an average FAR of 0.30. Development proposals with FAR greater than 0.30 may be subject to further environmental review. Refer to Table A-10 for Office Development Standards.

Office Site



Office Locations

Table A-10 Office Development Standards

	Office (O)
Minimum Parcel Size (sf)	10,000
Site Coverage	
Maximum floor area ratio[1]	0.45
Maximum site coverage	35%
Minimum Setbacks[2,5]	
Street frontage	20' (building)/20' (parking)
Adjacent to Residential Uses	
Side yard[3]	15' (building)/15' (parking) Side setbacks adjacent to residential areas shall be increased 1 foot for each foot the building exceeds 20 feet in height, to a maximum required setback of 30 feet.
Rear yard[3]	15' (building)/15' (parking)
Adjacent to All Other Uses	
Interior side yard[3]	15' (building)/10' (parking)
Street side yard[3]	15' (building)/15' (parking)
Rear yard setback[3]	10' (building)/10' (parking)
Maximum Building Height	65'
Landscaping Requirements[4]	
Landscape coverage[6]	30%
Minimum Parking Requirements	See Table A-14
Permitted and Conditionally Permitted Uses	See Table A-13

Table A-10 Notes:

1. Specific Plan land use intensity distribution is based on an average FAR for the parcel of 0.30. Development proposals with FAR greater than 0.30 may be subject to further environmental review.
2. Refer to setback definitions in Section 3.2.2, "Setback Measurements and Exceptions."
3. Mechanical equipment may be located in the required side or rear yard provided that no structure or equipment occupies more than 200 square feet of the required yard area. Minimum setback of mechanical equipment shall be 5 feet from the property line. HVAC equipment is encouraged to be placed on the roof of the building(s). Mechanical equipment should be screened and oriented away from public views, to the extent possible.
4. Except where parking areas, driveways, and outdoor pedestrian areas are shared between adjoining properties.
5. Parking shall not be allowed within 15 feet of any office building over one story in height. For one story buildings the parking shall be setback a minimum of 7 feet from the building. (This standard does not apply to loading docks, delivery bays, or trash enclosures, etc., where a drive aisle is necessary for operations.)
6. Landscape coverage is also governed by the parking lot shading requirements specified in Section 1.2.3, "Landscape Location Requirements."

3.7 BUSINESS PARK (BP) (0.20-0.45 FAR)

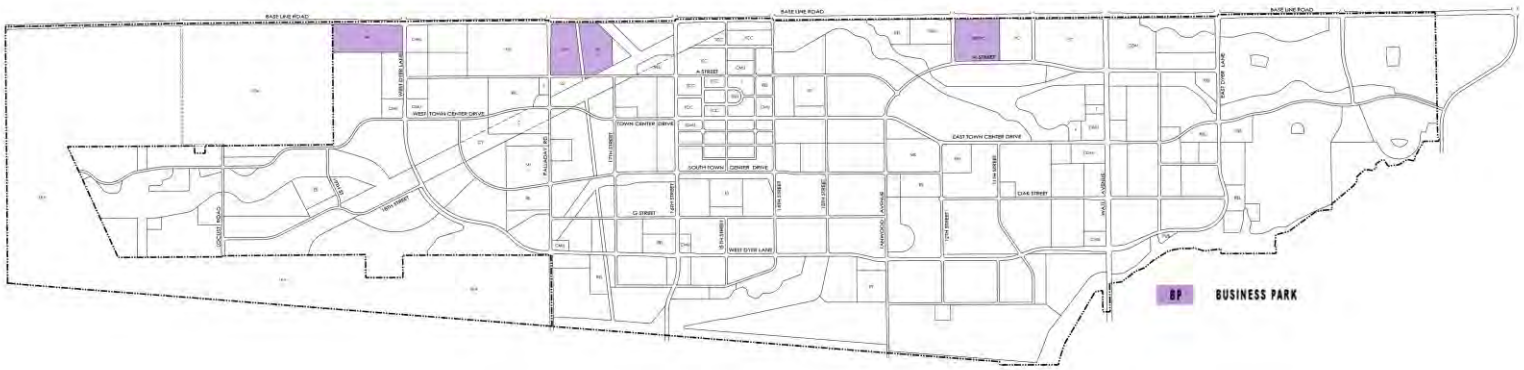
The Business Park (BP) land use designation is to provide for a wide range of large-scale office, commercial, and light industrial uses on large parcels. The business park land uses provide employment and commercial uses that help foster a balance of jobs and housing in the region. The BP land use designation is intended to allow for flexibility to meet the changing market conditions over time. The BP designation allows for a mix of office park uses and supporting retail commercial uses such as business and office support services. It also allows for public and quasi-public uses such as religious facilities and private school and university facilities.

The FAR applicable to the Business Park land use designation ranges from 0.20 to 0.45. 10% of this area is assumed to be developed with retail uses at an average FAR of 0.246and the remaining 90% developed with office uses at an average FAR of 0.246. Development proposals with FAR greater than 0.25 and a different balance of retail and office uses may be subject to further environmental review. Refer to Table A-11 for Business Park Development Standards.

Lands designated with the Business Park/Power Center (BP/PC) land use allow for uses from both the Business Park and/or Power Center land use categories. The Specific Plan anticipates that this area will primarily be developed as a Power Center, however, with an assumed balance of 80% retail uses and 20% office uses and with an applicable FAR range from 0.20 to 0.35. Refer to Table A-12 for Power Center Development Standards and Table A-14 for PC permitted uses.

In the event that the owner of the BP/PC parcel desires to develop this area for a Business Park, the FAR range shall be that for the Business Parks, from 0.20 to 0.45. Refer to Table A-11 for Business Park Development Standards and Table A-14 for BP permitted uses.

Business Park Site



Business Park Locations

Table A-11 Business Park Development Standards

	Business Park (BP)
Minimum Parcel Size (sf)	10,000
Site Coverage	
Maximum floor area ratio[1]	0.45
Maximum site coverage	35%
Minimum Setbacks[2,5]	
Street frontage	20' (building)/15' (parking)
Adjacent to Residential Uses[7]	
Side yard[3]	20' (building)/15' (parking) Side setbacks adjacent to residential areas shall be increased 1 foot for each foot the building exceeds 20 feet in height, to a maximum required setback of 30 feet.
Rear yard[3]	15'
Adjacent to All Other Uses	
Interior side yard[3]	15' (building)/10' (parking)
Street side yard[3]	20' (building)/10' (parking)
Rear yard setback[3]	10' (building)/10' (parking)[8]
Maximum Building Height	65'
Landscaping Requirements[4]	
Landscape coverage	30%
Minimum Parking Requirements	See Table A-14
Permitted and Conditionally Permitted Uses	See Table A-13

Table A-11 Notes:

1. Specific Plan land use intensity distribution is based on the assumption that 10% of this area will be developed with retail uses at an average FAR of 0.246 and the remaining 90% will be developed with office uses at an average FAR of 0.246. Development proposals with FAR greater than 0.25 and a different balanced of retail and office uses may be subject to further environmental review.
2. Refer to setback definitions in Section 3.2.2, "Setback Measurements and Exceptions."
3. Mechanical equipment may be located in the required side or rear yard provided that no structure or equipment occupies more than 200 square feet of the required yard area. Minimum setback of mechanical equipment shall be 5 feet from the property line. HVAC equipment is encouraged to be placed on the roof of the building(s). Mechanical equipment should be screened and oriented away from public views, to the extent possible.
4. Except where parking areas, driveways, and outdoor pedestrian areas are shared between adjoining properties.
5. Parking shall not be allowed within 15 feet of any office building over one story in height. For one story buildings the parking shall be setback a minimum of 7 feet from the building. (This standard does not apply to loading docks, delivery bays, or trash enclosures, etc., where a drive aisle is necessary for operations.)
6. Landscape coverage is also governed by the parking lot shading requirements specified in Section 1.2.3, "Landscape Location Requirements."
7. An exception to these setback standards apply to the Business Park Development on Newton Street adjacent to the SPA. The buffer setbacks, as illustrated in Figure 3.4 and described in Policy 3.28-7 of the Specific Plan, shall apply for the Business Park development at this location.
8. Rear yard parking setback shall be 10' at Base Line Road.

3.8 POWER CENTER (PC) (0.20-0.35 FAR)

The Power Center (PC) land use is envisioned for large-scale retail stores providing goods and services for the regional market. Stores include home improvement and large-scale gardening centers, large-scale discount centers, furniture, household goods, groceries, auto sales and services, clothing outlets, restaurants and fast food outlets and other uses typically found in Power Centers. The Power Center designation will also allow for the location of public and quasi-public uses such as religious facilities, private schools, and university facilities.

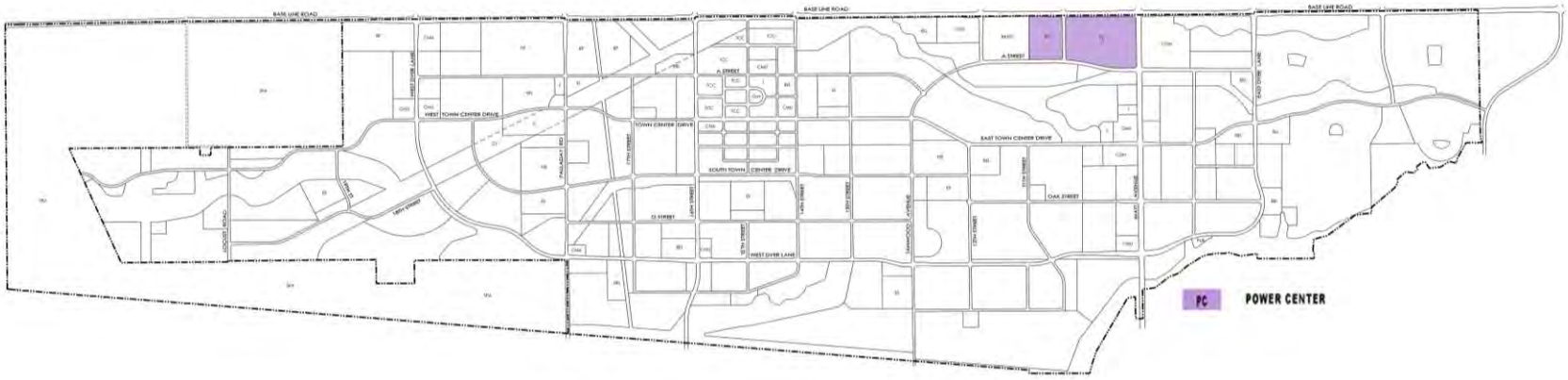
The FAR applicable to the Power Center land use designation ranges from 0.20 to a 0.35. Power Center land uses are assumed to be developed at an average FAR of

0.25. Development proposals with FAR greater than 0.25 may be subject to further environmental review. Refer to Table A-12 for Power Center Development Standards.

Lands designated with the Business Park/Power Center (BP/PC) land use allow for uses from both the Business Park and/or Power Center land use categories. The Specific Plan anticipates that this area will primarily be developed as a Power Center, however, with an assumed balance of 80% retail uses and 20% office uses and with an applicable FAR range from 0.20 to 0.35. Refer to Table A-12 for Power Center Development Standards and Table A-14 for PC permitted uses.

In the event that the owner of the BP/PC parcel desires to develop this area for a Business Park, the FAR range shall be that for the Business Parks, from 0.25 to 0.35. Refer to Table A-11 for Business Park Development Standards and Table A-14 for BP permitted uses.

Power Center Site



Power Center Locations

Table A-12 Power Center Development Standards

	Power Center (PC)
Minimum Parcel Size (sf)	10,000
Site Coverage	
Maximum floor area ratio[1]	0.35
Maximum site coverage	35%
Minimum Setbacks[2,5]	
Street frontage[3]	20'(building)/15' (parking)
Adjacent to Residential Uses	
Side yard[4]	15' Side setbacks adjacent to residential areas shall be increased 1 foot for each foot the building exceeds 20 feet in height, to a maximum required setback of 30 feet.
Rear yard[4]	15'(building)/15' (parking)
Adjacent to All Other Uses	
Interior side yard[4]	0'(building)/20' (parking)
Street side yard[4]	0'(building)/20' (parking)
Rear yard setback[4]	0'(building)/20' (parking)[7]
Maximum Building Height	65'
Landscaping Requirements	
Landscape coverage[6]	30%
Minimum Parking Requirements	See Table A-14
Permitted and Conditionally Permitted Uses	See Table A-13

Table A-12 Notes:

1. Specific Plan land use intensity distribution for the PC uses is based on 100% retail uses at an average FAR for the parcel of 0.25. Development proposals with FAR greater than 0.25 and a different balance of retail and office uses may be subject to further environmental review.
2. Refer to setback definitions in Section 3.2.2, "Setback Measurements and Exceptions."
3. A minimum of 30% of the ground floor façade fronting primary retail streets shall be designed with transparent wall surfaces such as windows, commercial display windows, and/or doorways. Building entry foyers, courtyards and outdoor seating areas for restaurants may be calculated as part of the 30% surface area requirement.
4. Mechanical equipment may be located in the required side or rear yard provided that no structure or equipment occupies more than 200 square feet of the required yard area. Minimum setback of mechanical equipment shall be 5 feet from the property line. HVAC equipment is encouraged to be placed on the roof of the building(s). Mechanical equipment should be screened and oriented away from public views, to the extent possible.
5. Parking shall not be allowed within 15 feet of any building over one story in height. For one story buildings the parking shall be setback a minimum of 7 feet from the building. (This standard does not apply to loading docks, delivery bays, or trash enclosures, etc., where a drive aisle is necessary for operations.)
6. Landscape coverage is also governed by the parking lot shading requirements specified in Section 1.2.3, "Landscape Location Requirements."
7. Rear yard parking setback shall be 10' at Base Line Road

3.8 COMMERCIAL LAND USE TABLE

Table A-13 Commercial Land Use Table

The following are the only land uses allowed in the Plan Area's commercial districts. These uses are allowed subject to the land use permit requirement shown for each use, as defined in Section 1.1.3, "Allowable Uses and Permit Requirements," and any applicable specific standards and provisions of this Specific Plan. The Planning Director shall, however, have the discretion to permit land uses that are not listed in the table if they are consistent with the intent of the applicable commercial zones, pursuant to Section 17.02.050 of the Placer County Zoning Ordinance. The Planning Director may also forward questions about equivalent uses directly to the Planning Commission for a determination.

	Zone Districts					
Land Use Types	O	C/MU	BP	PC	COM	TCC
Agricultural Resource and Open Space Uses						
Animal raising/keeping (Section 17.56.050)		C			C	C
Plant nurseries, retail (Section 17.56.165)				C	CUP	
Manufacturing and Processing Uses						
Printing,publishing		MUP	C	CUP		
Recycling facilities (Section 17.56.170)	§	§	§	§	§	§
Recreation, Education, Public Assembly Uses						
Community Centers	C	C	C	C	C	C
Houses of worship[1]		C	C			C
Libraries and museums	C	C	C		CUP	C
Outdoor commercial recreation	MUP	CUP	MUP	CUP	MUP	CUP
Membership organization facilities	MUP	MUP	MUP	CUP	MUP	MUP
Parks, playgrounds, and golf courses	MUP	MUP	MUP	MUP	MUP	MUP
Recreation and fitness centers	MUP	C	MUP	C	C	C
Schools (Elementary)	MUP	MUP	MUP	MUP	MUP	MUP
Schools (Secondary)	MUP	MUP	MUP	MUP	MUP	MUP
Schools (Specialized) education and training	C	MUP	C	C	C	MUP
Sport facilities, outdoor public assembly	CUP	CUP	CUP	CUP	CUP	CUP

	Zone Districts					
Land Use Types	O	C/MU	BP	PC	COM	TCC
Temporary events (Section 17.56.300)	§	§	§	§	§	§
Theaters and meeting halls	CUP	MUP	CUP	C	C	C
Theaters, movie theaters[4]						C
Residential Uses						
Caretaker and employee housing (Section 17.56.090)		C				C
Home occupations (Section 17.56.120)	C	C	C	C	C	C
Multi-family dwellings, 20 or fewer units		C				C
Multi-family dwellings, 21 or more units		C				C
Residential accessory uses (Section17.56.180)		C				C
Secondary dwellings (Section 17.56.200)		C				C
Senior housing projects (Section 17.56.210)		CUP				CUP
Single-family dwellings (Section 17.56.230)		C				C
Storage, accessory (Section 17.56.250)	§	§	§	§	§	§
Temporary dwelling-hardship/disaster (Section 17.56.290)	§	§	§	§	§	§

Table A-13 Commercial Land Use Table (Continued)

	Zone Districts					
Land Use Types	O	C/MU	BP	PC	COM	TCC
Retail Trade						
Auto, mobile home, vehicle and parts sales				CUP	CUP	
Building material stores		MUP		C	C	
Drive-in and drive-thru sales	MUP		MUP	C	C	
Farm equipment and supplies sales				C	C	
Furniture, furnishings, and equipment stores		C		C	C	C
Grocery stores < 15,000 sf and liquor stores		C		C	C	C
Grocery stores (specialty) < 25,000 sf[2]						C
Grocery stores (specialty) ≥ 25,000 sf[3]				C	C	
Mail order and vending	C	CUP		C	C	CUP
Outdoor retail sales (Section 17.56.160)	§	§	§	§	§	§
Restaurants and bars (Section 17.56.190)	C	C	C	C	C	C
Restaurants (fast food) (Section 17.56.190)		C	C	C	C	C
Retail stores (general) merchandise, < 70,000 sf		C		C	C	C
Retail stores (general) merchandise, ≥ 70,000 sf				C		
Secondhand stores		C			C	C
Shopping centers (5 acres or less)		C		C	C	CUP
Shopping centers (5 to 10 acres)		C		C	C	CUP
Shopping center (10 acres or more)		CUP		C	C	CUP

	Zone Districts					
Land Use Types	O	C/MU	BP	PC	COM	TCC
Transient Lodging						
Bed and breakfast lodge (Section 17.56.070)		MUP				
Hotels and motels (Section 17.56.130)		MUP	MUP	MUP	MUP	MUP

Table A-13 Notes

1. Sites designated as REL under the Specific Plan do not require Minor Use Permits, however other site may also be approved through the Minor Use Permit process.
2. The town center will have the exclusive right for specialty grocers less than 25,000 square feet in size. Examples of specialty grocers are Trader Joe's, Whole Foods Market, or other similar store concept. See Specific Plan Policy 3.17.
3. The town center will initially have the exclusive right within the Plan Area to open a traditional grocery store, such as a Safeway, Albertson's, Raley's, or other similar C type store. This right of exclusivity shall not apply to non-traditional grocery stores, such as a WalMart, Food 4 Less, or other similar type store. See Specific § Plan Policy 3.18.
4. The town center will have the exclusive right for movie theaters within the Plan Area. See Specific Plan Policy 3.19.
5. The "Key to Permit Requirements" table below defines the designations used for each of the permitted use requirements. Refer to Section 1.1.3, "Allowable Uses and Permit Requirements" for definitions.

Table A-13 Commercial Land Use Table (Continued)

	Zone Districts					
Land Use Types	O	C/MU	BP	PC	COM	TCC
Service Uses						
Banks and financial services	C	C	C	C	C	C
Business support services	C	C	C	C	C	C
Cemeteries, columbaria, and mortuaries	CUP		CUP	CUP	CUP	
Child/adult day care centers	MUP	MUP	MUP	CUP	CUP	MUP
Child day care (family care homes)		C				C
Drive-in and drive-thru services	MUP	MUP	MUP	MUP	MUP	
Kennels and animal boarding				MUP	MUP	
Laundries and dry cleaning plants				C	C	
Medical services (Clinics and laboratories)	C		C		C	MUP
Medical services (Hospitals and extended care)			C			
Medical services (Veterinary clinics and hospitals)	C		C		C	C
Offices	C	C	C		C	C
Offices (Temporary) (Section 17.56.300)	§	§	§	§	§	§
Personal services	C	C	C	C	C	C
Public safety facilities	C	MUP	C	C	C	MUP
Public utility facilities	MUP	MUP	MUP	MUP	MUP	MUP
Repair and maintenance (Accessory to sales)		C		C	C	

	Zone Districts					
Land Use Types	O	C/MU	BP	PC	COM	TCC
Service Uses (continued)						
Repair and maintenance (Consumer products)	C		C	C		
Repair and maintenance (Vehicle) (Section 17.56.320)	MUP		MUP	CUP	MUP	
Service stations and full-service car wash establishments (Section 17.56.220)	MUP	MUP	MUP	C	C	MUP
Storage (accessory) (Section 17.56.250)	MUP	MUP	MUP	MUP	MUP	MUP
Storage (mini-storage facilities)(Section 17.56.260)	MUP		MUP		MUP	
Storage of petroleum products for on-site use	C	CUP	C	C	C	CUP
Storage yards and sales lots[5]				MUP	MUP	
Transportation and Communications						
Antennas, communication facilities (Section 17.56.060)	§	§	§	§	§	§
Broadcasting studios	MUP	MUP	MUP	CUP	MUP	MUP
Pipelines and transmission lines	A	A	A	A	A	A
Transit stations and terminals	C	C	C	C	C	C
Vehicle storage	MUP		MUP	MUP	MUP	

Table A-13 Notes:

1. Sites designated as REL under the Specific Plan do not require Minor Use Permits, however other site may also be approved through the Minor Use Permit process.
2. The town center will have the exclusive right for specialty grocers less than 25,000 square feet in size. Examples of specialty grocers are Trader Joe's, Whole Foods Market, or other similar store concept. See Specific Plan Policy 3.17.
3. The town center will initially have the exclusive right within the Plan Area to open a traditional grocery store, such as a Safeway, Albertson's, Raley's, or other similar type store. This right of exclusivity shall not apply to non-traditional grocery stores, such as a WalMart, Food 4 Less, or other similar type store. See Specific Plan Policy 3.18.
4. The town center will have the exclusive right for movie theaters within the Plan Area. See Specific Plan Policy 3.19.
5. Storage yards, if provided, shall be incidental to the primary retail sales operations.
6. The "Key to Permit Requirements" table below defines the designations used for each of the permitted use requirements. Refer to Section 1.1.3, "Allowable Uses and Permit Requirements" for definitions.

Key to Permit Requirements	
Allowed use, zoning compliance required	A
Zoning Clearance required	C
Administrative Review Permit required	ARP
Minor Use Permit required	MUP
Conditional Use Permit required	CUP
Permit requirements set by Article 17.56 of the *Placer County Zoning Ordinance*	§
Uses not allowed	

BLANK PAGE

IV. PUBLIC/QUASI-PUBLIC LAND USES

PLACER VINEYARDS

BLANK PAGE

4.1 PUBLIC/QUASI-PUBLIC LAND USES INTRODUCTION

Placer Vineyards provides for a broad range of cultural, public/quasi-public, and religious uses strategically located within the Placer Vineyards neighborhoods, town and village centers, and connected by local trails and bicycle paths. These areas provide for cultural activities that enrich the character and quality of the community in close proximity to where people live. Public/Quasi-Public uses in Placer Vineyards include religious sites (REL), a corporation yard (CY), a utility substation (SS), a cemetery (C), a transit station (T), 6 elementary schools (ES), 2 middle schools (MS), 1 high school (HS), a library (L), and 2 fire stations (F).

All Public/Quasi-public uses will be subject to Design/Site Review in accordance with the procedures outlined in Section 17.52.070 of the *Placer County Zoning Ordinance*. The Specific Plan allocates area and specific sizes for Public/Quasi-Public uses, as described in Section 4.2, "Public/Quasi-Public Land Use Definitions." Public/Quasi-Public uses in the town center shall be subject to the Development Standards established for the Town Center Commercial district. Standards for other Public/Quasi-public uses shall be established at the time of Design/Site Review. Refer to the *Placer County Zoning Ordinance* for the allowed uses for schools, libraries, and fire stations

Public/Quasi-Public Locations

BLANK PAGE

4.2 PUBLIC/ QUASI-PUBLIC LAND USE DEFINITIONS

ELEMENTARY SCHOOLS (ES)

Elementary schools serve kindergarten through grades 5 or 6 (depending on the school district). Elementary school sites are 12 acres and located within residential communities, usually adjacent to neighborhood parks.

MIDDLE SCHOOLS (MS)

Middle schools serve grades 6 through 7 or 8 (depending on the school district). Middle schools are 22.5 acres in size and located within residential communities adjacent to neighborhood parks on main collector streets.

HIGH SCHOOLS (HS)

The high school is planned to serve grades 9 through 12. It is located on 50 acres on the intersections of A Street and Palladay Road, adjacent to local commercial services, parks, offices, open space, and other public facilities.

FIRE STATION (F)

Sites for two fire stations are planned to serve the Plan Area. Fire station~~s~~ sites have been distributed to provide adequate response times, and equipped and staffed as determined by the Placer County Fire Department. A fire administrative center may be collocated with other County administrative offices in the Town Center.

GOVERNMENT (GOV)/SHERIFF

A government office, site is provided in the town center. A small sheriff's substation may be collated with government offices in the town center to provide policing and local public safety services.

LIBRARY (L)

A library site is provided in the town center to serve the literary, educational, and informational needs of the community.

TRANSIT CENTER (T)

A multi-modal transit station or terminal site is provided in the town center to serve as a passenger terminal and transfer station for public mass transit systems including future, potential Bus Rapid Transit (BRT) services along Watt Avenue.

RELIGIOUS SITES (REL)

Religious sites are religious organization facilities operated for worship or promotion of religious activities, including churches, synagogues, temples, etc. Religious sites also include religious accessory uses on the same site, including living quarters for staff, child day care facilities, other uses normally associated with a religious facilities (schools and recreation facilities), as approved by the Planning Director.

CORPORATION YARD (CY)

A Corporation yard site is provided in the Plan Area to accommodate facility needs of the County.

UTILITY SUBSTATION (SS)

The utility substation designation allows electrical substations, pumping stations, pressure regulating stations, or similar facilities required to serve the Plan Area.

CEMETERY (C)

Cemetery property designates land subdivided into cemetery lots offering burial plots or air space for sale.

BLANK PAGE

V. PARKS, RECREATION, AND OPEN SPACE LAND USES

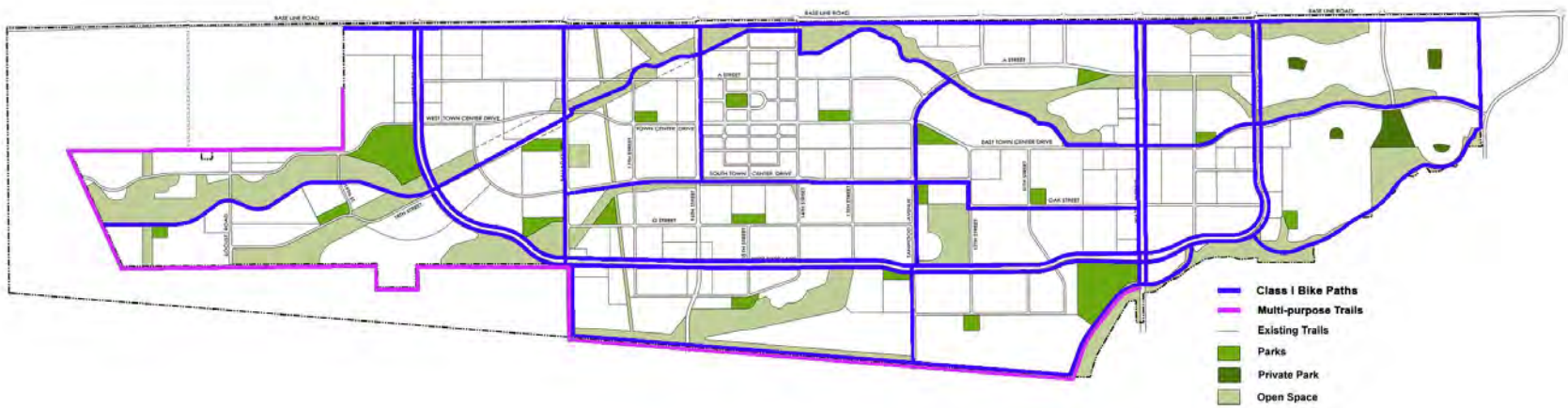
PLACER VINEYARDS

BLANK PAGE

5.1 PARKS, RECREATION, AND OPEN SPACE

INTRODUCTION

The parks and open space system proposed for Placer Vineyards incorporates approximately 842.8 acres of parks and open space for active and passive recreation. 2 large community-sized parks are located at the west and east sides of the Plan Area. The Plan Area also provides 22 neighborhood park sites: 8 to be built as potential joint-use parks with proposed school facilities, 5 to be built as private parks and 9 to be constructed as conventional neighborhood parks. Additionally, several smaller gateway features are dispersed throughout the Plan Area. A system of Class I bike paths and multi-purpose trails provide neighborhood connections throughout the Plan Area.



Park and Open Space Locations

5.2 PARKS, RECREATION, AND OPEN SPACE LAND USES

PARKS (P)

A variety of park types and sizes are planned for Placer Vineyards. Each park is planned and designed with a range of park facilities depending on the character and size of the park. The main park types include community parks (15+ acre parks) and neighborhood parks (2 to 4 acre parks). There is also a special park planned in the town center--a town green community park. The park types and their characteristics are described in Chapter III, "Land Use" of the Specific Plan. Refer to Chapter VII, "Parks and Open Space" in the Specific Plan for park design guidelines.

COMMUNITY PARKS (CP)

The community parks planned for Placer Vineyards are approximately 30 acre parks that provide active sports fields and passive recreation areas serving the community.

TOWN CENTER GREEN

The town center green is a 3.5-acre civic community park located at the heart of the town center. It has features that are designed to complement the town center themes. Activities in the parks may include evening performances, a farmer's market, public gathering areas, or ceremonies and informal uses such as picnic areas and children's play areas.

NEIGHBORHOOD PARKS (NP)

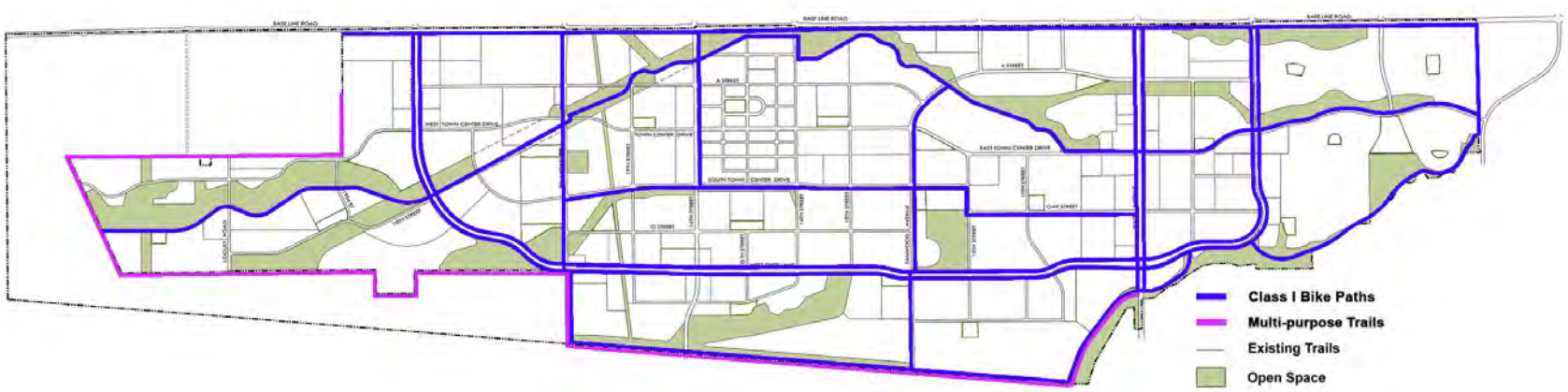
The neighborhood parks typically range from 2 to 4 acres. Neighborhood parks offer active sport fields and passive recreation areas serving the neighborhood area.

Park Locations

OPEN SPACE (OS)

The Open Space (OS) land use designation is intended to protect the natural areas, creeks, wetlands, and specific tree groves within the Plan Area. A total of 692.8 acres (approximately 13.2% of the Plan Area) is designated Open Space. Open spaces will include flood control and drainage channels, properties within power line easements, landscape right-of-way street corridors and special landscape buffer areas such as along the Placer County line. Open space areas also include natural and/or passive open space recreation, including two large oak grove open space areas. Open space areas may have compatible uses including Class I bike paths, multi-purpose trails and other passive recreational uses, such as picnic areas, quiet seating areas, trail loops, and their associated parking needs. They do not include parks. Parks and landscape right-of-way corridors are not counted towards the open space requirements for the project.

Open space guidelines and standards are also provided in Chapter VI: "Community Design" and Chapter VII: "Public Utilities and Services" of the Specific Plan.



Open Space, Bike Path and Multi-Purpose Trail Locations

BLANK PAGE

VI. PARKING STANDARDS

PLACER VINEYARDS

BLANK PAGE

6.1 PARKING STANDARDS

Table A-14 Parking Standards. The parking standards below list the minimum number of parking spaces required for different land uses.

Land Use Types	Minimum Number of Parking Spaces Required
Residential Uses[(1)-(2)]	
Caretaker and employee housing	1 space per dwelling unit
Home occupations	See Section 17.56.120
Apartments	
Studio[(4)]	1 covered space or garage per unit + 0.5 space per unit for guest parking
1 Bedroom[(4)]	1 covered space or garage per unit + 0.5 space per unit for guest parking
2+ Bedroom[(4)]	1 covered space or garage per unit + 0.5 space per unit for guest parking
Condominiums	
Studio[(4)]	1 covered space or garage per unit + guest parking (see below)
1 Bedroom[(4)]	1 covered space or garage per unit + guest parking (see below)
2+ Bedroom[(4)]	1 covered space or garage per unit + guest parking (see below)
Apartment/ Condominium Guest Parking	Projects with 10 or more units shall provide one guest parking space for every two units. Spaces shall be marked as guest parking
Residential accessory uses	No additional parking required
Residential care homes	1 space per each 2 persons cared for
Secondary dwellings	1 space per unit
Senior housing projects	See Section 17.56.210
Single family and duplex on lots ≥4,000 sf in size [(5)]	2 spaces per unit
Single family and duplex on lots <4,000 sf in size	2 garage spaces plus 1 space on street or guest parking lot space within 150 feet of the unit.
Temporary dwelling	2 spaces per unit, 1 per 1,500 sf of use area

Table A-13 Notes

1. For uses not shown in the table, see Section 17.54.060 of the ***Placer County Zoning Ordinance***.
2. For mixed-use projects and uses within the Town Center, parking may be shared between uses. To facilitate shared parking, a parking analysis shall be prepared that lists project-specific assumptions for the mix of uses, outlines peak parking periods for each use type, and demonstrates that adequate parking will be provided. To relax the individual parking requirements, the County Planning Director shall determine that, based on the findings in the shared parking analysis, the entire project will not result in a parking shortfall.
3. Parking lots serving non-residential development shall include tree plantings designed to result in 50% shading of parking lot surface areas in 15 years, see Section 1.2.3, "Landscape Location Requirements" for parking lot shading requirements.
4. Also see requirements for "Apartment/Condominium Guest Parking."
5. Single family and two family homes shall have two off-street parking spaces in addition to two garage spaces. Alley loaded homes and other small lot housing products shall provide a minimum of two parking spaces.

Table A-14 Parking Standards (Continued)

Land Use Types	Minimum Number of Parking Spaces Required
Transient Lodging Uses(1)-(2)	
Bed and breakfast	2 spaces plus 1 space per guest room
Hotels and motels	1 per guest room, 1 per 300 sf of office or retail space and 1 per 100 sf of eating/ drinking facility
Retail Trade Uses(1)-(3)	
Mobile home, vehicle and parts sales	1 per 1,500 sf of use area
Building material and hardware stores	1 per 1,500 sf of use area
Farm equipment and supplies sales	1 per 700 sf of use area
Fuel and ice dealers	1 per 1,500 sf of use area
Furniture, furnishings and equipment stores	1 per 1,500 sf of use area
Grocery and liquor stores	1 per 300 sf of use area
Mail order and vending	1 per 300 sf of use area
Nursery Products	1 per 1,500 sf of use area
Outdoor retail sales	As required by subsection (B)(1) for seasonal sales and as required for principal use for other outdoor sales
Restaurants and bars	1 per 100 sf of floor area
Restaurants, fast food	1 per 100 sf of floor area
Retail stores, general merchandise	1 per 300 sf of floor area
Roadside stands for agricult. products	1 per 100 sf of use area
Secondhand stores	1 per 300 sf of floor area
Shopping centers	1 per 200 sf of floor area

Land Use Types	Minimum Number of Parking Spaces Required
Service Uses(1)-(3)	
Business support services	1 per 300 sf of floor area
Child day care	See Section 17.54.060(C)
Construction contractors	1 per 1,500 sf of use area
Correctional institutions	As required by MUP or CUP
Kennels and animal boarding	1 per 300 sf of floor area
Laundries and dry cleaning plants	1 per 1,500 sf of use area
Medical services (Doctor's offices, clinics)	1 per 167 sf of floor area
Medical services (Laboratories)	1 per 200 sf of floor area
Medical services (Hospitals and extended care)	1 per bed
Medical services (Veterinary clinics and hospitals)	1 per 300 sf of floor area
Offices	1 per 300 sf of floor area
Offices (temporary)	1 per 300 sf of floor area
Personal services	1 per 300 sf of floor area
Public safety facilities	As required by MUP or CUP
Public utility facilities	1 per 1,500 sf of use area
Repair and maintenance (accessory to sales)	As required for retail use
Repair and maintenance (vehicle)	1 per 300 sf of floor area
Repair and maintenance (consumer products)	1 per 300 sf of floor area
Service stations	1 per service bay + 1 per gas service nozzle
Storage, accessory	As required for principal use
Storage of explosives	1 per 1,500 sf of use area
Storage of petroleum products for on-site use	As required for principal use
Storage yard and sales lots	1 per 1,500 sf of site area
Warehousing and mini-storage facilities	1 per 1,500 sf of use area
Waste disposal sites	As required by MUP or CUP

Table A-14 Parking Standards (Continued)

Land Use Types	Minimum Number of Parking Spaces Required
Recreational, Education, and Public Assembly Uses[(1)-(3)]	
Campgrounds	See Section 17.56.080
Cemeteries (see also mortuaries, columbariums)	As provided by the internal circulation system
Community centers	1 per 4 fixed seats or 1 per 40 sf of multi-use floor area if no fixed seats
Houses of worship	1 per 4 fixed seats or 1 per 40 sf of multi-use floor area if no fixed seats and 1 per office or classroom
Libraries	1 per 500 sf of public use area
Membership organization facilities	1 per 100 sf of building area
Mortuaries, columbarias	1 per 1,500 sf of building area, 1 per 4 seats of assembly area
Museums	1 per 400 sf of use area
Outdoor commercial recreation	Determined by MUP or CUP
Golf driving range separate from course	1 per tee
Parks and playgrounds	1 per 10,000 sf of use area
Golf courses	4 per hole
Recreation and fitness centers	1 per 300 sf of floor area
Bowling alleys	4 per bowling lane
Health and athletic clubs	1 per 2 exercise machines, 1 per game court, 1 per 50 sf of open exercise area
Rural recreation	Determined by MUP or CUP
Schools (college and university)	Determined by MUP or CUP
Schools (Elementary)	1 per classroom and office, 1 per 10 assembly seats
Schools (Specialized education and training)	Determined by MUP or CUP
Sport facilities and outdoor public assembly	1 per 4 seats
Temporary events	Determined by MUP or CUP
Theaters and meeting halls	1 per 4 seats

Table A-14 Notes

For uses not shown in the table, see Section 17.54.060 of the ***Placer County Zoning Ordinance***.

For mixed-use projects and uses within he Town Center, parking may be shared between uses. To facilitate shared parking, a parking analysis shall be prepared that lists project-specific assumptions for the mix of uses, outlines peak parking periods for each use type, and demonstrates that adequate parking will be provided. To relax the individual parking requirements, the County Planning Director shall determine that, based on the findings in the shared parking analysis, the entire project will not result in a parking shortfall.

Parking lots serving non-residential development shall include tree plantings designed to result in 50% shading of parking lot surface areas in 15 years, see Section 1.2.3, "Landscape Location Requirements" for parking lot shading requirements.

Also see requirements for "Apartment/Condominium Guest Parking."

Single family and two family homes shall have two off-street parking spaces in addition to two garage spaces. Alley loaded homes and other small lot housing products shall provide a minimum of two parking spaces

BLANK PAGE