

APPENDIX A

CITY ORDINANCE DESIGN REQUIREMENTS

This is a summary list of federal, state and local ordinance requirements incorporated by reference by the Grass Valley Design Review Manual. These standards are mandatory design requirements that must be included in the design of development projects and signage.

Height, Bulk and Space Requirements:

- The Grass Valley Zoning Ordinance provides parameters concerning building height, building coverage and building setback according to the particular zoning district the project is located as follows:

| Zone District: | Building Coverage: | Building Height: | Front Yard: | Side Yard: | Rear Yard: |
|----------------|--------------------|--------------------------|-------------|------------|----------------------|
| R-1 | 35% | Two Stories 35' max. | *20 feet | *5 feet | *20% of lot depth |
| R-2A | Same | Same | Same | Same | Same |
| R-3 | 50% | Same | Same | Same | Same |
| OP | None | Same | 15 Feet | **None | None |
| C-1 | None | Same | 15 feet | None | 15 Feet |
| C-2 | None | 50' max. | None | None | ***12 Feet |
| C-2-A | None | 65 feet max 5 stories | Same | Same | Same |
| C-3 | None | Same as C-2 | None | None | Same as C-2 |
| M-1 | None | None | None | None | Same as C-2 |
| M-2 | None | None | None | None | None |
| M-L | None | Same as C-2 | 30 feet | 10 feet | 10 feet |

Note: CBP, I/S and IDR Zoning Districts and Specific Plan Zoning Districts, SP1-A, SP1-B and SP1-C have not been included in this manual. Please consult the particular zoning ordinance and/or specific plan document for this information.

* Front yard is 20 feet, or the average of the setback of the two adjacent main buildings; or if only one adjacent main building exists, the setback of said main building shall govern. Side yard is 5 feet, except that the side yard on the street side of each corner lot shall not be less than 20 percent of the lot width and need not exceed 15 feet. Rear yard is 20 percent of the lot depth and may not be less than 10 feet, yet need not exceed 20 feet.

** No side yard requirement except as required by the Building Code, provided that the side yard on the street side of a corner lot shall be 20% of the lot width and need not exceed 15 feet.

*** 12 feet were accessible from street, alley or parking lot for loading purposes. Building may project over rear yard area providing 14 feet clear vertical distance from ground level is maintained.

Disabled Accessibility:

2. Observe applicable regulations regarding accessibility for the disabled in the design of projects, including providing off-street parking, building ingress/egress and bathrooms. Please contact the Building Department at 273-3379 for more information.

Off Street Parking (Refer to Exhibit A attached for graphic standards):

3. New development, addition to existing development or increased capacity by adding floor area or seats, or at such time that a higher usage is applied to an existing development adequate off-street parking shall be provided for such development or use of land in accordance with Article 14 of the Grass Valley Zoning Ordinance (Section 14-01 of the Grass Valley Zoning Ordinance).
4. Tandem parking may not be used in meeting the minimum parking requirements except where allowed by ordinance (Section 14-25 of the Grass Valley Zoning Ordinance).
5. All access drives must comply with minimum aisle width requirements according to the angle of parking (Section 14-25 of the Grass Valley Zoning Ordinance).
6. All parking lots and driveways that serve parking lots shall be paved with a City approved all weather surface of asphalt, concrete, or masonry (Section 14-16 of the Grass Valley Zoning Ordinance).
7. The internal circulation of a parking area shall be designed so that maneuvering without more than two movements to enter or leave a space can be accomplished within the parking area without using or encroaching into any public right-of-way. Maneuvering should be in a forward motion except to leave a parking space (Section 14-05 of the Grass Valley Zoning Ordinance).
8. A parking space facing a wall containing entrances and abutting a walkway to those entrances shall be at least four feet clear of such a wall (Section 14-04 of the Grass Valley Zoning Ordinance).
9. Use or development which requires ten or more spaces may substitute parking bicycles or motorcycles at a rate of four motorcycle spaces or eight bicycle spaces for one car space up to a maximum of ten percent of the required spaces, subject to design review approval. (Section 14-03 of the Grass Valley Zoning Ordinance).
10. Commercial and industrial parking lots serving loading zones shall be designed to accommodate access and circulation movement for on-site truck circulation (Section 14-06 of the Grass Valley Zoning Ordinance).

11. Parking spaces *for retail customer parking* may slope no more than 5% in any direction and no less than 1/2% in the direction of drainage. A maximum of 10% slope in aisle and turn-around areas may be allowed. In exception to the foregoing, steeper parking space slopes up to seven percent (7%) and aisle and turn-around area slopes up to fifteen percent (15%) may be permitted for employee parking when determined through the design review process that such steeper slopes are warranted due to topographic conditions and the parking layout is designed to minimize traffic safety hazards considering uses that may utilize the parking spaces in the future (Section 14-14 of the Grass Valley Zoning Ordinance).
12. Off-street loading spaces for commercial and industrial projects of 10,000 square feet gross floor area or larger shall be provided (Section 14-09 of the Grass Valley Zoning Ordinance).
13. Bumper guards, wheel stops or curbs shall be provided in such a manner to insure that no portion of any parked vehicle shall touch any wall, fence, or building, nor shall project beyond any lot lines bounding such facilities (Section 14-18 of the Grass Valley Zoning Ordinance).
14. Any parking facility that abuts any residential zone shall have a solid masonry wall not less than six feet in height measured from the parking lot side. In case of a front yard, a three foot height may be required. The Design Review Board may allow exceptions to this standard where wall development is infeasible or where wall development would result in loss of significant vegetation and/or trees (Section 14-22 of the Grass Valley Zoning Ordinance).
15. Parking lots with three or more spaces may include compact car spaces for up to twenty percent of the total number of regular spaces (Section 14-23 of the Grass Valley Zoning Ordinance).
16. All off-street parking facilities abutting upon a public street, highway or sidewalk, except those portions comprising driveways or pedestrian walkways, shall be bounded on the street or highway side or sides by a planting strip with a minimum width of six (6) feet of ground area (Section 14-21-e of the Grass Valley Zoning Ordinance).

Exterior Lighting:

17. All artificial illumination shall be installed, directed and shielded to confine and direct rays of artificial light within the boundaries of the project site (Section 14-20 of the Grass Valley Zoning Ordinance).

Landscaping and Irrigation Design:

18. Minimal planting and irrigation standards shall be incorporated so that the design and installation complies with the city's Water Efficient Landscape Ordinance (Article 16C of the Grass Valley Zoning Ordinance).
19. Except where additional turf area is determined needed for passive or active recreational use by the Design Review Board no more than 20 percent of the project site covered by irrigated landscaping shall be devoted to turf (Section 16C-04 of the Grass Valley Zoning Ordinance).
20. At least 50 percent of the project site covered by irrigated landscaping shall be with drought tolerant/low water use plants (Section 16C-04 of the Grass Valley Zoning Ordinance). Also refer to Appendix "A" Plant Selection List which offers a list of drought tolerant/low water use plants.
21. Turf shall be prohibited in median areas, in parkway areas less than six feet in width and on slopes of 15 percent or greater. Turf shall also be prohibited within the dripline of native oak trees. Turf areas exceeding 1,000 square feet or used as an essential part of development, such as golf courses or playing fields, shall utilize soil moisture sensors as part of their irrigation system (Section 16C-04 of the Grass Valley Zoning Ordinance).
22. All planted areas, except those with lawns, native forested areas, groundcover, or other low lying shrub areas shall include mulch material to an average thickness of at least two inches throughout, except in the immediate vicinity of plant stems (Section 16C-04 of the Grass Valley Zoning Ordinance).
23. Irrigation systems shall be designed to prevent over-spray, run-off, low-head drainage, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways, or structures. Drip, trickle, or other low volume irrigation methods are encouraged. All irrigation systems shall incorporate automatic controllers and be designed such that there are separate valves serving each of the following areas:
 - a. Turf areas;
 - b. Areas planted with drought tolerant/low water use plants; and
 - c. Areas planted with non-drought tolerant plants.
 (Section 16C-04 of the Grass Valley Zoning Ordinance).
24. Use of temporary irrigation for open space or hydroseeded areas shall be removed after the establishment period (Section 14-4E of the Grass Valley Municipal Code).

- 25. Use of temporary irrigation for open space or hydroseeded areas shall be removed after the establishment period (Section 14-4E of the Grass Valley Zoning Ordinance).
- 26. Minimum landscape of the lot for new construction shall be 20 percent of the improved project site area devoted to landscaping. Landscaping should be concentrated along perimeter portions and within the parking lot. This 20% figure may include the required six foot wide planting strip as outlined in Section 14-21 (e) of this Article; provided that within the improved parking lot area, an area equal to at least five percent (5%) of the parking lot area including the six foot perimeter area shall be devoted to landscaping (Section 14-21 of the Grass Valley Zoning Ordinance).
- 27. Minimum landscape for existing parking lots to accommodate expansions of buildings shall include a minimum five percent (5%) of the paved parking lot area devoted to landscaping the required six foot wide planting strip as outlined in Section 14-21 (e), except as otherwise approved in the design review process (Section 14-21 of the Grass Valley Zoning Ordinance).

Tree Removal and Preservation:

- 28. No mechanical trenching, grading or placing of fill whatsoever shall be done within the dripline of a tree to be retained unless approved by a city approved certified arborist (Section 12.36.160 of the Grass Valley Municipal Code).
- 29. All projects with existing trees to remain shall show locations of protective fencing of tree driplines on the grading plan. Said fencing should be in place before commencement of any grading (Section 12.36.160 of the Grass Valley Municipal Code).
- 30. Drainage changes shall be minimized within driplines of trees to be retained (Section 12.36.160 of the Grass Valley Municipal Code).
- 31. No irrigation systems shall be permitted within the driplines of trees unless approved by a certified arborist. When necessary, low volume methods such as drip irrigation should be used (Section 12.36.160 of the Grass Valley Municipal Code).
- 32. Avoid paving within the dripline of trees to be preserved. When necessary, a porous paving material should be used (Section 12.36.160 of the Grass Valley Municipal Code).

Signs:

- 33. Billboard and off-premises signs are prohibited (Section 14D-06-j of the Grass Valley Zoning Ordinance). A bill board sign is a sign structure which is available for lease

or rent. An Off-premises sign is a sign which direct attention to a business, service, product or entertainment not sold or offered on the premises on which the sign is located.

34. Roof signs that extend above the roof line of a building or structure are prohibited (Section 14D-06-i of the Grass Valley Zoning Ordinance).
35. Roof signs that don't extend above the roof line of a building or structure are subject to approval by the Design Review Board (Section 14D-07-a-2 of the Grass Valley Zoning Ordinance).
36. Signs made wholly or partially of highly reflective material, except energy-saving reflective material, and fluorescent painted signs that pose a public health or safety hazard are prohibited (Section 14D-06-g of the Grass Valley Zoning Ordinance).
37. Parking lot and other private traffic directional signs each not exceeding four square feet in area and limited to guidance of pedestrian or vehicular traffic within the premises on which they are located are exempt from review (Section 14D-05-j of the Grass Valley Zoning Ordinance).
38. Lighting for exterior illuminated signs shall be so arranged that it will not create a hazardous glare for pedestrians or vehicles either in a public street or on any private premises. Each sign shall be designed so that illumination does not exceed ten candlepower at a distance of ten feet from the sign (Section 14D-16-c of the Grass Valley Zoning Ordinance).
39. Monument signs shall not be placed so as to obstruct visibility necessary for safe vehicular and pedestrian circulation (Section 14D-16-d of the Grass Valley Zoning Ordinance).
40. Projecting and suspended signs shall conform to the following requirements:
 - a. The minimum clearance between the lowest point of a sign and the grade immediately below shall be eight feet.
 - b. The minimum horizontal clearance between a sign and the curb line shall be two feet. The maximum projection over a public sidewalk shall be two-thirds the width of the sidewalk or six feet, whichever is less.
 - c. The top of a projecting sign shall not exceed the height of the face of the building by which it is supported nor be located above the top of the second floor of the building.

(Section 14D-16 of the Grass Valley Zoning Ordinance).

- 41. The distance between the highest point of a wall sign and the grade immediately below shall not exceed 25 feet (Section 14D-16-f of the Grass Valley Zoning Ordinance).
- 42. Engineering calculations for wind load and safety is required by the Building Division for most freestanding signs and some wall, projecting, or suspended signs. Please contact the Building Division at 274-4340 for further information.

Trash/Recycling Enclosures:

- 43. All trash/recycling enclosures shall be constructed of non-combustible materials (Division III of the Uniform Fire Code).
- 44. Trash/recycling enclosures shall be located no closer than five feet from any building (including roof eave lines) that is constructed or contains combustibles (Division III of the Uniform Fire Code).

Utilities and Mechanical Equipment:

- 45. Electrical power lines, and other wires, shall be installed underground, unless prevented by General Orders of the P.U.C.
- 46. Maintain required clearances around gas and electrical facilities including:

| <u>Facility</u> | <u>Required Clearance</u> |
|----------------------------|--|
| Poles/overhead wires | 6 feet radially (10' from structures). |
| Anchors | 3 feet radially. |
| Gas and/or electric meters | 3 feet in front of all equipment. |
| Electric Splice Boxes | 3 feet on all sides. |
| Pad Mounted Transformers | 8 feet in front of doors, and 3 feet to the sides and back. (Measure all dimensions from the pad). |

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