EXHIBIT A

# Riolo Vineyard

**Development Standards Update - Marked Draft**

**August 2008**
**October 2014**

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# ACKNOWLEDGEMENTS


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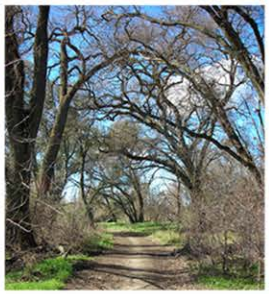

# 1. Introduction

## 1.1 SCOPE

The Development Standards described in this document provide a regulatory framework by which the goals and policies outlined in the Riolo Vineyard Specific Plan shall be implemented. Adopted by ordinance, these Development Standards will serve as a guideline for orderly development, improvements, and construction within the Riolo Vineyard Plan Area (Plan Area). This document should be used in conjunction with the Riolo Vineyard Specific Plan and the Riolo Vineyard Design Guidelines.

These Development Standards shall supersede any conflicting Placer County Zoning Ordinance standards and, as set forth herein, take precedence. These standards apply exclusively to the Riolo Vineyard Plan Area. Where standards are not explicitly described in this document, those standards contained in the Placer County Zoning Ordinance, Placer County Code, and/or Placer County Land Development Manual shall apply.

***The Zoning/ Land Use Comparison is shown in Table 1.1.***

Should individual projects differ, but be substantially consistent with the intent of these standards, minor deviations may be allowed under certain circumstances. Consistency between any development proposal within the Plan Area and the Riolo Vineyard Specific Plan shall be determined by the Planning Director. Appeals may be made to the Planning Commission.

## 1.2 DEFINITIONS

Definitions and terminology in this document supplement and supersede definitions found in the Placer County Zoning Ordinance. Descriptions and notes are provided for each of the applicable land use sections; Agriculture-10, Residential, Commercial, Agriculture, Public/Quasi-Public, Parks and Recreation, and Open Space. The following terms are used in this document and may not necessarily be defined in the Placer County Zoning Ordinance.

**Setbacks -** For lots directly adjacent to streets, all front and side yard setbacks shall be measured from the back of sidewalk. Rear yard setbacks shall be measured from the rear property line. ~~Side and rear yard setbacks to alleys (with no sidewalk) shall be measured from rear and side yard property lines.~~ Refer to the Specific Plan, Figures 4.1 and 4.2, for sidewalk and curb locations. Refer to the applicable land use sections, figures, and notes in this document for additional setback information.

**Flood Storage -** Areas where soil excavation occurs in order to offset fill within the existing 100 year floodplain by compensating for the loss of volumetric storage.

**Habitat Preserves -** Portions of the plan area which have been left in their natural state and preserved because of their habitat value.

**Mitigation -** Areas devoted to compensating for impacts to sensitive biological communities, habitat types, protected trees, wetlands, and/or special status wildlife.

**Water quality features -** Measures such as bioswales, which treat storm water runoff through increased retention and infiltration at the source of production.

Refer to Section 17.04.030 of the Placer County Zoning Ordinance for definitions of Alley, Coverage, Density, Lot Types, Agricultural Accessory and Accessory Structures, Primary and Secondary Buildings, and any other terminology not specifically described in the body of this document.

## 1.4 MODIFICATIONS

Development Standards may be modified as necessary pursuant to Government Code Section 65853 et seq. and the Placer County Code Chapter 15.56.100, unless the application to amend the Development Standards is accompanied with a concurrent Specific Plan request. A concurrent Specific Plan Amendment shall not be required to revise the Development Standards provided the request satisfies all of the following:

- The revision to the Development Standards does not materially change a physical characteristic of the anticipated development.
- The objectives and intent of the Specific Plan are better served through the revision to the Development Standards.
- The revision to the Development Standards does not materially change the general land use pattern of the Plan Area.
- The revision to the Development Standards is consistent with the Specific Plan and General Plan.
- No increase in the overall density will result through the revision to the Development Standards.

## 1.5 UNIDENTIFIED USES

If a use is not specifically identified in the Development Standards, but permitted under the Placer County Zoning Ordinance, it may be allowed as a permitted or conditionally permitted use. This use must be consistent with the intent and purpose of the Riolo Vineyard Specific Plan and compatible with adjacent land uses. This shall be allowed at the discretion of the Planning Director.

## 1.6 RIGHT-TO-FARM

The Riolo Vineyard Plan Area is subject to the Placer County Right-to-Farm Ordinance (Ordinance 4983-B, Article XII). Notification of the Right-to-Farm ordinance shall be given to, and acknowledged by, all purchasers of land and/or homes within Riolo Vineyard.

## 1.7 ENFORCEMENT

The Riolo Vineyard Development Standards shall be enforceable by the Planning Director or designee in a manner similar to other provisions contained in the Placer County Zoning Ordinance. Additionally, all project proposals will be reviewed by the Placer County Design/Site Review Committee. The Placer County Design/Site Review Committee shall make a finding of consistency among the development plan, the Riolo Vineyard Specific Plan and the accompanying Development Standards and Design Guidelines.

## 1.8 PERMITTED USES AND REQUIREMENTS

The Permitted Uses 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 definitions of uses listed in the Permitted Uses tables. When this document indicates that a use is allowed in a particular land use area, it will be identified as subject to one of the land use permit requirements, as outlined in Section 17.06.050, “Land Use and Permit Tables” of the Placer County Zoning Ordinance.

## APPROVED Table 1.1
## Zoning/ Land Use Comparison

| Zoning | Land Use |
|---|---|
| **SPL-RVSP-HDR** | **HDR** High Density Residential |
| **SPL-RVSP-MDR** | **MDR** Medium Density Residential |
| **SPL-RVSP-LDR** | **LDR** Low Density Residential |
| **SPL-RVSP-RR** | **RR** Rural Residential |
| **SPL-RVSP-AG-10** | **AG-10** Agriculture -10 |
| **SPL-RVSP-O** | **O** Open Space |
| **SPL-RVSP-LDR, MDR, HDR, RR, AG-10** | **P** Parks and Recreation |
| **SPL-RVSP-LDR, MDR, HDR, RR, AG-10, O** | **PQP** Public or Quasi-Public |

Note: All properties not under the control of PFE Investors shall retain their existing Zoning.

**AMENDED Table 1.1 Zoning/ Land Use Comparison**

| Zoning | Land Use |
|---|---|
| **SPL-RVSP** | **CO** Commercial |
| **SPL-RVSP** | **MDR** Medium Density Residential |
| **SPL-RVSP** | **LDR** Low Density Residential |
| **SPL-RVSP** | **ES** Estate Residential |
| **SPL-RVSP** | **RR** Rural Residential |
| **SPL-RVSP** | **AG-10** Agriculture -10 |
| **SPL-RVSP** | **AG** Agriculture |
| **SPL-RVSP** | **O** Open Space |
| **SPL-RVSP** | **P** Parks and Recreation |
| **SPL-RVSP** | **PQP** Public or Quasi-Public |

Note: All properties not under the control of HBT of Riolo Vineyards shall retain their existing zoning.

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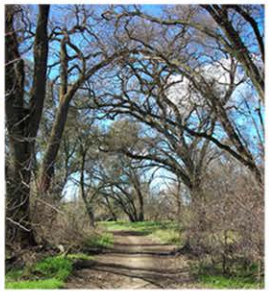


# 2. Residential Development Standards

## 2.1 AGRICULTURE-10

**Land Use** **Agriculture-10 (AG-10)**
**Zoning** **SPL-RVSP~~-AG-10~~**
**Density** **10 Acre Minimum Lot Size**

The Agriculture-10 (AG-10) land use designates areas within Riolo Vineyard for small scale agricultural operations and a single-family home reflective of the ~~Southern European~~ West Placer character. Lands designated as Agriculture-10 shall be developed in accordance with this section as it regulates permitted uses, conditionally permitted uses, and development standards.

### Permitted Uses

Permitted and conditionally permitted uses within the Agriculture-10 designation are summarized in Table 2.1. A public hearing will be required for uses demanding a Minor Use Permit (MUP). Refer to Placer County Code, Section 17.58.120. Agricultural Practices Restrictions are detailed in Section 3.5 of the Riolo Vineyard Specific Plan.

**Table 2.1**
**Agriculture-10 Permitted Uses**

| Permitted Uses | Minor Use Permit Required |
|---|---|
| Crop production | Temporary offices (real estate sales) |
| Single-family dwellings | Substations |
| Secondary dwellings | Public utility facilities |
| Accessory uses and structures incidental to permitted use* | Public equestrian facilities |
| | Rural recreation |
| Animal raising and keeping** | Child day care, family care homes |
| Parks, playgrounds | Houses of worship |
| Pipelines, transmission lines and flood storage | Fisheries and game preserves |

***Refer to Placer County Zoning Ordinance 17.56.180 for permitted residential accessory uses.***
****Refer to Placer County Zoning Ordinance 17.56.050 (RA zone districts) for allowed animal raising activities and limits.***

## Site Development Standards

The following requirements shall apply to all new development within Agriculture-10 (AG-10) areas.

| | | |
|---|---|---|
| **Lot Dimensions** | Area | 10 acre minimum |
| | Building Pad | 43,560 sq.ft. maximum |

**Setbacks**

| | | |
|---|---|---|
| **Front** | From Back of Sidewalk... | |
| | to Living Space | 20’ |
| | to Courtyard/ Porch | 14’ |
| | to Front Entry Garage | 25’ |
| | to Side Entry Garage | 20’ |
| | to Agricultural Accessory Structure | 25’ |
| | to Accessory Structure | 20’ |
| **Side** | From Property Line... | |
| | to Building (primary or secondary) | 10’ |
| | to Side Entry Garage | 35’ |
| | to Agricultural Accessory Structure | 10’ |
| | to Accessory Structure | 3’ |
| | Building to Building Separation | 10’ |
| **Rear** | From Edge of Building Pad... | |
| | to Building (primary or secondary) | 10’ |
| | From Property Line... | |
| | to Agricultural Accessory Structure | 10’ |
| | to Accessory Structure | 3’ |

| | |
|---|---|
| **Building Height Limits** | 36’ maximum (primary or secondary) |
| **Parking Requirements** | 2 off-street covered spaces per unit |
| **Wall and Fencing Requirements** | 6’ maximum from highest graded side (3’ max. within front setback) |
| **Agricultural Activity Setbacks** | 50’ minimum to adjacent LDR, Parks, and active recreation areas |

**Notes:**

1. Unless otherwise noted, all dimensions are minimums. All setbacks are measured from the structure perpendicular to the applicable line.

2. All structures shall adhere to minimum sight distance requirements.

3. Roof overhangs, fireplaces, box-outs, bay windows and similar architectural projections are allowed to encroach up to 2 feet into all setbacks.

4. Lots with side yards adjacent to open space, parks, or landscape corridors shall be treated as interior lots.

5. Structures containing habitable space shall be constructed above the proposed 100-year floodplain elevation.

6. Setback to front entry garage is measured to face of garage door.

7. Height is measured vertically from the finished floor of the ground level to the uppermost point on the roof, wall, or parapet.

8. With the exception of replacement plantings, expansion of orchards or vineyards is prohibited per the Agricultural Practices Restrictions.

9. Fencing within the 100 year floodplain shall be three or four rail wood or vinyl open type fencing which permits the flow of floodwaters. In areas not affected by the floodplain, a welded wire against the three or four rail fencing is also acceptable.

10. Garages shall be located toward the rear or side of the home and shall not be visible from public view to the extent possible.

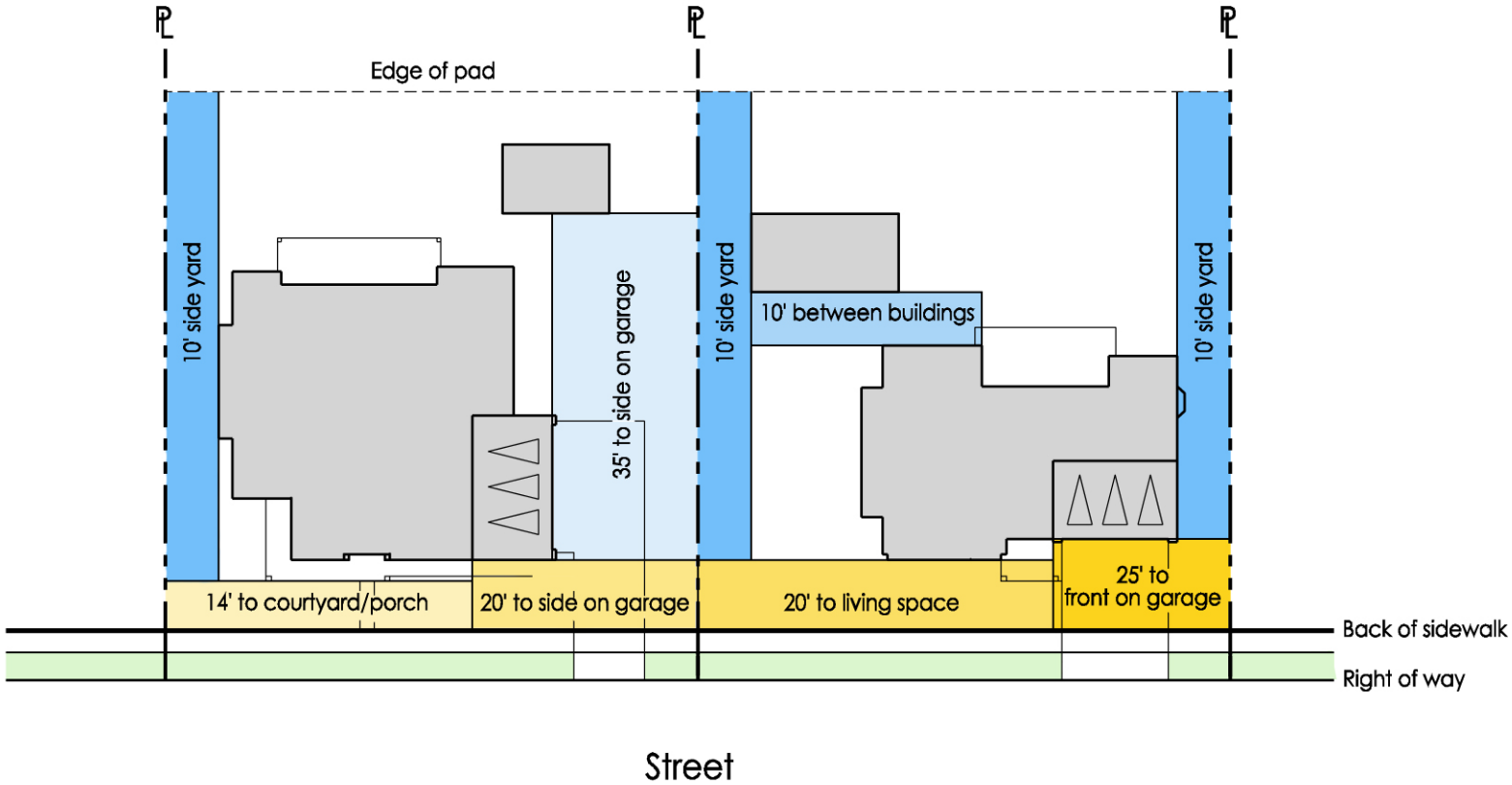
11. The property or any portion thereof shall not be used as a parking lot, exterior storage area, or dump site.

12. Utility and mechanical equipment shall be screened from view. Roof mounted air conditioners, coolers, or antennas are not allowed. Small satellite dishes are allowed.

13. Non-residential structures shall be located outside of the 100-year floodplain, unless findings can be made that no alternative location on the parcel is feasible and that the structure is elevated, impermeable to floodwaters or designed to allow floodwaters to pass through unimpeded, consistent with Section 15.52.170 of The Placer County Code.

14. Each lot shall contain at least one 15-gallon tree from the County approved tree list.

**FIGURE 2.1** Agriculture-10 Setbacks
**REMAINS THE SAME**



## 2.2 RURAL RESIDENTIAL

**Land Use** **Rural Residential (RR)**
**Zoning** **SPL-RVSP~~-RR~~**
**Density** **2 Acre Minimum Lot Size**

The Rural Residential (RR) land use designates one existing residence to remain in its current capacity and creates and an additional RR lot. Rural Residential areas are consistent with the Dry Creek West Placer Rural Residential Land Use designation. New development on Rural Residential lands shall be in accordance with this section as it regulates permitted uses, conditionally permitted uses, and development standards.

### Permitted Uses

Permitted and conditionally permitted uses within the Rural Residential designation are summarized in Table 2.2. A public hearing will be required for uses demanding a Minor Use Permit (MUP). Refer to Placer County Code, Section 17.58.120.

**Table 2.2**
**Rural Residential Permitted Uses**

| Permitted Uses | Minor Use Permit Required |
|---|---|
| Single-family dwellings | Temporary offices (real estate sales) |
| Secondary dwellings | |
| Public equestrian facilities | Substations |
| Accessory uses and structures incidental to permitted use* | Public utility facilities |
| Animal raising and keeping** | Houses of worship |
| Parks, playgrounds | Child day care, family care homes |
| Pipelines, transmission lines and flood storage | |

***Refer to Placer County Zoning Ordinance 17.56.180 for permitted residential accessory uses.***
****Refer to Placer County Zoning Ordinance 17.56.050 (RA zone districts) for allowed animal raising activities and limits.***

## Site Development Standards

The following requirements shall apply to all new development within Rural Residential (RR) areas.

| | | |
|---|---|---|
| **Lot Dimensions** | Area | 2 acre minimum |
| | Coverage | 35% maximum |

**Setbacks**

| | | |
|---|---|---|
| **Front** | From Back of Sidewalk... | |
| | to Living Space | 20’ |
| | to Courtyard/ Porch | 14’ |
| | to Front Entry Garage | 25’ |
| | to Side Entry Garage | 20’ |
| | to Agricultural Accessory Structure | 25’ |
| | to Accessory Structure | 20’ |
| **Side** | From Property Line... | |
| | to Building (primary or secondary) | 10’ |
| | to Side Entry Garage | 35’ |
| | to Agricultural Accessory Structure | 10’ |
| | to Accessory Structure | 3’ |
| | Building to Building Separation | 10’ |
| **Rear** | From Property Line... | |
| | to Building (primary or secondary) | 10’ |
| | to Agricultural Accessory Structure | 10’ |
| | to Accessory Structure | 3’ |

| | |
|---|---|
| **Building Height Limits** | 36’ maximum (primary or secondary) |
| **Parking Requirements** | 2 off-street covered spaces per unit |
| **Wall and Fencing Requirements** | 6’ maximum from highest graded side (3’ max. within front setback) |

**Notes:**

1. Unless otherwise noted, all dimensions are minimums. All setbacks are measured from the structure perpendicular to the applicable line.

2. All structures shall adhere to minimum sight distance requirements.

3. Roof overhangs, patio covers, unenclosed shade structures and the like are exempted from the building coverage calculation.

4. Roof overhangs, fireplaces, box-outs, bay windows and similar architectural projections are allowed to encroach up to 2 feet into all setbacks.

5. Structures containing habitable space shall be constructed above the proposed 100-year floodplain elevation.

6. Setback to front entry garage is measured to face of garage door.

7. Height is measured vertically from the finished floor of the ground level to the uppermost point on the roof, wall, or parapet.

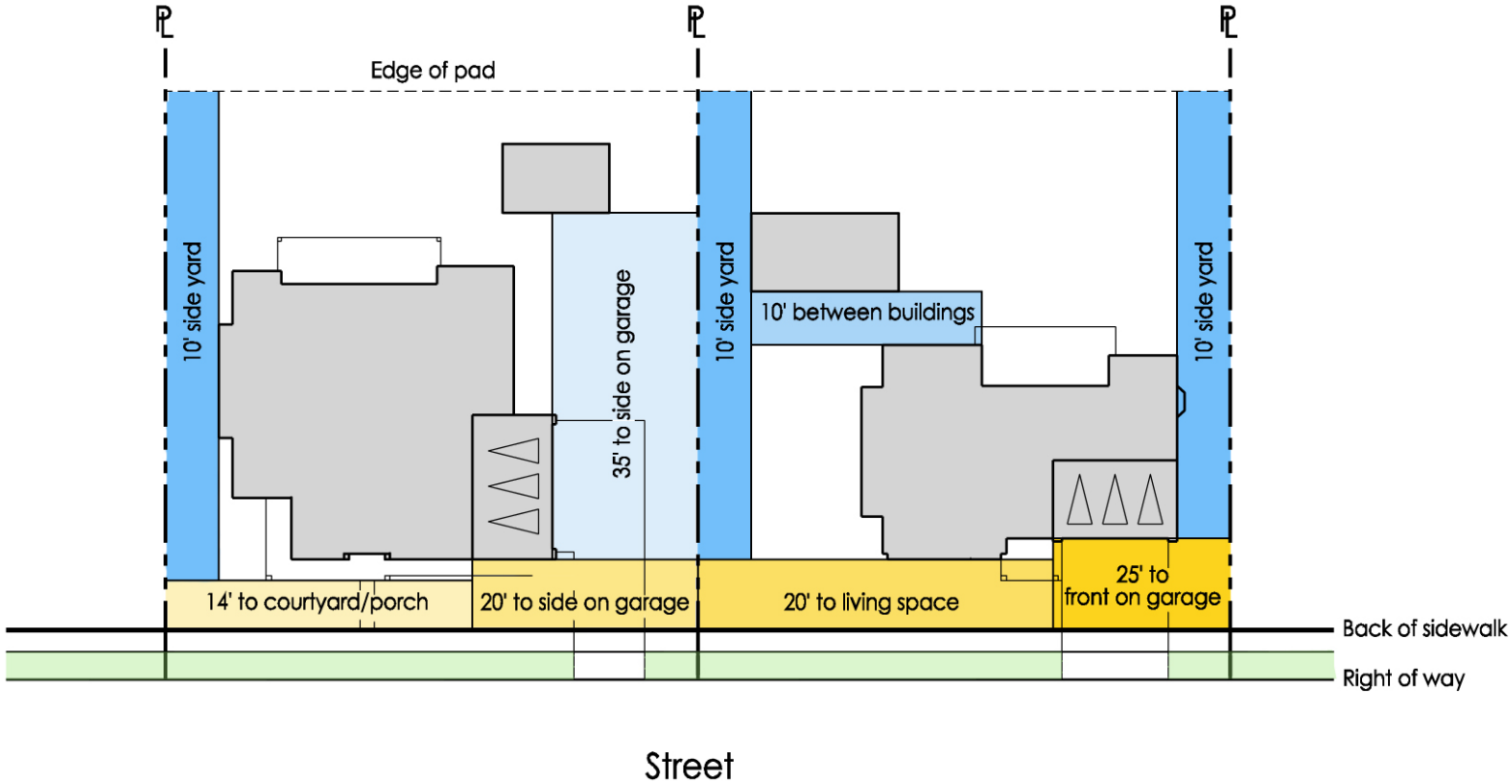
8. The property or any portion thereof shall not be used as a parking lot, exterior storage area or dump site.

9. New residential structures are subject to review by the Placer County and Riolo Vineyard Design Review Committees.

10. Ancillary structures shall not be located in front of the primary residence.

11. Each lot shall contain at least one 15-gallon tree from the County approved tree list.

**FIGURE 2.2** Rural Residential Setbacks
**REMAINS THE SAME**



## 2.3 ESTATE RESIDENTIAL

**Land Use** **Estate Residential (ES)**
**Zoning** **SPL-RVSP**
**Density** **1 to 3 Dwelling Units per Acre**

The Estate Residential (ES) land use designates areas within the Farms at Riolo for single-family detached homes or compatible uses. Lands designated as Estate Residential shall be developed in accordance with this section as it regulates permitted uses, conditionally permitted uses, and development standards.

### Permitted Uses

Permitted and conditionally permitted uses within the Estate Residential designation are summarized in Table 2.3. A public hearing will be required for uses requiring a Minor Use Permit (MUP). Refer to Placer County Code Section 17.58.120.

**Table 2.3**
**Estate Residential Permitted Uses**

| Permitted Uses | Minor Use Permit Required |
|---|---|
| Single-family dwellings | Temporary offices (real estate sales) |
| Secondary dwellings | |
| Accessory uses and structures incidental to permitted use* | Substations |
| Temporary uses (model homes, temporary construction offices & facilities, signage) | Public utility facilities |
| Parks, playgrounds | Home occupations |
| Pipelines, transmission lines and flood storage | Child day care, family care homes |
| Cemeteries, columbariums, and mortuaries | Houses of worship |

***Refer to Placer County Zoning Ordinance 17.56.180 for permitted residential accessory uses.***

## Site Development Standards

The following requirements shall apply to all new development within Estate Residential (ES) areas.

| | | |
|---|---|---|
| **Lot Dimensions** | Area | 13,500 sq.ft. minimum |
| | Lot Width | 100' (interior lot) min. |
| | | 110' (corner lot) min. |
| | | 35' (frontage) min. |
| | Lot Depth | 150' minimum |
| **Building Coverage** | One Story | 40% maximum |
| | Two Story | 35% maximum |

**Setbacks**

| | | |
|---|---|---|
| **Front** | From Back of Sidewalk... | |
| | to Living Space/ Courtyard/ Porch | 20' |
| | to Front Entry Garage | 25' |
| | to Side Entry Garage | 20' |
| | to Accessory Structure | 25' |
| **Side** | From Property Line... | |
| | to Primary Building (interior lot) | 10' |
| | to Accessory Structure (interior lot) | 8' |
| | From Back of Sidewalk... | |
| | to Primary Building (corner lot, street side) | 20' |
| | to Accessory Structure (corner lot, street side) | 20' |
| | Building to Building Separation | 15' |
| **Rear** | From Property Line... | |
| | to Primary Building | 20' |
| | to Porch/ Covered Patio | 15' |
| | to Accessory Structure | 8' |

| | |
|---|---|
| **Building Height Limits** | 36' maximum (primary or accessory) |
| **Parking Requirements** | 2 off-street covered spaces per unit |
| **Wall and Fencing Requirements** | 6' maximum from highest graded side (3' max. within front setback) |

**Notes:**

1. Unless otherwise noted, all dimensions are minimums. All setbacks are measured from the structure perpendicular to the applicable parcel line. Setbacks at returns shall be measured as shown on Figure 2.3.

2. All structures shall adhere to minimum sight distance requirements.

3. Lot width is measured 20 feet from the front property line. Lots on cul-de-sacs, elbows, and curved streets may have a width less than specified, provided they meet minimum frontage and setback requirements.

4. Required lot depth may be reduced by up to 10 feet, provided the lot meets area and setback requirements.

5. Roof overhangs, patio covers, unenclosed shade structures and the like are exempted from the building coverage calculation.

6. Staggered front yard setbacks are encouraged.

7. Setback to front entry garage is measured to face of garage door. Setback to side entry garage is measured at building.

8. Roof overhangs, fireplaces, box-outs, bay windows and similar architectural projections are allowed to encroach up to 2 feet into all setbacks.

9. Lots with side yards adjacent to open space, parks, or landscape corridors shall be treated as interior lots.

10. Rear yard setback is measured perpendicular to the rear wall of the primary building. Primary building may project into the minimum rear yard setback provided that an equal court or yard area is created within the buildable portion of the lot. In no event shall the primary building rear yard be less that 10'.

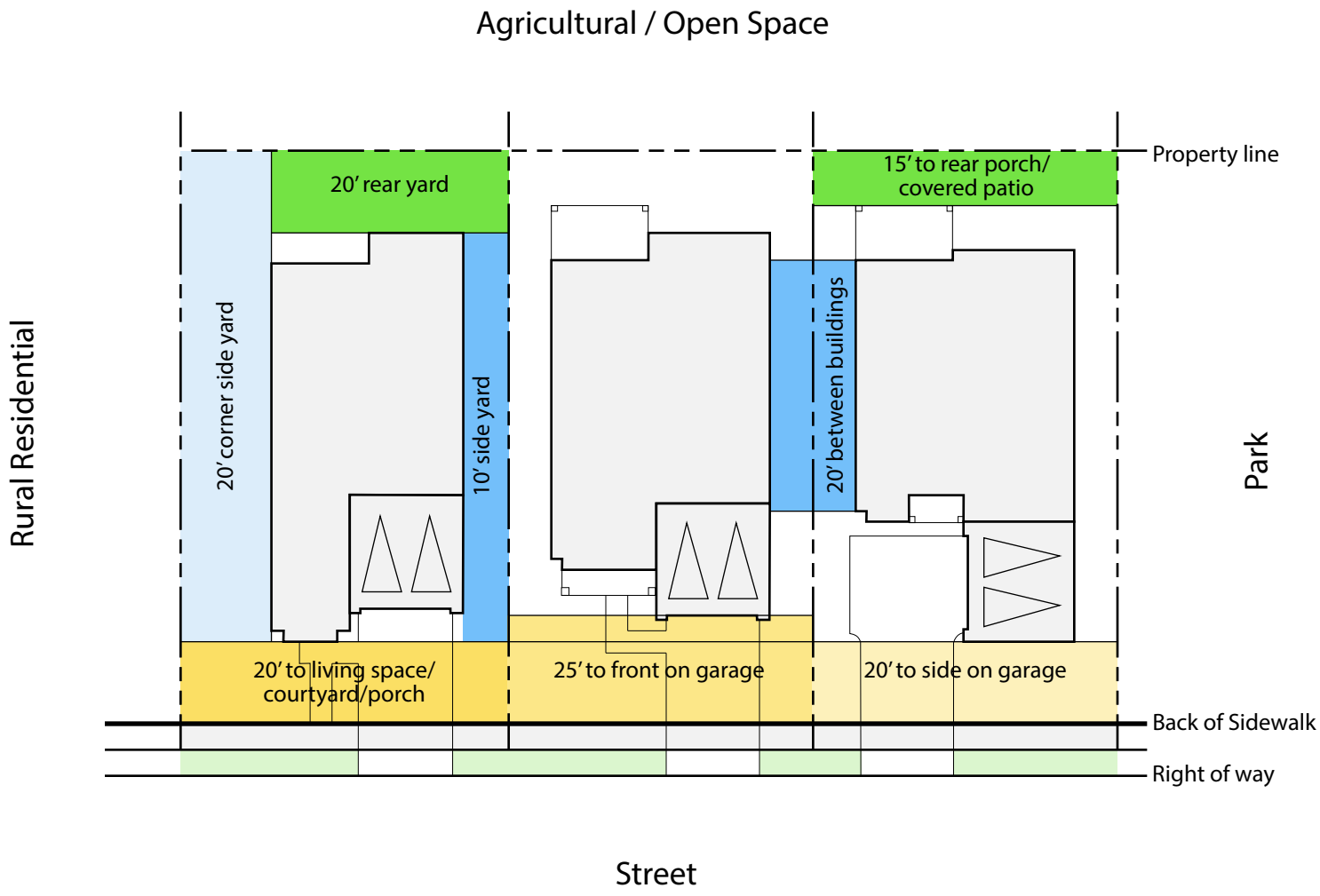
11. Height is measured vertically from the finished floor of the ground level to the uppermost point on the roof, wall, or parapet.

12. HVAC and other mechanical equipment is not allowed in the side yard.

13. Each lot shall include at least two street trees planted in the landscape strip between the back of curb and the face of sidewalk. Corner lots shall include at least three street trees: one along the front yard and at least two along the side yard.

14. Utility and mechanical equipment shall be screened from view. Roof mounted air conditioners, coolers, or antennas are not allowed. Small satellite dishes are allowed.

**FIGURE 2.3** Estate Residential Setbacks



## 2.4 LOW DENSITY RESIDENTIAL

**Land Use** **Low Density Residential (LDR)**
**Zoning** **SPL-RVSP-~~LDR~~**
**Density** **1 to 5 Dwelling Units per Acre**

The Low Density Residential (LDR) land use designates areas within Riolo Vineyard for single-family detached homes or compatible uses. Lands designated as Low Density Residential shall be developed in accordance with this section as it regulates permitted uses, conditionally permitted uses, and development standards.

### Permitted Uses

Permitted and conditionally permitted uses within the Low Density Residential designation are summarized in Table 2.4. A public hearing will be required for uses requiring a Minor Use Permit (MUP). Refer to Placer County Code Section 17.58.120.

**Table 2.4**
**Low Density Residential Permitted Uses**

| Permitted Uses | Minor Use Permit Required |
|---|---|
| Single-family dwellings | Temporary offices (real estate sales) |
| Secondary dwellings | |
| Accessory uses and structures incidental to permitted use* | Substations |
| Temporary uses (model homes, temporary construction offices & facilities, signage) | Public utility facilities |
| Parks, playgrounds | Home occupations |
| Pipelines, transmission lines and flood storage | Child day care, family care homes |
| Cemeteries, columbariums, and mortuaries | Houses of worship |

***Refer to Placer County Zoning Ordinance 17.56.180 for permitted residential accessory uses.***

## Site Development Standards

The following requirements shall apply to all new development within Low Density Residential (LDR) areas.

| | | |
|---|---|---|
| **Lot Dimensions** | Area | 5,500 sq.ft. minimum |
| | Lot Width | 50' (interior lot) |
| | | 60' (corner lot) |
| | | 35' (frontage) |
| | Lot Depth | 100' minimum |
| **Building Coverage** | One Story | 50% maximum |
| | Two Story | 45% maximum |

**Setbacks**

| | | |
|---|---|---|
| **Front** | From Back of Sidewalk... | |
| | to Living Space/ Courtyard/ Porch | 15' |
| | to Front Entry Garage | 20' |
| | to Side Entry Garage | 15' |
| | to Accessory Structure | 20' |
| **Side** | From Property Line... | |
| | to Primary Building (interior lot) | 5' |
| | to Accessory Structure (interior lot) | 3' |
| | From Back of Sidewalk... | |
| | to Primary Building (corner lot, street side) | 15' |
| | to Accessory Structure (corner lot, street side) | 15' |
| | Building to Building Separation | 10' |
| **Rear** | From Property Line... | |
| | to Primary Building | 15' |
| | to Porch/ Covered Patio | 10' |
| | to Accessory Structure | 3' |

| | |
|---|---|
| **Building Height Limits** | 36' maximum (primary or accessory) |
| **Parking Requirements** | 2 off-street covered spaces per unit |
| **Wall and Fencing Requirements** | 6' maximum from highest graded side (3' max. within front setback) |

**Notes:**

1. Unless otherwise noted, all dimensions are minimums. All setbacks are measured from the structure perpendicular to the applicable parcel line. Setbacks at returns shall be measured as shown on Figure 2.3.

2. All structures shall adhere to minimum sight distance requirements.

3. Lot width is measured 20 feet from the front property line. Lots on cul-de-sacs, elbows, and curved streets may have a width less than specified, provided they meet minimum frontage and setback requirements.

4. Required lot depth may be reduced by up to 10 feet, provided the lot meets area and setback requirements.

5. Roof overhangs, patio covers, unenclosed shade structures and the like are exempted from the building coverage calculation.

6. Staggered front yard setbacks are encouraged.

7. Setback to front entry garage is measured to face of garage door. Setback to side entry garage is measured at building.

8. Roof overhangs, fireplaces, box-outs, bay windows and similar architectural projections are allowed to encroach up to 2 feet into all setbacks.

9. Lots with side yards adjacent to open space, parks, or landscape corridors shall be treated as interior lots.

10. Rear yard setback is measured perpendicular to the rear wall of the primary building. Primary building may project into the minimum rear yard setback provided that an equal court or yard area is created within the buildable portion of the lot. In no event shall the primary building rear yard be less that 10'.

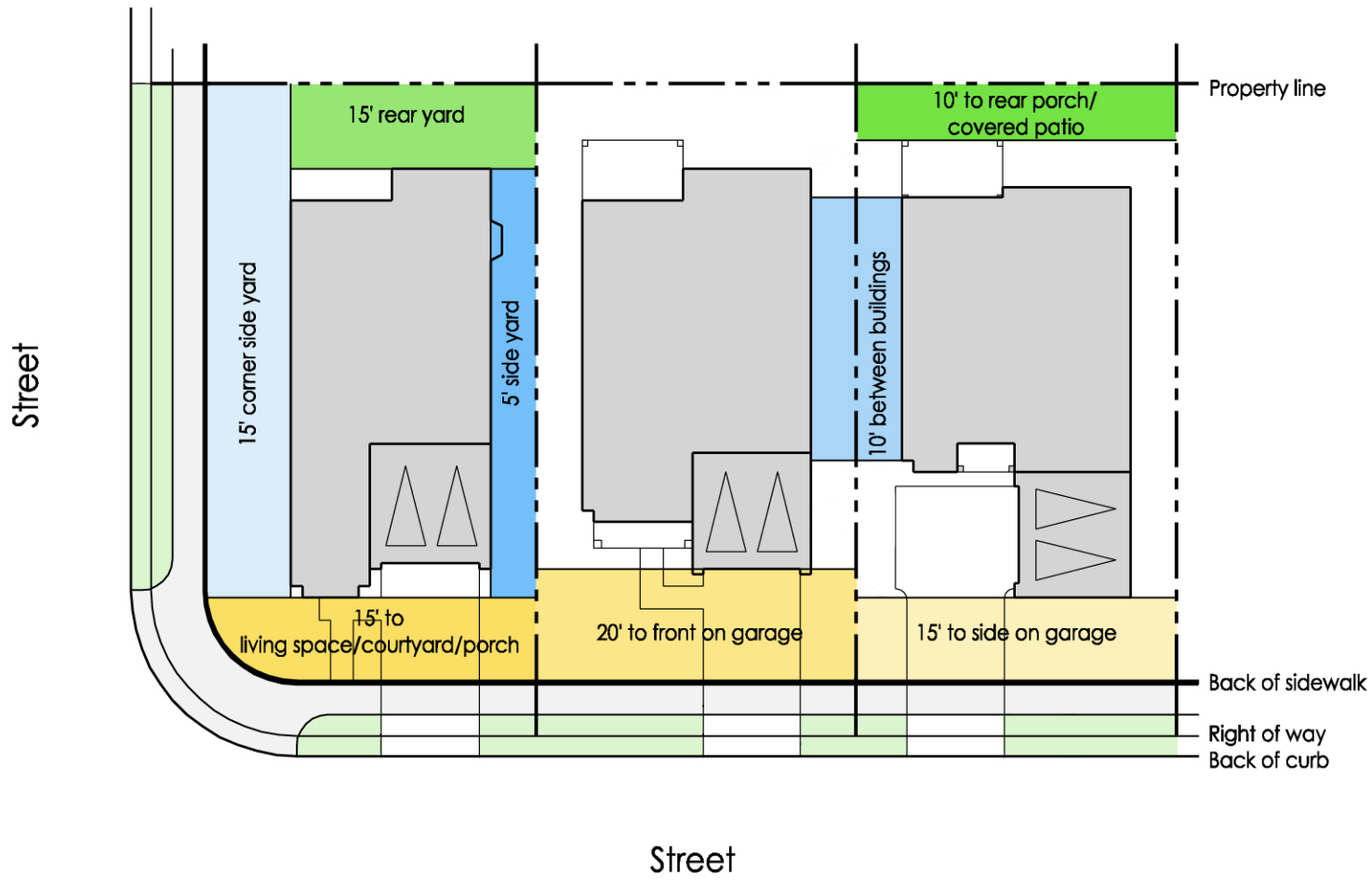
11. Height is measured vertically from the finished floor of the ground level to the uppermost point on the roof, wall, or parapet.

12. HVAC and other mechanical equipment is not allowed in the side yard.

13. Each lot shall include at least one street tree planted in the landscape strip between the back of curb and the face of sidewalk. Corner lots shall include at least three street trees: one along the front yard and at least two along the side yard.

14. Utility and mechanical equipment shall be screened from view. Roof mounted air conditioners, coolers, or antennas are not allowed. Small satellite dishes are allowed.

**FIGURE 2.4** Low Density Residential Setbacks
**REMAINS THE SAME**



## 2.5 MEDIUM DENSITY RESIDENTIAL

**Land Use** **Medium Density Residential (MDR)**
**Zoning** **SPL-RVSP~~-MDR~~**
**Density** **5 to 10 Dwelling Units per Acre**

The Medium Density Residential (MDR) land use designates areas within Riolo Vineyard for either attached or detached housing products. Lands designated as Medium Density Residential shall be developed in accordance with this section as it regulates permitted uses, conditionally permitted uses, and development standards.

### Permitted Uses

Permitted and conditionally permitted uses within the Medium Density Residential Designation are summarized in Table 2.4. A public hearing will be required for uses requiring a Minor Use Permit (MUP). Refer to Placer County Code Section 17.58.120.

**Table 2.5**
**Medium Density Residential Permitted Uses**

| Permitted Uses | Minor Use Permit Required |
|---|---|
| Single-family dwellings (alley-loaded, traditional, etc.) | Temporary offices (real estate sales) |
| Multifamily dwellings (halfplex, duplex, etc.) | Substations |
| Parks, playgrounds | Cemeteries, columbariums, and mortuaries |
| Temporary uses (model homes, temporary construction offices & facilities, signage, etc.) | Public utility facilities |
| Home occupations | Child day care, family care homes |
| Pipelines, transmission lines and flood storage | Houses of worship |

## Site Development Standards

The following requirements shall apply to all new development within Medium Density Residential (MDR) areas.

| | | |
|---|---|---|
| **Lot Dimensions** | Area | 2,000 sq.ft. minimum |
| | Lot Width | 35' (interior lot) |
| | | 40' (corner lot) |
| | | 25' (frontage) |
| | Lot Depth | 70' minimum |
| **Building Coverage** | One Story | 75% maximum |
| | Two Story | 70% maximum |

**Setbacks**

| | | |
|---|---|---|
| **Front** | From Back of Sidewalk... | |
| | to Living Space | 10' |
| | to Courtyard/ Porch | 5' |
| | to Front of Garage | 20' |
| **Side** | From Property Line... | |
| | to Building (interior lot, one side) | 4' |
| | From Property Line... | |
| | to Building (interior lot, opposite side) | 4' |
| | From Back of Sidewalk... | |
| | to Building (corner lot, street side) | 10' |
| | From Back of Curb... | |
| | to Building (corner lot~~, alley side~~) | 10' |
| | Building to Building Separation | 8' |
| **Rear** | From ~~Alley Right of Way~~ Property Line... | ~~6'~~ |
| | to ~~Garage~~ Back of house | 15' |

| | |
|---|---|
| **Building Height Limits** | 36' maximum |
| **Parking Requirements** | 2 off-street covered spaces per unit |
| **Wall and Fencing Requirements** | 6' maximum from highest graded side (3' max. within front setback) |

**Notes:**

1. Unless otherwise noted, all dimensions are minimums. All setbacks are measured from the structure perpendicular to the applicable line. Setbacks at returns shall be measured as shown on Figure 2.4.

2. All structures shall adhere to minimum sight distance requirements.

3. Lot width is measured 20 feet from the front property line. Lots on cul-de-sacs, elbows, and curved streets may have a width less than specified, provided they meet minimum frontage and setback requirements.

4. Required lot depth may be reduced by up to 10 feet, provided the lots meet minimum area and setback requirements.

5. Roof overhangs, patio covers, unenclosed shade structures and the like are exempted from the building coverage calculation.

6. Staggered front yard setbacks are recommended.

7. Roof overhangs, fireplaces, box-outs, bay windows and similar architectural projections are allowed to encroach up to 2 feet into all setbacks.

8. Lots with side yards adjacent to open space, parks, or landscape corridors shall be treated as interior lots.

9. Rear setback is measured from ~~alley right-of-way (back of curb) to face of garage door.~~ property line to back of house.

10. Height is measured vertically from the finished floor of the ground level to the uppermost point on the roof, wall, or parapet.

11. Lots shall provide a gate and walkway on at least one side of the house for emergency fire access.

12. HVAC and other mechanical equipment is not allowed in the side yard.

13. Each lot shall include at least one street tree planted in the landscape strip between the back of curb and the face of sidewalk. Corner lots shall include at least three street trees: one along the front yard and at least two along the side yard.

14. Utility and mechanical equipment shall be screened from view. Roof mounted air conditioners, coolers, or antennas are not allowed. Small satellite dishes are allowed.

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**FIGURE 2.5** Medium Density Residential Setbacks
**APPROVED**

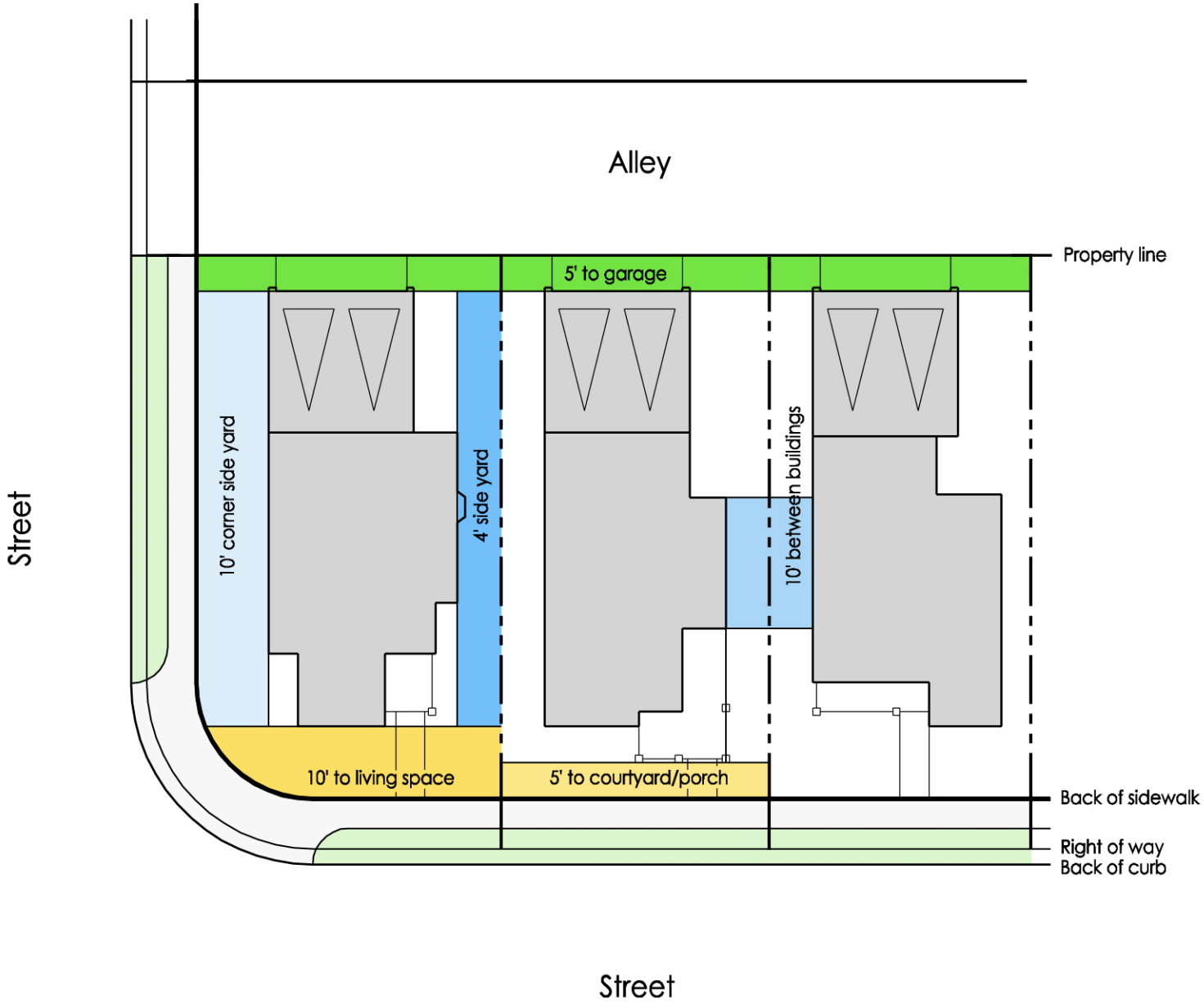
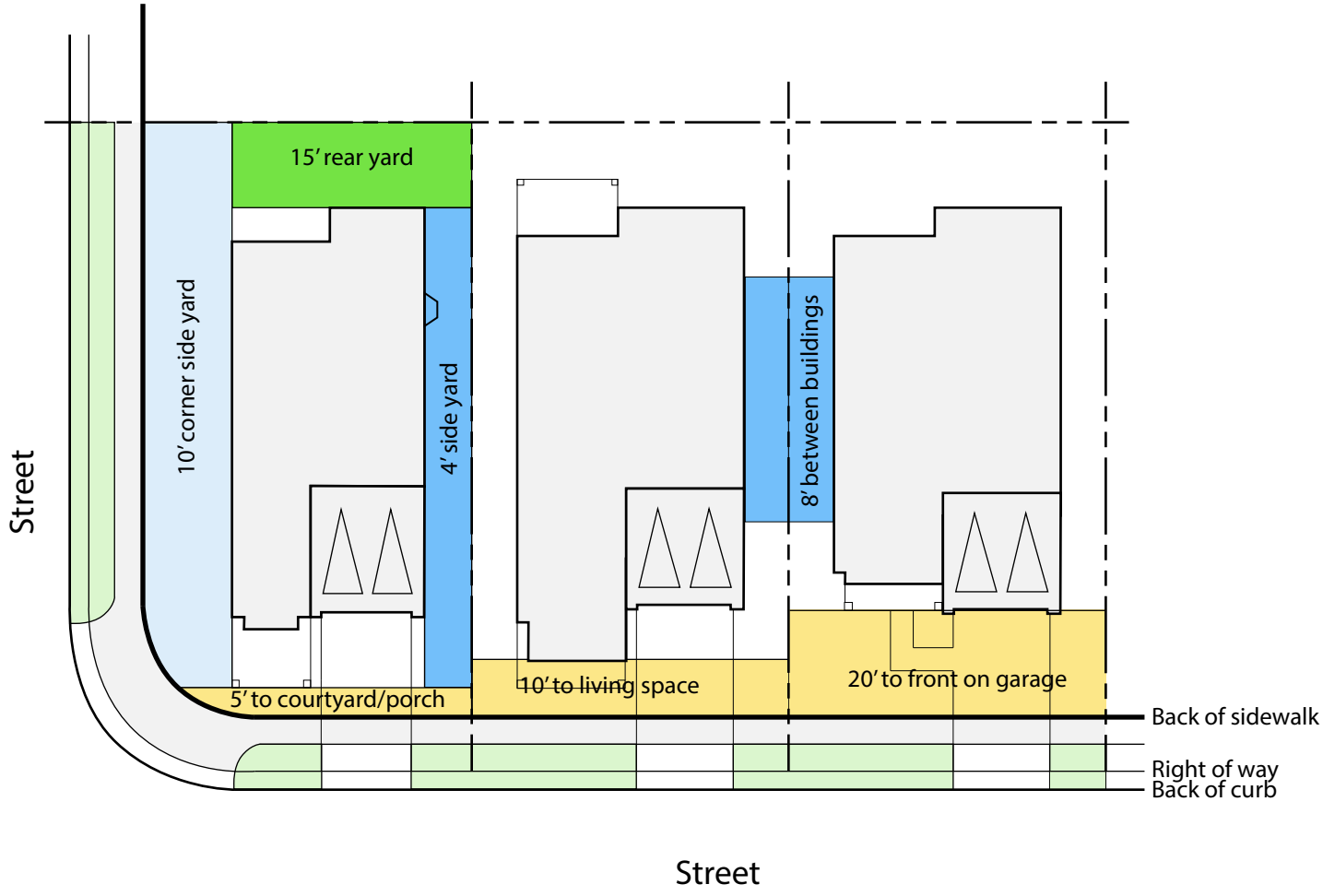


**FIGURE 2.5** Medium Density Residential Setbacks
**AMENDED**



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## 2.5 HIGH DENSITY RESIDENTIAL

**Land Use** **High Density Residential (HDR)**
**Zoning** **SPL-RVSP-HDR**
**Density** **10 to 23 Dwelling Units per Acre**

The High Density Residential (HDR) land use designates areas within Riolo Vineyard for a variety of potential attached housing products. Lands designated as High Density Residential shall be developed in accordance with this section as it regulates permitted uses, conditionally permitted uses, and development standards.

### Permitted Uses

Permitted and conditionally permitted uses within the High Density Residential designation are summarized in Table 2.5. A public hearing will be required for uses requiring a Minor Use Permit (MUP). Refer to Placer County Code Section 17.58.120.

**Table 2.5**
**High Density Residential Permitted Uses**

| Permitted Uses | Minor Use Permit Required |
|---|---|
| Multifamily dwellings (condominiums, townhomes, row houses, apartments, etc.) | Temporary offices (real estate sales) |
| Temporary uses (model homes, temporary construction offices & facilities, signage, etc.) | Substations |
| Parks, playgrounds | Public utility facilities |
| Home occupations | Child day care, family care homes |
| Pipelines, transmission lines and flood storage | Houses of worship |

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## Site Development Standards

The following requirements shall apply to all new development within High Density Residential (HDR) areas.

| | | | |
|---|---|---|---|
| **Lot Dimensions** | Area | 3 acre minimum | |
| **Building Coverage** | | 30% maximum | |
| **Setbacks** | | | |
| **Front** | From LE/ MPE/ PE Line... | | |
| | | to Living Space | 35’ |
| | | to Courtyard/ Porch | 30’ |
| | | to Parking | 10’ |
| **Side/ Rear** | From Property Line... | | |
| | | to Building (one story) | 10’ |
| | | to Building (two story) | 20’ |
| | | to Building (three story) | 25’ |
| | | to Parking | 10’ |
| | Building Separation (one story) | | 10’ |
| | Building Separation (two story +) | | 20’ |
| **Building Height Limits** | 45’ maximum | | |
| **Parking Requirements** | 1 off-street covered space per unit<br>1/2 off-street guest spaces per unit | | |
| **Wall and Fencing Requirements** | 6’ maximum from highest graded side<br>(3’ max within front setback) | | |

**Notes:**

1. Unless otherwise noted, all dimensions are minimums and all setbacks are measured from the structure perpendicular to the applicable line.

2. All structures shall adhere to minimum sight distance requirements.

3. Roof overhangs, patio covers, unenclosed shade structures and the like are exempted from the building coverage calculation.

4. Front setbacks are measured from the structure to the LE/ MPE/ PE.

5. Roof overhangs, fireplaces, box-outs, bay windows and similar architectural projections are allowed to encroach up to 2 feet into all setbacks.

6. Side/ rear yard setbacks are measured from the interior property line perpendicular to the building wall.

7. The minimum distance between 1-story buildings is ten feet. The minimum distance between buildings exceeding 1-story is twenty feet.

8. Height is measured vertically from the finished grade to the uppermost point on the roof, wall, or parapet. Architectural elements less than 150 square feet in size may be constructed to a height of 50 feet above finished grade.

9. At least one parking space for each unit is to be located in a garage or covered space, additional guest parking is to be provided to achieve an overall rate of one and one-half spaces per dwelling unit. Guest parking spaces need not be covered.

10. Refer to Placer County Zoning Ordinance Section 10.050 for parking lot design and landscaping requirements.

11. New residential structures are subject to review by the Placer County and Riolo Vineyard Design Review Committees.

12. One 15 gallon tree (or larger) shall be provided per five parking spaces.

13. Garbage receptacles shall be located within trash enclosure areas. Trash enclosures shall be constructed of 6-foot high walls, consistent with the architectural style and materials of the residential buildings. Garbage containers shall have closed covers.

14. Utility and mechanical equipment shall be screened from view. Roof mounted air conditioners, coolers, or antennas are not allowed. Small satellite dishes are allowed.

**FIGURE 2.5** High Density Residential Setbacks

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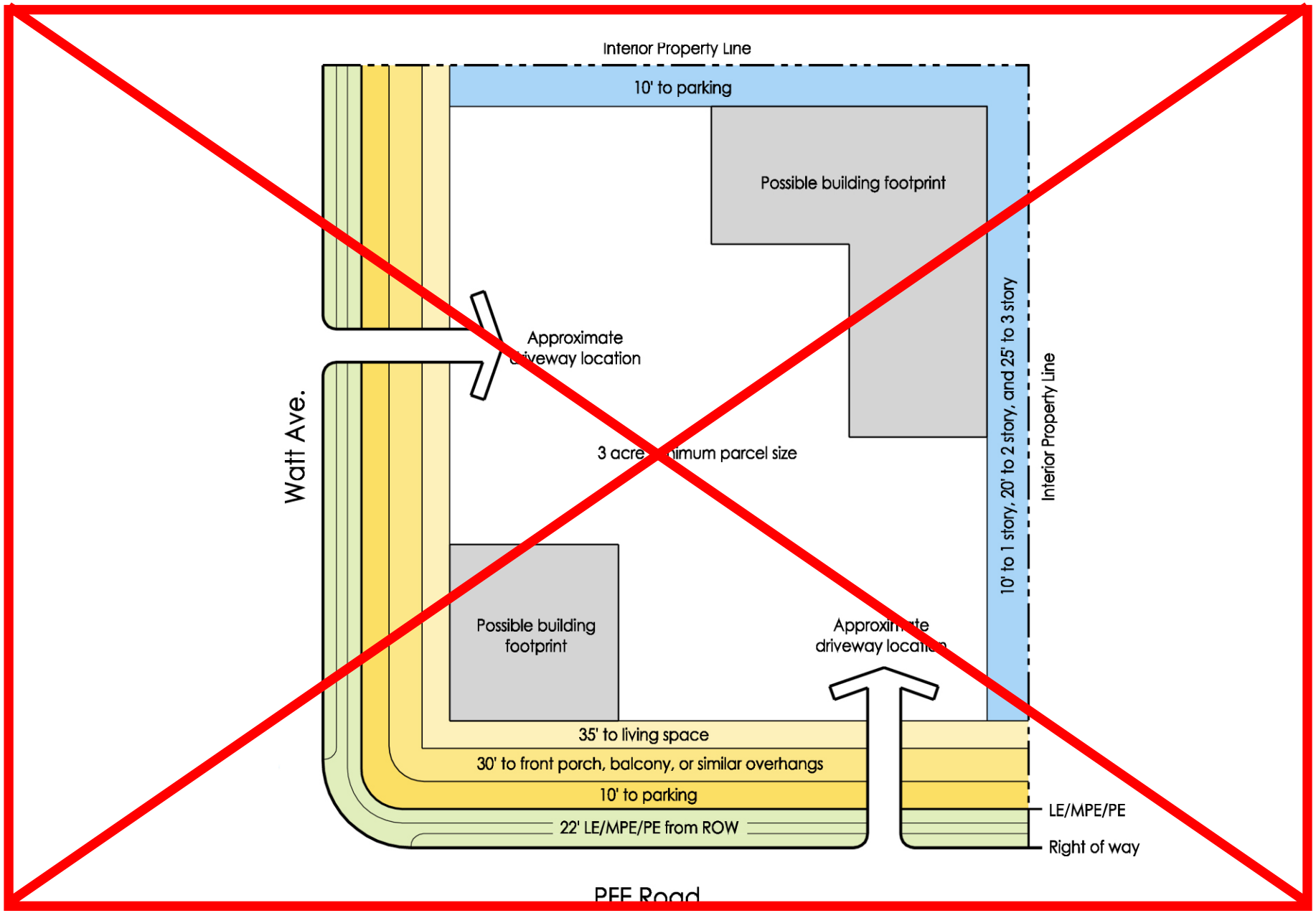

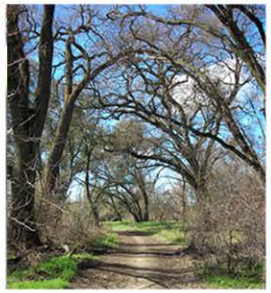

# 3. Commercial Development Standards

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# 3.1 COMMERCIAL

**Land Use** **Commercial (CO)**
**Zoning** **SPL-RVSP**

The Commercial (CO) land use designates areas within Riolo Vineyard for neighborhood serving uses and is consistent with the Commercial land use descriptions found in the Dry Creek West Placer Community Plan. Lands designated as Commercial shall be developed in accordance with this section as it regulates permitted uses, conditionally permitted uses, and development standards.

## Permitted Uses

Permitted and conditionally permitted uses within the Commercial designation are summarized in Table 3.1. A public hearing will be required for uses demanding a Minor Use Permit (MUP). Refer to the Placer County Code Section 17.58.120.

The total number of units proposed to be built within the Riolo Vineyards Specific Plan has been reduced by 47 units from the originally approved 933 to 886. These unbuilt units will be held in a density reserve for potential transfer to non-HBT parcels in the future. However, since the 47 density reserve units are associated with the Specific Plan Amendment change from HDR to a maximum commercial square footage of 3,750 SF on this parcel at the corner of Watt and PFE Roads, any future development derived from the density reserve will be subject to additional environmental analysis.

**Table 3.1**
**Commercial Permitted Uses**

| Permitted Uses | Minor Use Permit Required |
|---|---|
| Retail stores, general merchandise | |
| Recreation and fitness centers | Schools, specialized education and training |
| Personal services | |
| Grocery and liquor stores | Bar or tavern (not ancillary to a restaurant) |
| Parks, playgrounds | |
| Restaurants (including bars ancillary to a restaurant) | Child day care, family care homes |
| Farm equipment and supplies sales | |
| Offices | Houses of worship |
| Libraries and museums | Restaurants, fast food |
| Pipelines and transmission lines | Public utility facilities |

## Site Development Standards

The following requirements shall apply to all new development within Commercial (CO) areas.

| | | | |
|---|---|---|---|
| **Lot Dimensions** | Area | 7 acre minimum<br>3 acre minimum | |
| **Building Coverage** | | 35% maximum | |
| **Setbacks** | | | |
| **Front** | From LE/ MPE/ PE Line... | | |
| | | to Building | 10’ |
| | | to Parking | 0’ |
| **Side/ Rear** | From Property Line... | | |
| | | to Building (one story) | 25’ |
| | | to Building (two story) | 35’ |
| | | ~~to Building (three story +)~~ | ~~50’~~ |
| | | to Parking | 10’ |
| | Building Separation (one story) | | 10’ |
| | Building Separation (two story +) | | 20’ |
| **Building Height Limits** | | ~~50’ maximum~~ 35’ maximum | |
| **Parking Requirements** | | 1 space per 300 sq.ft. of retail use<br>1 space per 100 sq.ft. of restaurant use | |
| **Wall and Fencing Requirements** | | 6’ maximum from highest graded side<br>(3’ max. within front setback) | |

**Notes:**

1. Unless otherwise noted, all dimensions are minimums and all setbacks are measured from the structure perpendicular to the applicable line.

2. All structures shall adhere to minimum sight distance requirements.

3. Roof overhangs, patio covers, unenclosed shade structures and the like are exempted from the building coverage calculation.

4. Front setbacks are measured from the structure to the LE/ MPE/ PE.

5. Roof overhangs, fireplaces, box-outs, bay windows and similar architectural projections are allowed to encroach up to 2 feet into all setbacks.

6. Side/ rear yard setbacks are measured from the interior property line perpendicular to the building wall.

7. The minimum distance between 1-story buildings is ten feet. The minimum distance between buildings exceeding 1-story is twenty feet.

8. Height is measured vertically from the finished grade to the uppermost point on the roof, wall, or parapet. Architectural elements less than 150 square feet in size may be constructed to a height of 55 feet above finished grade.

9. Refer to Placer County Zoning Ordinance Section 10.050 for parking lot design and landscaping requirements.

10. Additional setbacks and/or buffer treatments may be required as a part of the Placer County Design/ Site Review process for trash enclosures, loading docks, etc.

11. Loading areas and trash enclosures shall be thoughtfully located so as not to create undue distraction or nuisance to adjacent residential neighborhoods.

12. When residential properties are located directly adjacent to commercial properties, loading and delivery facilities and trash enclosures shall be sufficiently screened to remove nuisance views, noises, and odors.

13. Buildings shall be oriented toward the street.

14. Business Professional/Office uses shall be limited to 25% of the gross leasable area.

15. All roof equipment shall be screened from public view.

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**FIGURE 3.1** Commercial Setbacks
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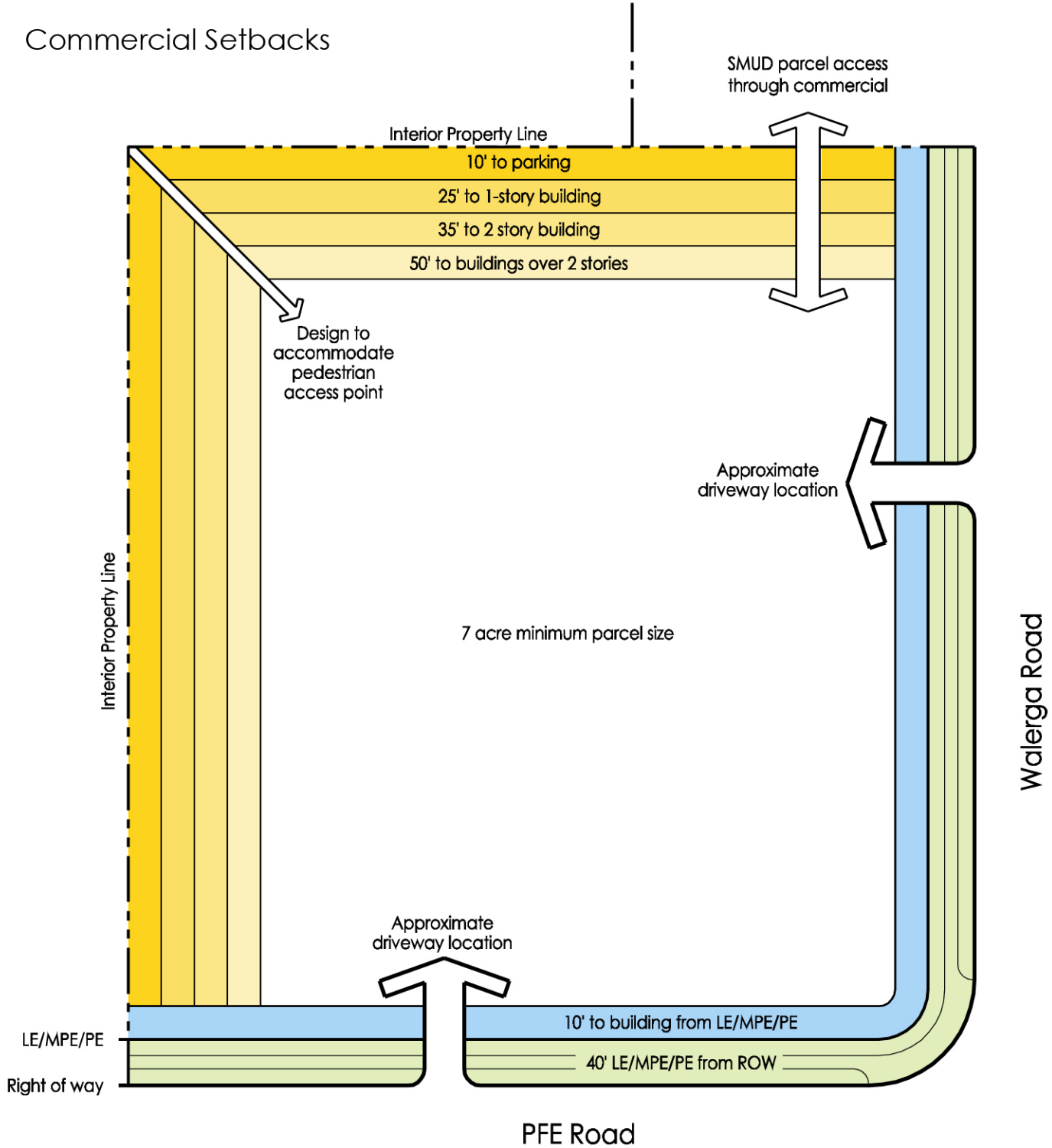

**FIGURE 3.1 AMENDED** Commercial Setbacks

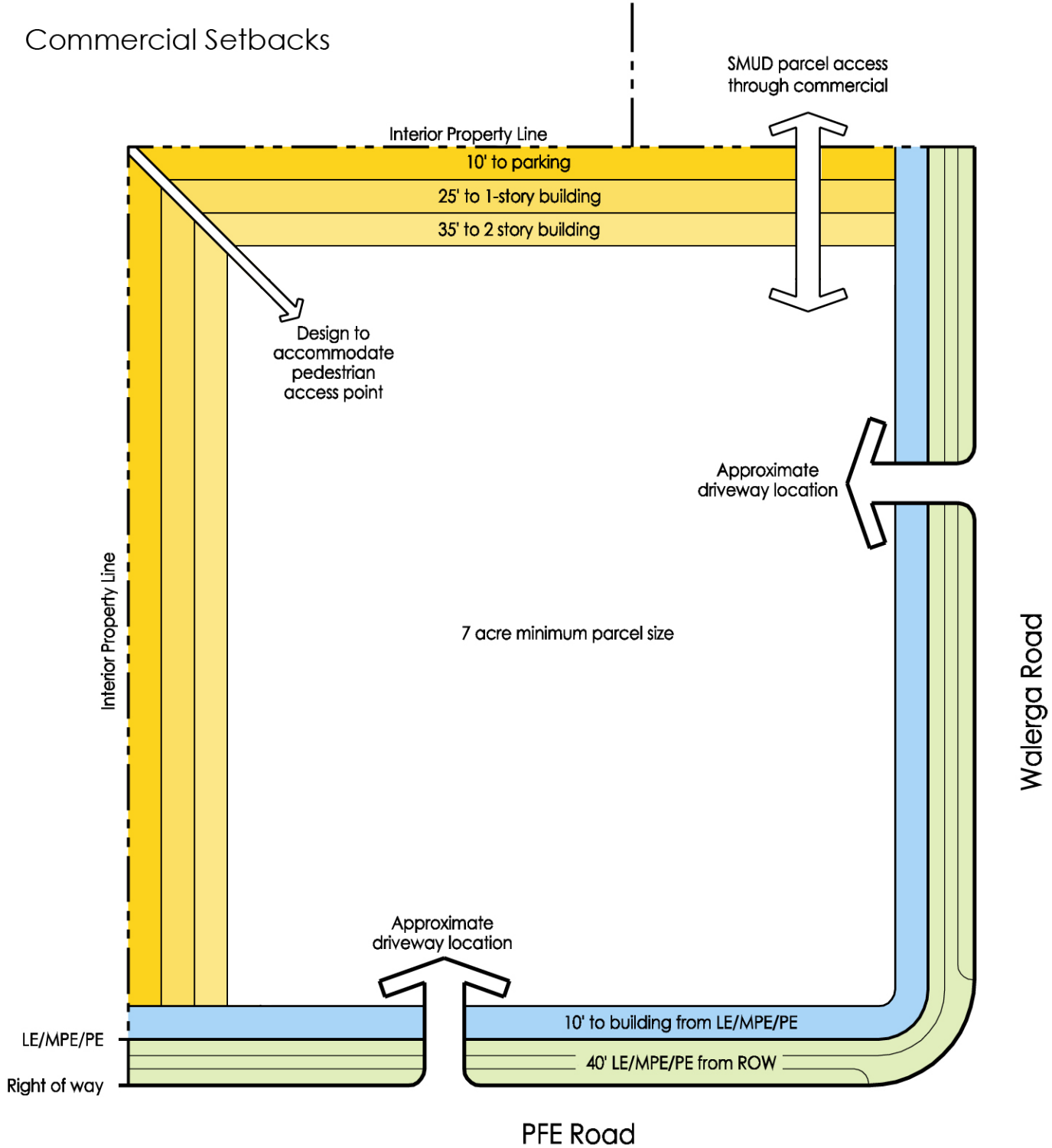

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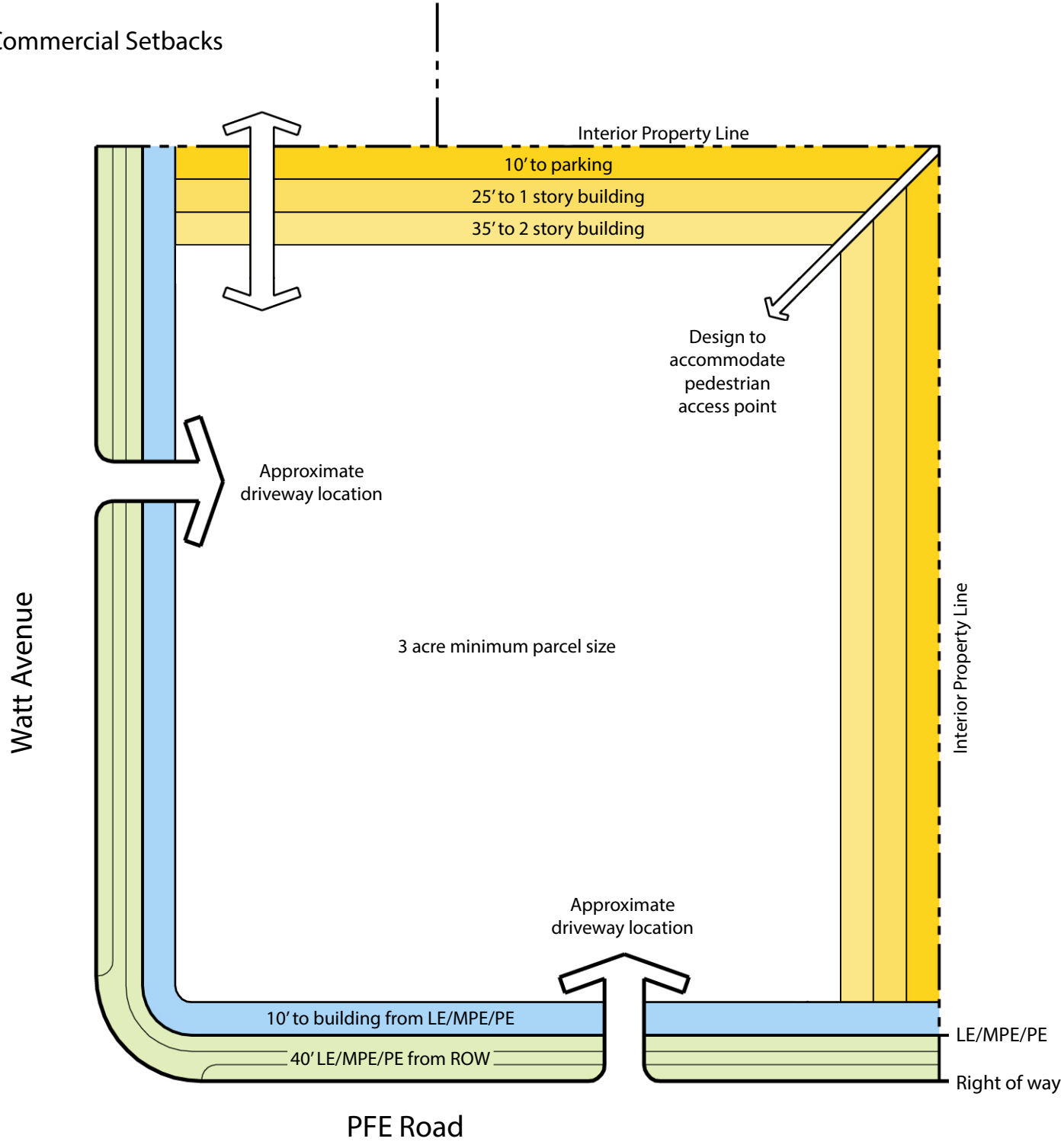
**FIGURE 3.2** Commercial Setbacks



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# 4. Other Development Standards

# 4.1 OPEN SPACE

**Land Use** **Open Space (O)**
**Zoning** **SPL-RVSP**

The Open Space (O) land use preserves and protects areas within Riolo Vineyard with conservational, cultural, recreational, agricultural, natural and scenic value. These lands may include wetland mitigation, tree mitigation, flood control, drainage channels, sensitive habitat mitigation, agricultural mitigation, trails, fences, and utilities. Lands designated as Open Space shall be developed in accordance with this section as it regulates permitted uses, conditionally permitted uses, and development standards.

## Permitted Uses

Permitted and conditionally permitted uses within the Open Space designation are summarized in Table 4.1. A public hearing will be required for uses demanding a Minor Use Permit (MUP). Refer to Placer County Code, Section 17.58.120.

**Table 4.1**
**Open Space Permitted Uses**

| Permitted Uses | Minor Use Permit Required |
|---|---|
| Fisheries and game preserves | Accessory uses and structures incidental to permitted use* |
| Habitat preserves | Substations |
| Parks, playgrounds | Public utility facilities |
| Public equestrian facilities | |
| Mitigation and water quality features | Rural recreation |
| Pipelines, transmission lines, and flood storage | Houses of worship |

## 4.2 AGRICULTURE

**Land Use** **Agriculture (AG)**
**Zoning** **SPL-RVSP**

The Agriculture (AG) land use designates areas within Riolo Vineyard where existing agricultural operations shall be allowed to continue as they exist today. No changes are proposed to the current zoning of these parcels. These lands shall continue to be governed by the Dry Creek West Placer Community Plan and the Placer County Zoning Ordinance.

### Permitted Uses

Refer to the Placer County Zoning Ordinance, Section 5.150 for permitted and conditionally permitted uses allowed within the Open Space (O) district.

## 4.3 PARKS AND RECREATION

**Land Use** **Parks and Recreation (P)**
**Zoning** **SPL-RVSP-LDR, AG-10**
(Same as adjacent zoning)

The Parks and Recreation (P) land use designates areas within Riolo Vineyard for passive and active recreational use. This land use shall be permitted within the zoning designations listed above.

### Permitted Use

Refer to the zoning tables for permitted and conditionally permitted uses allowed within the individual zone districts listed above.

## 4.4 PUBLIC/ QUASI-PUBLIC

**Land Use** **Public/ Quasi-Public (PQP)**
**Zoning** **SPL-RVSP**
(Same as adjacent zoning)

The Public/ Quasi-Public (PQP) land use designates areas within Riolo Vineyard for public utilities and cemetery related uses. This land use shall be permitted within the zoning designations listed above.

### Permitted Uses

Refer to the zoning tables for permitted and conditionally permitted uses allowed within the individual zone districts listed above.

**General Notes - applying to all uses:**

1. All signage shall conform to the Placer County Sign Ordinance.

2. Street signs and directional signs within the road right-of-way shall conform to MUTCD standards.

3. Street lighting standards shall be spaced according to County requirements.