

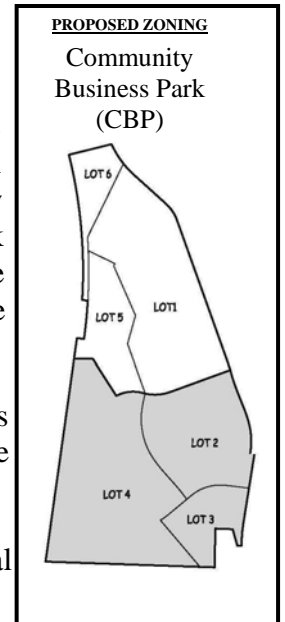
COMMUNITY BUSINESS PARK (CBP) ZONING DISTRICT

PROPOSED COMMERCIAL CONFIGURATIONS

The purpose of the Community Business Park (CBP) Zoning District is to provide a centralized, pedestrian-oriented business park center, offering flexible lease space to accommodate a wide range of business/employment and mixed-use residential opportunities that will serve the plan area and the neighboring Grass Valley community. The CBP Zoning District also encourages that Office Business Park development be located within the eastern half of the Zoning District and the Mixed-Use, Research and Development, and Light Manufacturing oriented uses are to be located within the western portion of the district.

The permitted uses, development standards and design guidelines established in this chapter are tailored to create an attractive, inviting business park and/or mixed-use atmosphere and offer the following amenities:

- ◇ A mixture of industrial, service, public, office, recreation and residential uses.
- ◇ An interconnected circulation network that provides a variety of convenient routes for pedestrians and vehicles.
- ◇ A pedestrian friendly environment that includes streetscape design components, such as enhanced street and sidewalk sections, building locations, street trees and other features that, when combined, create attractive public spaces.
- ◇ Public plazas and open space areas that provide opportunities for public gatherings.



Lastly, The CBP Zoning District also encourages the use and practice of Green Building concepts related to livable communities, energy efficiency, indoor air quality, resource conservation, and water conservation in order to enhance the well-being of occupants and supports a healthy community and natural environment.

PERMITTED LAND USES

The following table provides a list of permitted and conditionally permitted land uses within the proposed CBP Zoning District:

P = Permitted Use / MUP=Minor Use Permit / UP = Use Permit

Proposed Land Uses	CPB Zoning District
Automated Teller Machines (ATMs)	P
Banks and Financial Services	P
Building and Landscape Material Sales- Indoor	P
Building and Landscape Material Sales- Outdoor	P
Business Support Service	P
Catering Service	P
Church	P
Coffee Shop/Kiosk With or Without Drive Through	P
Commercial Filming	P
Commercial Recreation Facility- Indoor	P
Commercial Recreation Facility- Outdoor	P
Community Centers and Common Area Recreation Facilities	P
Day Care- Child or Adult Day Care Center- Refer to Section 17.44.060 of Development Code	UP
Enclosed and Open Parking	P
Fitness/Health Facility	P
Furniture, Furnishings and Appliance Stores	P
Kennel, Animal Boarding- Refer to Section 6.20.010 of the Municipal Code	P
Hotel- With Conference Facilities	P
Laboratory - Medical , Analytical	P
Laundromats	P
Laundry/Dry Cleaning Plant	P
Live/Work Quarters- Refer to Section 17.44.100 of the Development Code	P
Lodging- Hotel Units (including fractional ownership)	P
Manufacturing/Processing- Light	P
Media Production	P
Medical Services- Clinic, Urgent Care	P
Medical Services- Doctor's Office	P
Medical Services- Extended Care	UP
Medical Services- Hospital	UP
Meeting Facility, Public or Private	P
Membership Organization Facilities	P
Mixed-Use Project Residential Component- Projects shall be designed for consistency with Section 17.44.140 of the Development Code. The mixed-use residential component may include live-work lofts, multi-family apartment buildings, attached and detached workforce housing units. The mixed-use density shall be 15 units to the acre and allow for individual ownership opportunities, as well as various financing opportunities, such as fractional units. The mixed-use residential may be either incorporated into a commercial development or developed as a stand-alone residential component.	P
Neighborhood Market	P
Office- Government	P

P = Permitted Use / MUP=Minor Use Permit / UP = Use Permit

Proposed Land Uses	CPB Zoning District
Office- Headquarters	P
Office- Processing	P
Office- Supporting Retail	P
Office-Business, Service	P
Office-Professional, Administrative	P
On-Site Contractors' Temporary Construction Yards	P
Parks and Playgrounds	P
Personal Services	UP
Plazas and Outdoor Gathering Areas	P
Printing and Publishing	P
Public Buildings and Structures	UP
Public Safety and Utility Facilities	UP
Public Safety Facility	UP
Recycling-Reverse Vending Machines	P
Repair Service- Equipment, Appliances, etc., as Primary Use	P
Research and Development	P
Restaurant, Café, Coffee Shop	P
School, Specialized Education and Training	P
Shooting Range, Gun Club	UP
Sport Courts (<i>tennis, basketball, etc.</i>)	P
Sports and Active Recreation Facility	P
Sports and Entertainment Assembly	P
Storm Water Retention Facilities	P
Studio- Art, Dance, Martial Arts, Music, etc.	P
Temporary Real Estate Offices	P
Temporary Retail Sales	P
Temporary Work Trailers (<i>office and related uses associated with active construction projects</i>)	P
Trails	P
Utility Facilities	UP
Vehicle Sales, Including Automobile, Boat, and Motorcycles	P
Vehicle Services- Major Repair/Body Work	P
Vehicle Services- Minor Maintenance Repair	P
Veterinary Clinic, Animal Hospital- Small Animals	P
Warehousing	P
Warehouse Retail- Including Show Rooms With Ancillary Sales	P
Wireless Telecommunication Facility- Refer to Chapter 17.46 of the Development Code	P

DEVELOPMENT STANDARDS

The Village at SouthHill shall be developed in accordance with the approved Overall Development Plan (Exhibit 1) and consistent with the City of Grass Valley’s CBP development standards, with the exception of those being modified by this Master Plan, as shown on the applicable exhibits and as provided in the following table:

CBP General Development Standards	Requirements
Lot Size	
◊ Minimum Area	As shown on the Tentative Map.
◊ Minimum Width	As shown on the Tentative Map.
Residential Density	15 units per acre
Setbacks	
◊ Front	<u>Major Street</u> Building: 10 feet back from the curb. Parking: 10 feet back from the curb. <u>Local Street</u> Building: 10 feet back from the curb. Parking: 15 feet back from the curb.
◊ Side Interior	10 feet from the property line.
◊ Side-Street Side	10 feet from the property line.
◊ Rear	10 feet only when abutting residential property
Site Coverage	As shown on the Tentative Map.
Height Limit	45 feet
Parking	As shown on the Tentative Map.
Fencing	See Section 17.30.040.
Landscaping	As shown and described in the Master Plan.
Sign	As shown and described in the Master Plan.

Additionally, lots may be adjusted and/or combined, provided the total adjusted area is within 20% of the total project configuration, as shown on the Overall Tentative Map (Exhibit 2), without discretionary review by the appropriate reviewing authority. Lastly, all Condominium Plans associated with The Village at SouthHill Master Plan are assumed approved and will not require a subsequent Tentative Map when found to be generally consistent with the Overall Development Plan (Exhibit 1). Recordation of a subsequent Final Condominium Plan shall be processed in compliance with Article 8 of the City of Grass Valley Development Code.

DESIGN CONSIDERATIONS

The following section provides written directions and illustrated design examples relating to the basic quality of the CBP Zoning District buildings, in terms of form, color and scale. These guidelines address each of these elements in general terms and establish basic principles, which are further expanded upon in detail through the application of specific site and architectural guidelines. This section describes the design principles important to both the City

and developer. These design principals will not be viewed as standalone. Rather, they are to be used in concert with the more specific guidelines found in the subsequent chapters/sections of this document.

Each guideline shall be considered for how it applies to a given product. The illustrated design examples communicate general ideas and should not be viewed as design solutions for specific building applications.

GENERAL DESIGN GOALS

These design guidelines are intended to ensure that the following design objectives are met within a reasonable manner:

1. The commercial buildings shall be designed as one cohesive, integrated pattern utilizing the common entry road as its organizing structure.
2. Buildings shall be scaled and organized to provide a pedestrian scaled “campus” character that avoids traditional “strip business park” development.
3. All development in the CBP Zoning District shall provide pedestrian amenities, such as wide sidewalks and street furnishings to encourage pedestrian use and social interaction.
4. Where appropriate, outdoor public spaces shall be included for special events and gatherings.
5. Street tree canopies and covered pedestrian spaces shall be created/maintained along building façades, to reduce inclement weather hazards for pedestrians.
6. Service areas at the rear of buildings shall be provided and consolidated among establishments to minimize pedestrian conflicts.
7. Provide opportunities to incorporate administrative offices and medium size research and development firms to locate in Grass Valley within a high quality development.
8. Maintain high standards of appearance with regard to building design.
9. Limit the use of outdoor storage areas, when incompatible with the uses and design of the business park atmosphere.
10. Encourage “Green Building” concepts into the development site design, and construction of the buildings and related infrastructure in order to promote healthy, energy, and resource efficient building practices.



ARCHITECTURAL DESIGN GUIDELINES

GENERAL DESIGN CONSIDERATIONS

The following architectural design guidelines have been established to support the goals for the CBP Zoning District. These guidelines are intended to provide direction for the design of buildings and appurtenances within the plan area and shall be utilized to evaluate future development proposals. The following design guidelines shall be implemented in the design of the structures within the CBP Zoning District.

The Village at SouthHill CBP Zoning District plan area has been designed to be consistent with the City's general development standards, with the exception of parking and setbacks.

Building site locations were determined by analyzing the specific characteristics of the CBP Zoning District plan area to preserve the overall dominance of the existing site conditions and proximity to vehicular access. Each building location was evaluated by applying the following objectives:

1. Protect valuable environmental resources, such as pond areas and Heritage Oak trees along La Barr Meadows Road.
2. Protect and utilize distinctive natural features, such as trees and other vegetation, ponds, streams, large rocks and outcroppings and the topography of individual sites, by zoning "open space" areas as shown on the Pre-Zoning Exhibit Map (Exhibit 9).
3. Buildings shall be designed so they may be adapted to a variety of uses and tenants throughout the life of the building.
4. North/south building and parking lot orientation is encouraged to provide for solar exposure to reduce maintenance costs.
5. Relate building heights to open spaces, allowing for maximum sun and ventilation, protection from the elements and enhanced views of surrounding natural features.
6. Buildings shall be located to provide for maximum solar orientation.

SITE DESIGN

While the existing Overall Development Plan (Exhibit 1) allows flexibility in layout, buildings shall consider the following elements in their design:

Pedestrian Access and Circulation

1. Site layouts shall be designed to provide pedestrian access from the public street(s) to the main entrance of each building.
2. Each building shall also have a clearly defined access route connecting to adjacent buildings throughout the project.

Plazas and Paving

1. Buildings shall be arranged on-site to create “outdoor rooms” or plazas.
2. Exterior spaces shall provide for shade during the summer and protection from wind and rain in the winter.
3. Paved areas shall pay special attention to color and patterns.
4. Permeable or interlocking areas are preferred in pedestrian areas.



Site Furnishings

Public activity areas shall provide planters, seating areas, lighting and possibly fountains or sculptural artwork.

Loading and Service Areas

Loading and service areas for delivery of merchandise shall be located away from storefronts and pedestrian circulation areas.

Trash/Recycling

All refuse containers shall be placed within screened enclosures designed to be compatible with the project.

ARCHITECTURAL DETAILS

Building materials, forms and details are intended to create a harmonious relationship with the surrounding area and reflect the character of Grass Valley.

Forms and Massing

1. The buildings within the CBP Zoning District shall be designed to incorporate a combination of 1- and 2-story massing, anchored by vertical elements with a variety of roof forms.
2. All building elevations shall be designed to be articulated with details and elements from the primary façade. No blank, unarticulated building façades are permitted.

Building Height

All building heights shall comply with the City’s Development Code as specified in the *Development Standards* section of this chapter.

Scale

Large, bulk buildings that give the appearance of “square boxes” are generally unattractive and detract from the overall scale of the region. These building types shall be enhanced through one or more of the following methods:

1. Vary the planes of exterior walls in depth and/or direction.
2. Vary the height of buildings so they appear to be divided into distinct massing elements.
3. Articulate the different parts of a building’s façade by use of color, arrangement of façade elements and/or a change in materials.
4. Break up large, dominating buildings by using landscape materials, awnings, eaves, windows or other architectural ornamentation and combinations of complementary colors.
5. Use landscaping and architectural detailing at the ground level to lessen the impact of an otherwise bulky building.
6. Avoid blank walls at the ground floor level. Utilize windows, wall articulation and change in materials or other features.



Entries

1. Frontage types that provide a transition from public to private, indoor to outdoor, at the main entrance to each building are required.
2. Buildings on corner lots shall be designed with two front entries facing the public right-of-way.
3. Access to second-story space shall be provided by a stair entry located through a separate entrance.



Exterior Walls

1. All building materials utilized for the development shall be durable, high quality and architecturally authentic.
2. Exterior building materials within the CBP Zoning District may utilize one or more of the following building materials:



- a. *Stone* – Stone indigenous to the Sierra Nevada, such as weathered granite or basaltic rock, is encouraged to tie buildings to their sites and may also be used to express structural mass in walls and chimneys. Stone walls shall strive to appear load-bearing, as opposed to a thin veneer.
- b. *Wood Shakes and Shingles* – The shingle style of California, often found in cottages, bungalows and Arts and Crafts buildings. Shakes and shingles can add a refinement, varied texture and pattern to wall surfaces.
- c. *Red Brick* – Red brick is a functional and attractive texture found in Sierra Foothill Gold Country Architecture and is a recommended texture for The Village at SouthHill.
- d. *Wood Board and Batten* – Vertical board and batten, as well as reversed wide battens over boards, may be used in varied sizes and widths.
- e. *Wood Siding* – Various sizes and profiles of wood siding may be used in horizontal or vertical patterns.
- f. *Metal Siding* – Metal siding may be used in a limited manner to accent building forms. When used, metal siding shall naturally patina in colors that blend with the subtle earth tones of the site, such as corten steel and similar metals.
- g. *Fiber Cement Siding* – Cement siding may be utilized for shingle patterns, lap siding and vertical siding panel applications with deep, authentic textures.
- h. *Stucco* – Real or synthetic stucco with a rough texture maintains a character of having been applied over masonry may be considered.
- i. *Ornamental and Structural Steel* – These materials may be used as accent elements to reinforce the structural expression and crafted nature of the structure. Appropriate uses include exposed structural numbers, metal banding at column bases, steel cross-ties and steel connectors at timber connections.



Doors and Windows

1. Exterior doors shall be designed to be compatible and harmonious with the architectural character of the building. Such doors may incorporate glass panes.
2. Windows shall be proportionately consistent with the architectural character of the building. Roof overhangs shall be used to shade large glass areas and avoid reflective glare. Colored and reflective glass is



discouraged.

3. Glass shall be clear and have low reflectance, but with high performing coating, such as “low E.”
4. Highly reflective glass and storefront window and/or door systems are not consistent with the design theme of The Village at SouthHill plan area.
5. Aluminum storefront windows may be used; however, they shall be painted and not galvanized. Colors shall be warm tones and compatible with the surrounding materials.

Roofs

1. Roof forms within CBP Zoning District shall be simple and strive to avoid complex intersections at awkward pitches and angles.
2. Roof forms shall be designed to consider rain shedding. The roof plan shall be designed in concert with the site and landscape plans to avoid conflicts with drainage and safety issues.
3. The technical design of roofs, such as detailing for ventilation, insulation, gutters and similar use, shall consider the factor of severe rainfall.
4. Mechanical equipment shall be integrated within the roof design and not visible from the roadway.

Gutters and Downspouts

1. While the overall design and strategic placement of roof forms shall be the primary way to effectively manage water run-off, additional gutters and downspouts may also be needed to properly design the roof system for drainage and safety. These devices may be used effectively to divert water away from entries.
2. Gutters, downspouts and flashing shall be fabricated from metal. Metal with an applied coating to relate to or match the primary or secondary roof color may be used.



Photovoltaic Panels and Shingles

Photovoltaic panels and shingles may be allowed on roofs if incorporated as part of the roof or the roof form.

Colors



1. The palette of colors from which to select shall be found in the natural, surrounding environment.
2. The dominant color of new buildings shall relate to the inherent color of the primary building's finish materials.
3. While subdued colors usually work best as a dominant/overall color, a bright trim color may be appropriate, if it can be shown to enhance the nearby visual environment.
4. The color palette chosen for a building shall be compatible with the colors of adjacent buildings and the CBP Zoning District color palette below.

5. Minimize the number of colors appearing on the building exterior. Small office/retail buildings shall use no more than three colors, except when requested by the applicant and approved in the design review process on the basis that the design warrants additional colors.



6. Depending on the overall color scheme, accent colors may be effective in highlighting the dominant color by providing contrast or by harmonizing with the dominant color.

7. In buildings of a particular historical character or architectural style, exterior color shall be in keeping with the building's proposed character and style.

8. Architectural detailing shall be painted to complement the façade and tie in with adjacent buildings.
9. Accent colors for trim shall be used sparingly and limited in number for each building. Accent colors on adjacent buildings shall be chosen to complement one another.

Exterior Equipment

All exterior mechanical, electrical and other utility equipment, such as metering devices, transformers, gas meters and satellite dishes, shall be substantially screened from public view and adjacent homes. Wall-mounted utilities shall be screened using landscaping or material

similar to the exterior walls, with exposure only as required by utility companies for meter reading.

SITE PLANNING & GENERAL DEVELOPMENT STANDARDS

MIXED USE RESIDENTIAL

Unlike the C-2 zoning district which allows only a live/work loft mixed-use residential component, the CBP zoning district allows more flexibility in terms of allowing a variety of residential housing types including multiple family apartment buildings, condominiums, townhomes, live/work lofts, and attached and detached work force housing units.

The intent of the Design Guidelines for multi-family residences is to ensure that the following objectives are met within a reasonable manner:

1. Provide a variety of massing, detail and color, in order to create and achieve diverse building forms.
2. Long, unbroken building façades and simple box forms shall be avoided.
3. Provide landscaping and lighting detail that is in scale with the type of residential uses being proposed.

COMMERICAL SIGNAGE

Refer to the C-2 Zoning District chapter, Signage section.

COMMERCIAL LIGHTING

Refer to the C-2 Zoning District chapter, Lighting section.

COMMERICAL LANDSCAPING

Refer to the C-2 Zoning District chapter, Landscaping section.

GREEN BUILDING CONCEPTS

Refer to the C-2 Zoning District chapter, Green Building Concepts.