

ZONING

TO LEARN THE ZONING FOR A SPECIFIC ADDRESS

1) CONTACT THE PLANNING DEPARTMENT AT (530) 274-4330

OR

2) VISIT: [HTTPS://GIS.NEVCOUNTY.NET/MYNEIGHBORHOOD/](https://gis.nevcounty.net/myneighborhood/)

- SEARCH BY ADDRESS
- CLICK ON THE [REPORT LINK](#)
- THE ZONING IS LISTED IN THE BOTTOM LEFT CORNER

ZONING SYMBOL	NAME OF ZONE
C-1	COMMUNITY BUSINESS DISTRICT
C-2	CENTRAL BUSINESS DISTRICT
C-3	HEAVY COMMERCIAL
OP	OFFICE PROFESSIONAL
CPB	COMMERCIAL BUSINESS PARK
M-1	LIGHT INDUSTRIAL
M-2	GENERAL INDUSTRIAL
TC	TOWN CORE
NC	NEIGHBORHOOD CENTER
NC-FLEX	NEIGHBORHOOD CENTER FLEX
NG-3	NEIGHBORHOOD GENERAL 3 - TRANSITIONAL
NG-2	NEIGHBORHOOD GENERAL 2 - TRADITIONAL
RESIDENTIAL ZONES	
RE	RESIDENTIAL ESTATE
R-1	SINGLE-FAMILY RESIDENTIAL
R-2	TWO-FAMILY RESIDENTIAL
R-2A	MEDIUM DENSITY RESIDENTIAL
R-3	MULTIPLE DWELLING RESIDENTIAL
SPECIAL PURPOSE ZONES	
OS	OPEN SPACE
REC	RECREATION
P	PUBLIC
SP	SPECIFIC PLAN (CONTACT THE CITY)

CLICK ON A
ZONING
SYMBOL LINK
TO LEARN
MORE ABOUT
EACH ZONE

CHAPTER 17.21 - TRADITIONAL COMMUNITY DEVELOPMENT ZONES

Sections:

- 17.21.010 - Purpose
- 17.21.020 - Applicability of Standards
- 17.21.030 - Purposes of the Traditional Community Development Zones
- 17.21.040 - Town Core (TC) Standards
- 17.21.050 - Neighborhood Center (NC) Standards
- 17.21.060 - Neighborhood Center Flex (NC-Flex) Standards
- 17.21.070 - Neighborhood General 3 (NG-3) Standards
- 17.21.080 - Neighborhood General 2 (NG-2) Standards
- 17.21.090 - Neighborhood General 1 (NG-1) Standards
- 17.21.100 - Frontage Type Standards

17.21.010 - Purpose

This Chapter lists the land uses that may be allowed within the Traditional Community Development zones established by Section 17.12.020 (Zoning Map and Zones), determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.

17.21.020 - Applicability of Standards

Development and new land uses proposed within the Traditional Community Development zones shall comply with the standards in this Chapter for the applicable zone, as follows.

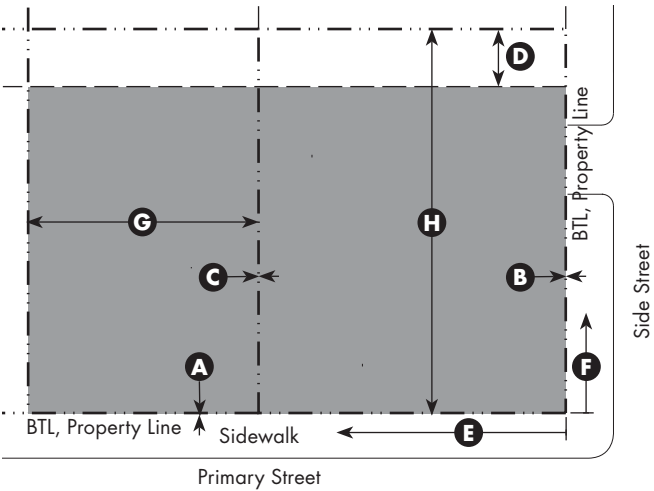
- A. Building placement.** Each proposed structure shall comply with the build-to line, setback, and buildable area requirements in Sections 17.21.040 through 17.21.090 as required for the applicable zone, except as provided by Section 17.30.030 (Build-to-Line and Setback Requirements and Exceptions), and except for the encroachments allowed in each zone by Sections 17.21.040 through 17.21.090.
- B. Use.** Only the land uses allowed by Sections 17.21.040 through 17.21.090 shall be established in the applicable zone in compliance with Chapter 17.20 (Development and Land Use Approval Requirements).
- C. Height.** No structure shall exceed the height limit established by Sections 17.21.040 through 17.21.090 for the applicable zone, except as provided by Section 17.30.050 (Height Limits and Exceptions).
- D. Parking.** On-site parking shall be provided and located in compliance with Sections 17.21.040 through 17.21.090 for the applicable zone, and designed in compliance with Chapter 17.36 (Parking and Loading).
- E. Frontage types.** Only the frontage types allowed by Sections 17.21.040 through 17.21.090 shall be constructed in the applicable zone, in compliance with Section 17.21.100 (Frontage Type Standards).

17.21.030 - Purposes of the Traditional Community Development Zones

- A. Town Core (TC).** The primary intent of this zone is to strengthen the mixed-use, pedestrian-oriented nature of the existing historic downtown. The secondary intent is to establish secondary mixed-use, pedestrian-oriented centers within large, regional districts that are likely to redevelop in the mid and long term. These areas include large, auto-oriented commercial districts. The redeveloped centers will encourage compact development, provide a wide range of housing opportunities, including work force housing, and promote walkable and bikeable communities. The TC zone may be applied to areas previously designated with the C-2 and C-2-A zoning districts, provided that:
1. Shopfront-related frontage types only with ground floor commercial are required;
 2. The zone will continue to promote a mix of residential, commercial, civic, and institutional uses;
 3. The zone will focus on the existing downtown area; and
 4. This zone may also be an option for auto-oriented commercial districts to allow them to evolve into mixed-use centers as time and economic opportunity allow.
- B. Neighborhood Center (NC).** The primary intent of this zone is to strengthen the existing neighborhood structure of Grass Valley by promoting and enhancing the vitality of existing neighborhood-serving commercial centers and thus promoting pedestrian-oriented neighborhoods. The secondary intent is to create additional mixed-use centers/nodes, for instance along corridors, that will provide focal points for mixed-use infill development. This will provide opportunities for redevelopment in a manner that will convert such corridors from their current nondescript and uniform character into vibrant pedestrian-oriented neighborhoods that strengthen the character of Grass Valley. The NC zone may be applied to properties previously designated in a number of existing zoning districts, provided that:
1. The zone can be expanded to use name of Neighborhood (e.g. "NC-Sunrise Hill");
 2. Shopfront frontage types only are required (at a smaller scale than Core); and
 3. The zone is intended to encourage mixed-use buildings that are compatible in size, shape, and scale with existing residential neighborhoods.
- C. Neighborhood Center-Flex (NC-Flex).** The primary intent of this zone is to work in combination with the NC zone to promote the vitality of corridors and centers within different neighborhoods. This zone intends to promote flexibility of use, allowing the market to determine ground floor character while establishing the built form in order to ensure neighborhood compatibility. The nature of development within these zones will be informed by and will enhance the character of existing conditions within historic neighborhoods. The South Auburn corridor is a good example of an area appropriate for the application of this zone. The NC-Flex zone standards may apply to properties designated with a variety of existing zoning districts, including OP, R-1, C-1, C-2, and R-3, provided that the zone:
1. May use the name of the applicable neighborhood or area (e.g. "NC-Flex-S. Auburn Corridor");
 2. Allows for medium/high density housing near mixed-use centers to help support the centers and promote a walkable neighborhood;
 3. Allows residential or commercial on ground floors; and
 4. Anticipates that frontages are likely to vary (between 0 feet and 12 feet) by specific area based on existing conditions.

- D. Neighborhood General-3 (NG-3).** The intent of this zone is to reinforce the character of the existing neighborhood fabric while encouraging additional housing to be provided. This zone will require well-designed density in the form of larger buildings that maintain a compatible size, shape, and scale with existing neighborhood architecture. Good examples of the scale and character of this housing should be large historic homes within the City that have been divided into multiple apartments. The NG-3 zone may be applied to properties previously designated in the R-2A and R-3 zoning districts, provided that the zone:
1. May include the name of the applicable neighborhood or area (e.g. "NG-3-Ohio Heights");
 2. May be applied to areas that have historically been single-family but have been designated to evolve into higher density housing due to location within neighborhoods and near centers; and
 3. The development standards will reinforce the character of the existing historic fabric along the street, but in a way that may encourage additional housing to be provided.
- E. Neighborhood General-2 (NG-2).** The primary intent of this zone is to strengthen the character of existing historic neighborhoods within Grass Valley. It seeks to protect and enhance the unique character of existing neighborhoods, particularly in locations where this character may be most susceptible to change. The NG-2 zone may be applied to properties previously designated within the R-1 and R-2 zoning districts, provided that the zone:
1. May include use name of the applicable neighborhood or area (e.g. "NG-2-Sunrise Hill");
 2. Will work in coordination with existing preservation standards or guidelines; and
 3. May designate specific areas within historic neighborhoods that have atypical existing conditions, such as extremely small lots or houses, within which specific development standards may be created to preserve the character.

17.21.040 - Town Core (TC) Standards



Key

- Property Line
- Setback Line
- Build-to Line (BTL)
- Building Area

Building Placement		
Build-to Line (Distance from Property Line)		
Front	0'	A
Side Street, corner lot	0'	B
Setback		
Side	0'	C
Rear		
Adjacent to residential	15'	D
Adjacent to any other use	10'	D
Building Form		
Primary Street built to BTL	80% min.*	E
Side Street, Corner Lot built to BTL	30% min.*	F
Lot Width	100' max.	G
Lot Depth	200' max.	H

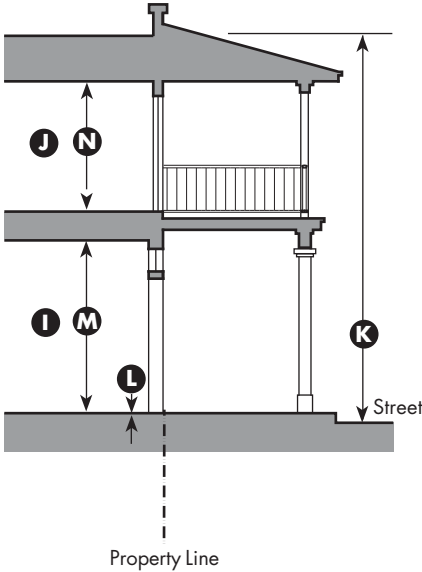
* Street facades must be built to BTL within 30' of every corner.

Notes

All floors must have a primary ground-floor entrance that faces the primary or side street.

Rear-facing buildings, loading docks, overhead doors, and other service entries are prohibited on street-facing facades.

Any building over 75' must be broken down to read as a series of buildings no wider than 75' each.



1" = 1'

Use		
Ground Floor	Service, Retail, or Recreation, Education & Public Assembly*	I
Upper Floor(s)	Residential or Service*	J
*See Table 2.1 for specific uses.		

Height		
Building Minimum	22'	K
Building Maximum	3 stories,* 45' **	K
Ancillary Building Max.	2 1/2 stories, 30' **	
Ground Floor Finish Level	12" max. above sidewalk	L
First Floor Ceiling Height	12' min. clear	M
Upper Floor(s) Ceiling Height	8' min. clear	N

*Up to 5 stories with approved use permit

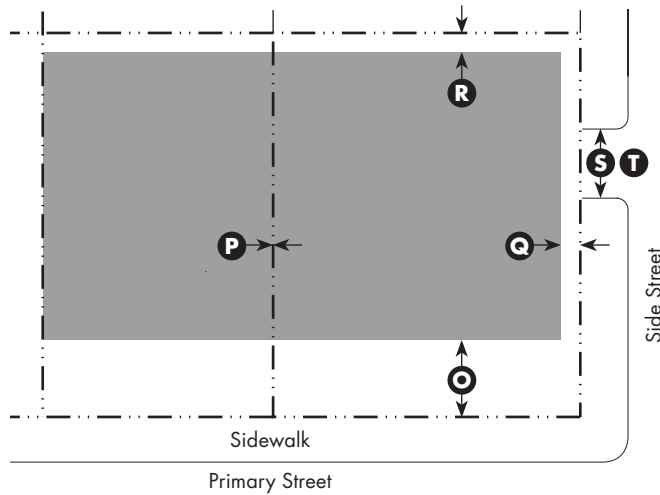
** All heights measured to eaves or base of parapet

Notes

Mansard roof forms are not allowed.

Buildings greater than 16 units must provide adequate common space for residents in the form of community rooms, roof terraces, or courtyards.

Any section along the BTL not defined by a building must be defined by a 2'6" to 4'6" high fence or stucco or masonry wall.

**Key**

- Property Line
 ■ Parking Area

Parking**Location (Distance from Property Line)**

Front Setback	20'	⓪
Side Setback	0'	Ⓟ
Side Street Setback	5'	Ⓠ
Rear Setback	5'	Ⓡ

Required Spaces**Ground Floor**

Uses <3,000 sf	No off-street parking required
Uses >3,000 sf	1 space/400 sf

Upper Floors

Residential uses	1 space/unit; .5 space/studio
Other uses	1 space/450 sf

Notes

Parking Drive Width	15' max. *	Ⓢ
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* Or as required by Fire Department

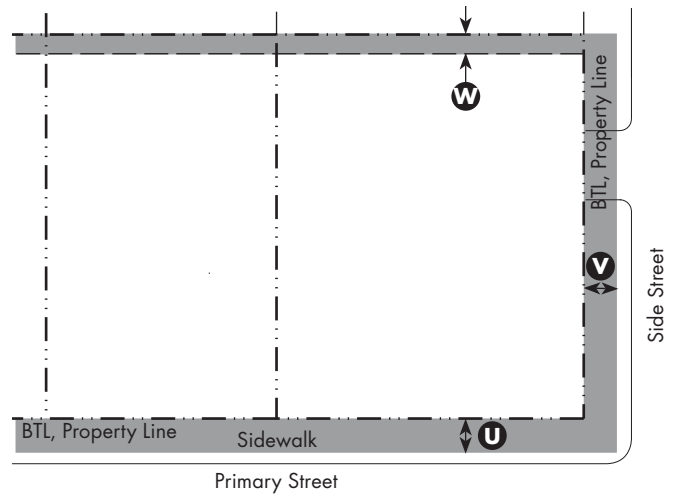
On corner lots, primary parking drive shall not be located on primary street. Ⓣ

Shared drives are encouraged between adjacent lots to minimize curb cuts along the street.

Parking may be provided off-site within 1,300' or as shared parking.

Bicycle parking must be provided and in a secure environment.

See Chapter 17.36 for further parking specifications.

**Key**

- Property Line --- Setback Line
 --- Build-to Line (BTL) ■ Encroachment Area

Encroachments**Location**

Front	12' max.	Ⓤ
Side Street	8' max.	Ⓥ
Rear	4' max.	Ⓦ

Notes

Canopies, Awnings, and Balconies may encroach over the BTL on the street sides and into the setback on the rear, as shown in the shaded areas. Only Balconies are allowed at the rear encroachment.

Upper-story galleries facing the street must not be used to meet primary circulation requirements.

Frontage Types**Canopies**

Clearance	1' min. back from curb line
Height	9' min. clear, 2 stories max.

Awnings

Depth	10' max.
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Forecourts

Depth	20' min., not to exceed width
Width	20' min., 50% of lot width max.

Table 2.1: Town Core (TC) Zone Allowed Land Uses and Permit Requirements

Land Use Type ¹	Permit Required	Specific Use Regulations	Land Use Type ¹	Permit Required	Specific Use Regulations
Recreation, Education & Public Assembly			Retail		
Commercial recreation facility:	MUP		Bar, tavern, night club	UP	
Indoor			General retail, except with any of the following features:	P	
Health/fitness facility	MUP		Alcoholic beverage sales	MUP	
Library, museum	P		Antiques and collectables, including vintage clothing	MUP	
Meeting facility, public or private	UP		Floor area over 10,000 sf	UP	
Park, playground	UP		On-site production of items sold	MUP	
School, public or private	UP ²		Operating between 9pm and 7am	UP	
Studio: art, dance, martial arts, music, etc.	P		Neighborhood market	P	
Theater, cinema, or performing arts	MUP		Restaurant, café, coffee shop	P	
Residential			Services: Business, Financial, Professional		
Home occupation	P	17.44.100	ATM	P	
Live/work unit	P	17.44.130	Bank, financial services	P	
Mixed use project residential component	P ²	17.44.140	Business support service	P ²	
			Medical services: Clinic, urgent care	P ²	
			Medical services: Doctor office	P ²	
			Office: Business, service	P ²	
			Office: Processing	P ²	
			Office: Professional, administrative	P ²	
			Services: General		
			Day care center: Child or adult	P ²	17.44.060 17.44.110
			Day care home: Large family	P	17.44.060
			Day care home: Small family	P	
			Lodging: Bed & breakfast inn (B&B)	P	17.44.040
			Lodging: Hotel	MUP	
			Personal services, except:	P	
			Tattoo and Body Piercing Services	P ²	
			Public safety facility	UP	
			Transportation, Communications, Infrastructure		
			Parking facility, public or commercial	UP	
			Wireless telecommunications facility	UP	17.46

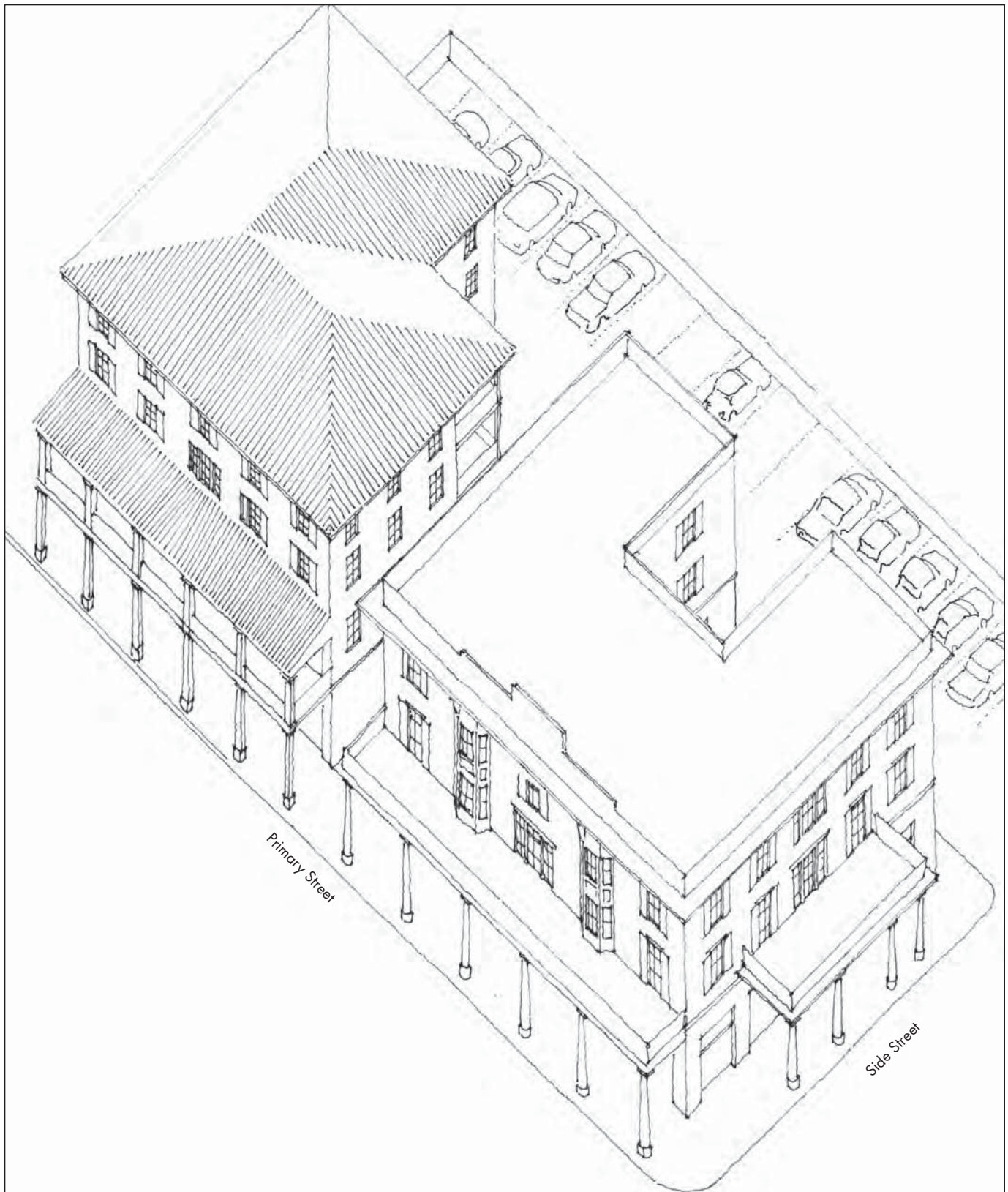
Key

P	Permitted Use
MUP	Minor Use Permit Required
UP	Use Permit Required
NA	Use Not Allowed

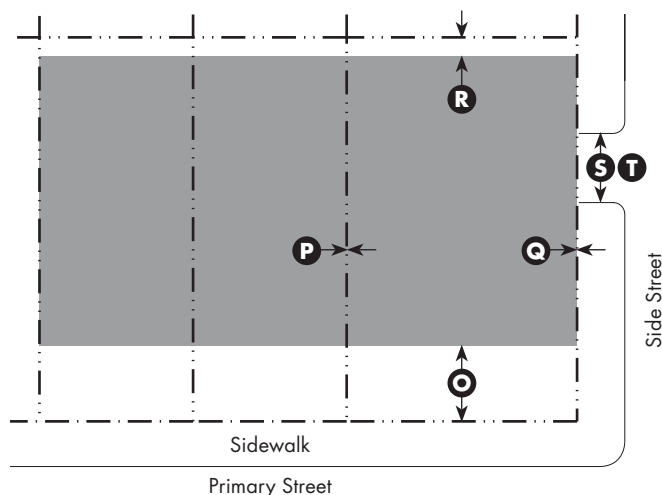
End Notes

¹ A definition of each listed use type is in Article 10 (Glossary).

² Allowed only on second or upper floors, or behind ground floor use for that area on Mill Street between Neal and West Main Streets and on West Main Street from Church to South Auburn Streets.



Examples of buildings in the Town Core area. Buildings taller than three stories will be allowed only with approved use permit.

**Key**

- Property Line
 ■ Parking Area

Parking**Location (Distance from Property Line)**

Front Setback	20'	⓪
Side Setback	0'	Ⓟ
Side Street Setback	5'	Ⓠ
Rear Setback	5'	Ⓡ

Required Spaces**Ground Floor**

Uses < 3,000 sf	No off-street parking required
Uses > 3,000 sf	1 space/500 sf

Upper Floor(s)

Residential uses	1 space/unit; .5 space/studio
Other uses	1 space/300 sf

Notes

Parking Drive Width	15' max.*	Ⓢ
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* Or as required by Fire Department

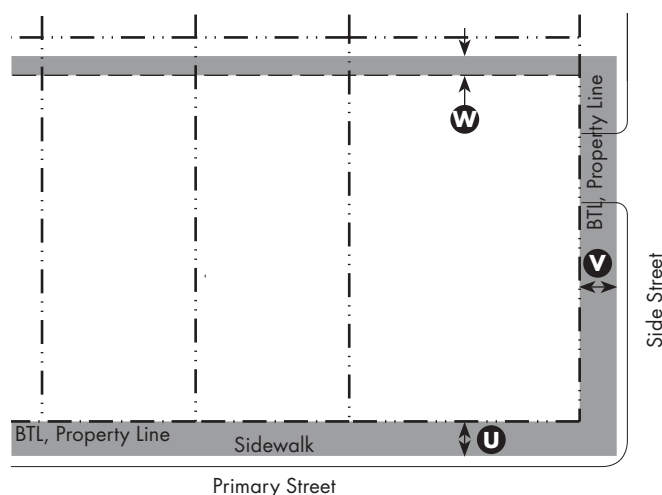
On corner lots, parking drive shall not be located on primary street. Ⓣ

Shared drives are encouraged between adjacent lots to minimize curb cuts along the street.

Parking may be provided off-site within 1,300' or as shared parking.

Bicycle parking must be provided and in a secure environment.

See Chapter 17.36 for further parking specifications.

**Key**

- Property Line --- Setback Line
 --- Build-to Line (BTL) ■ Encroachment Area

Encroachments**Location**

Front	12' max.	Ⓤ
Side Street	8' max.	Ⓥ
Rear	4' max.	Ⓦ

Notes

Canopies, Awnings, and Balconies may encroach over the BTL on the street sides and into the setback on the rear, as shown in the shaded areas. Only Balconies are allowed at the rear encroachment.

Upper story galleries facing the street must not be used to meet primary circulation requirements.

Frontage Types**Canopies**

Clearance	1' min. back from curb line
Height	9' min. clear, 2 stories max.

Awnings

Depth	10' max.
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Forecourts

Depth	20' min., not to exceed width
Width	20' min., 50% of lot width max.

Table 2.2: Neighborhood Center (NC) Zone Allowed Land Uses and Permit Requirements

Land Use Type ¹	Permit Required	Specific Use Regulations
Recreation, Education & Public Assembly		
Commercial recreation facility:	MUP	
Indoor		
Health/fitness facility	MUP	
Library, museum	P	
Meeting facility, public or private	UP	
Park, playground	P	
School, public or private	UP ²	
Studio: Art, dance, martial arts, music, etc.	P	
Residential		
Home Occupation	P ²	17.44.100
Mixed use project residential component	P ²	17.44.140
Residential accessory use or structure	P ²	17.44.020
Residential care, 7 or more clients	UP	
Second unit or carriage house	P	17.44.190

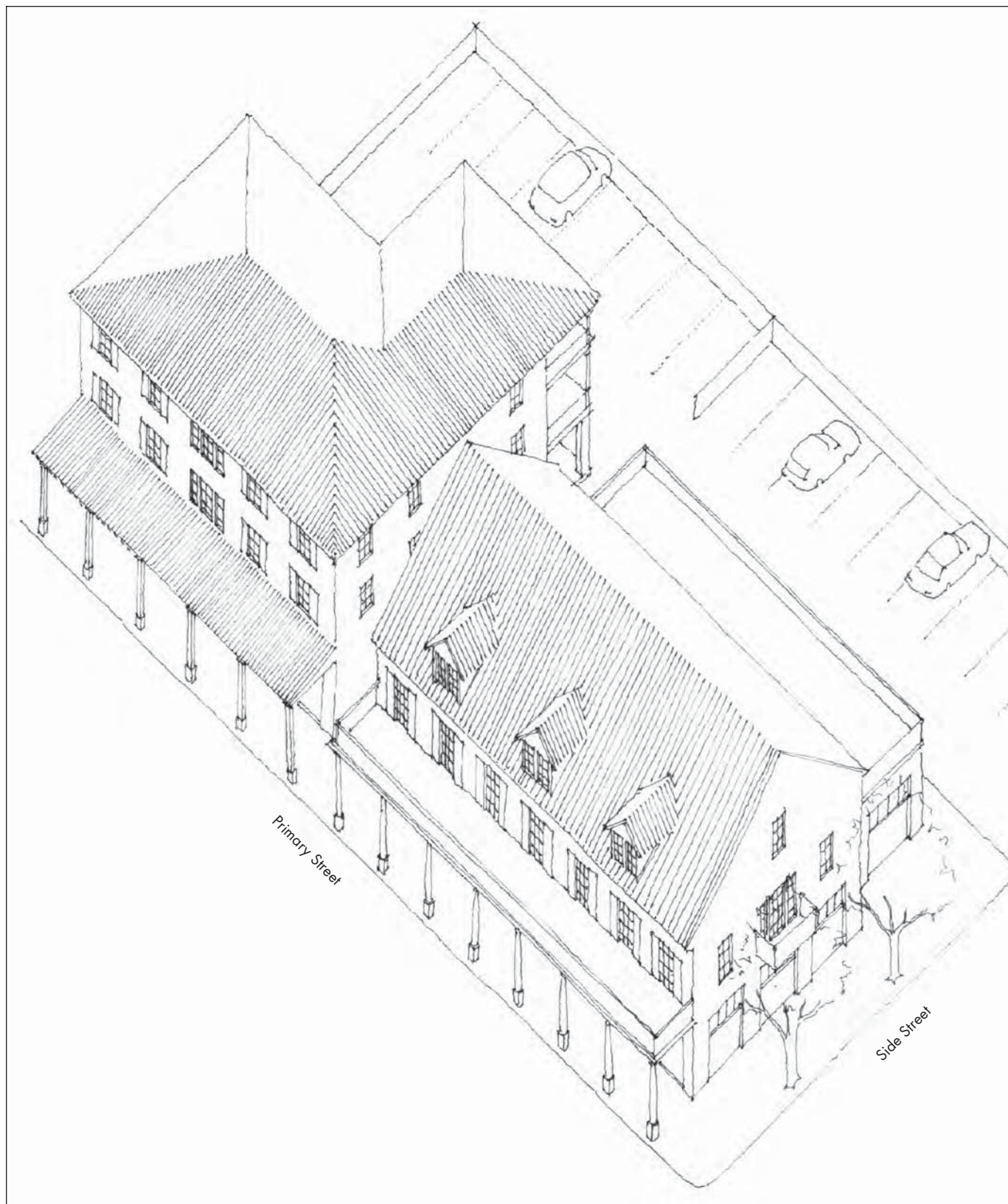
Key	
P	Permitted Use
MUP	Minor Use Permit Required
UP	Use Permit Required
NA	Use Not Allowed

End Notes

¹ A definition of each listed use type is in Article 10 (Glossary).

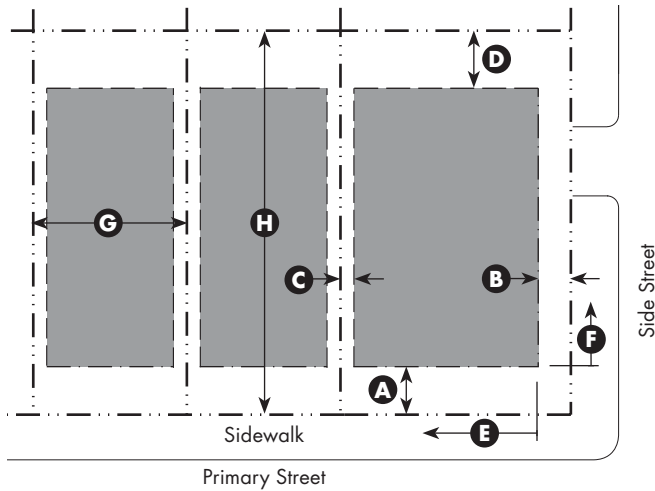
² Allowed only on second or upper floors, or behind ground floor use.

Land Use Type ¹	Permit Required	Specific Use Regulations
Retail		
Bar, tavern, night club	UP	
General retail, except with any of the following features:	P	
Alcoholic beverage sales	MUP	
Antiques and collectables, including vintage clothing	P	
Floor area over 10,000 sf	UP	
On-site production of items sold	MUP	
Operating between 9pm and 7am	UP	
Neighborhood market	MUP	
Restaurant, café, coffee shop	MUP	
Services: Business, Financial, Professional		
ATM	P	
Bank, financial services	P	
Business support service	P	
Medical services: Clinic, urgent care	MUP	
Medical services: Doctor office	P	
Medical services: Extended care	UP	
Office: Business, service	P	
Office: Professional, administrative	P	
Services: General		
Day care center: Child or adult	MUP	17.44.060 17.44.110
Day care home: Large family	P	17.44.060
Day care home: Small family	P	
Lodging: Bed & breakfast inn (B&B)	MUP	17.44.040
Lodging: Hotel	MUP	
Public safety facility	UP	
Personal services	P	
Transportation, Communications, Infrastructure		
Parking facility, public or commercial	UP	
Wireless telecommunications facility	UP	17.46



Examples of buildings in a Neighborhood Center area.

17.21.060 - Neighborhood Center-Flex (NC-Flex) Standards



Key

- Property Line
- Setback Line
- Build-to Line (BTL)
- Building Area

Building Placement

Build-to Line (Distance from Property Line)

Front	12'*	A
Side Street, corner lot	8'	B

* For redeveloping properties where adjacent buildings are set back less than 12' from the public right-of-way, the Front Build-to Line may be set to align with the front face of immediately adjacent properties.

Setback

Side	3' min., 10' max.	C
Rear		
Adjacent to residential	10'	D
Adjacent to any other use	5'	D

Building Form

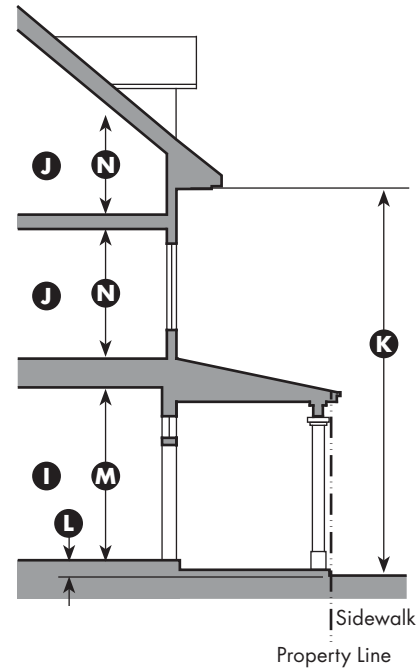
Primary Street built to BTL	60% min.*	E
Side Street, Corner Lot built to BTL	30% min.*	F
Lot Width	75' max.	G
Lot Depth	150' max.	H

* Street facades must be built to BTL within 30' of every corner.

Notes

All floors must have a primary ground-floor entrance which faces the street.

Service entries are prohibited on street facades.



Use

Ground Floor	Residential, Service, Retail, Recreation, Education & Public Assembly*	I
Upper Floor(s)	Residential or Service*	J

* See Table 2.3 for specific uses.

Height

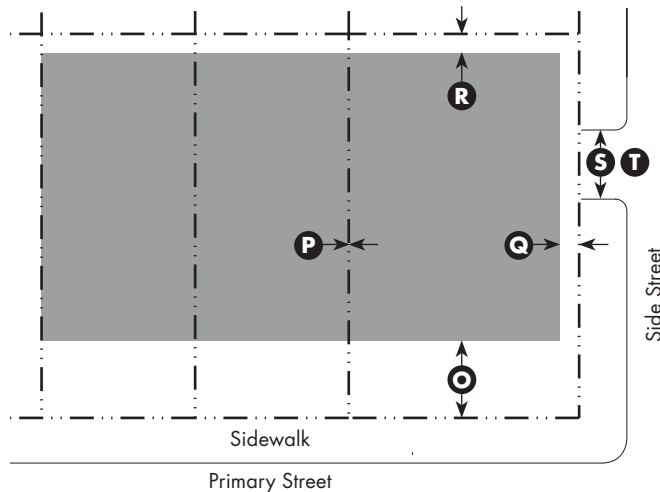
Building Minimum	16'	K
Building Maximum	2-1/2 stories, 30' *	K
Ancillary Building Max.	2 stories, 25' *	
Finish Ground Floor Level	12" max. above sidewalk	L
First Floor Ceiling Height	10' min. clear	M
Upper Floor(s) Ceiling Height	8' min. clear	N

* All heights measured to eaves or base of parapet

Notes

Mansard roof forms are not allowed.

Street edge must be defined by a 2'6" to 4' high fence or stucco or masonry wall.

**Key**

- Property Line
 ■ Parking Area

Parking**Location (Distance from Property Line)**

Front Setback	20'	○
Side Setback	0'	●
Side Street Setback	5'	●
Rear Setback	5'	●

Required Spaces**Ground Floor**

Residential Use	1 space/unit, .5 spaces/studio
Uses < 3,000 sf	No off-street parking required
Uses > 3,000 sf	1 space/500 sf

Upper Floor(s)

Residential uses	1 space/unit; .5 space/studio
Other uses	1 space/300 sf

Notes

Parking Drive Width	15' max. *	●
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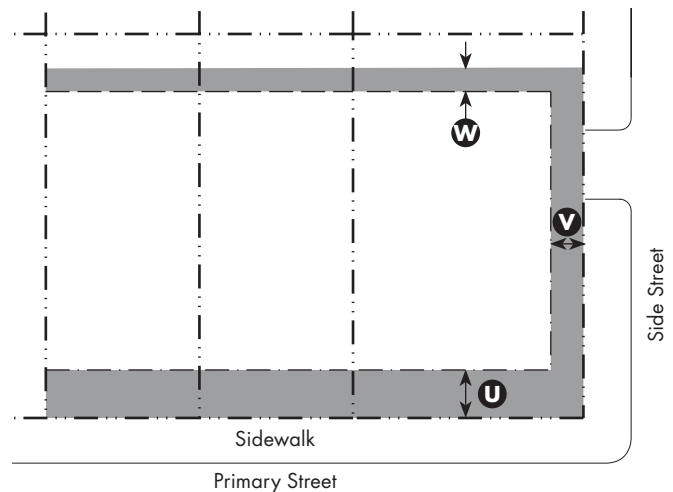
* Or as required by Fire Department

On corner lots, parking drive shall not be located on primary street. ●

Parking may be provided off-site within 1,300' or as shared parking.

Bicycle parking must be provided and in a secure environment.

See Chapter 17.36 for further parking specifications.

**Key**

- Property Line
 --- Setback Line
 --- Build-to Line (BTL)
 ■ Encroachment Area

Encroachments**Location**

Front	12' max.	●
Side Street	8' max.	●
Rear	5' max.	●

Notes

Porches, Commercial Storefronts, Balconies, and Bay Windows may encroach over the BTL on the street sides and into the setback on the rear, as shown in the shaded areas. Only Balconies are allowed at the rear encroachment.

Frontage Types**Awnings**

Depth	10' max.
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Stoops

Depth	4' min., 6' max.
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Forecourts

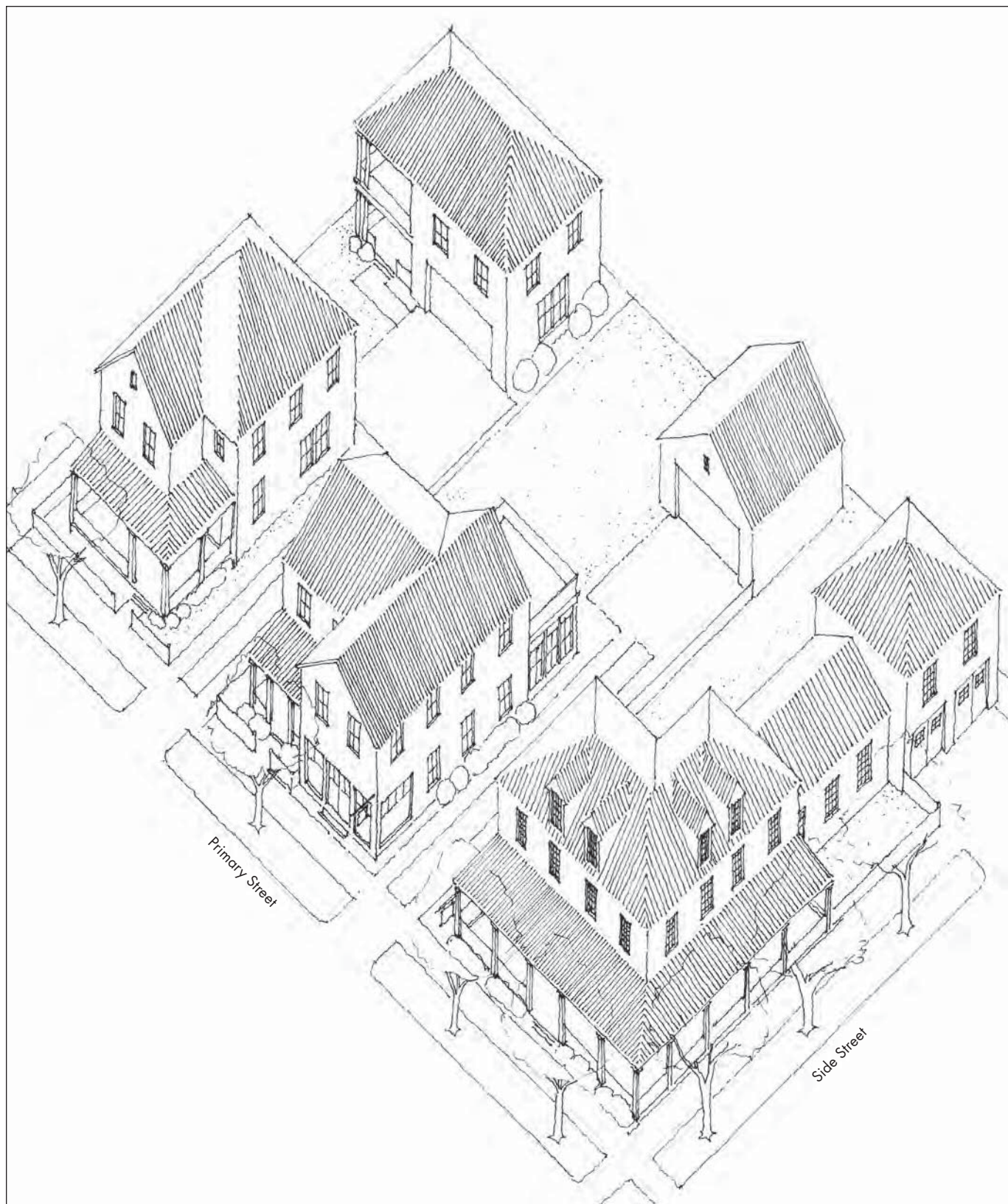
Depth	20' min., not to exceed width
Width	20' min., 50% of lot width max.

Porches

Depth	8' min.
Height	2 stories max.

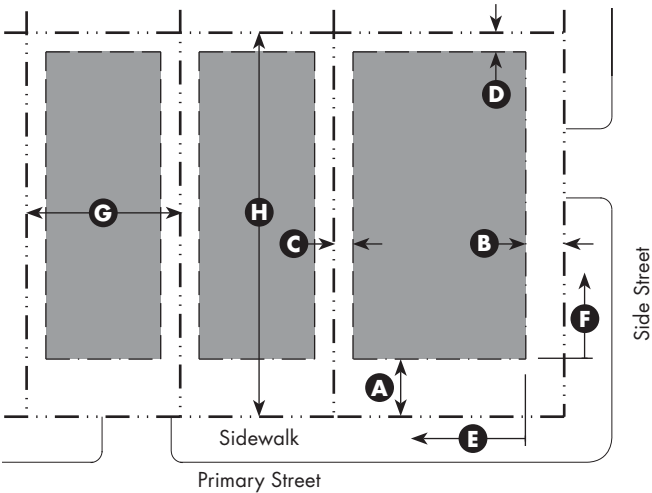
Table 2.3: Neighborhood Center-Flex (NC-Flex) Zone Allowed Land Uses and Permit Requirements

Land Use Type ¹	Permit Required	Specific Use Regulations	Land Use Type ¹	Permit Required	Specific Use Regulations
Recreation, Education & Public Assembly			Retail		
Health/fitness facility	MUP		Bar, tavern, night club	UP	
Library, museum	P		General retail, except with any of the following features:	P	
Meeting facility, public or private	UP		Alcoholic beverage sales	MUP	
Park, playground	P		Antiques and collectibles, including vintage clothing	MUP	
School, public or private	UP		Floor area over 10,000 sf	UP	
Studio: Art, dance, martial arts, music, etc.	P		On-site production of items sold	MUP	
Residential			Operating between 9pm and 7am	UP	
Dwelling: Multi-family - Duplex, triplex, fourplex	P	17.44.160	Neighborhood market	MUP	
Dwelling: Multi-family - Rowhouse	P	17.44.140	Restaurant, café, coffee shop	MUP	
Dwelling: Single family	P	17.44.210	Services: Business, Financial, Professional		
Home occupation	P	17.44.100	ATM	P	
Live/work unit	P	17.44.130	Business support service	P	
Mixed use project residential component	P	17.44.140	Medical services: Clinic, urgent care	P	
Residential accessory use or structure	P	17.44.020	Medical services: Doctor office	P	
Residential care, 6 or fewer clients, in a home	P		Medical services: Extended care	UP	
Residential care, 7 or more clients	UP		Office: Business, service	P	
Second unit or carriage house	P	17.44.190	Office: Professional, administrative	P	
Transitional and Supportive Housing	P		Services: General		
Key			Day care center: Child or adult	MUP	17.44.060 17.44.110
P	Permitted Use		Day care home: Large family	P	17.44.060
MUP	Minor Use Permit Required		Day care home: Small family	P	
UP	Use Permit Required		Lodging: Bed & breakfast inn (B&B)	MUP	17.44.040
NA	Use Not Allowed		Lodging: Hotel	MUP	
End Notes			Lodging: Hosted short term rental units	P	17.44.205 B
¹ A definition of each listed use type is in Article 10 (Glossary).			Lodging: Vacation rental home	MUP	17.44.205 C
			Personal Services	P	
			Public Safety facility	UP	
			Transportation, Communications, Infrastructure		
			Parking facility, public or commercial	UP	
			Wireless telecommunications facility	UP	17.46



Examples of buildings in a Neighborhood Center-Flex area.

17.21.070 - Neighborhood General-3 (NG-3) Standards

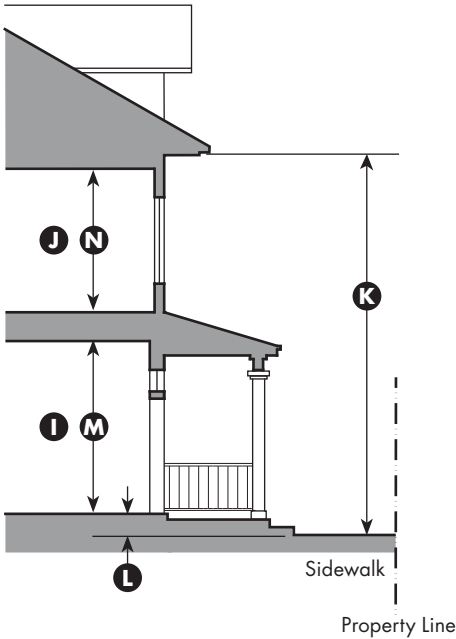


Key

- Property Line
- Setback Line
- Build-to Line (BTL)
- Building Area

Building Placement		
Build-to Line (Distance from Property Line)		
Front	15’*	A
Side Street, corner lot	10’	B
* 10’ on downslope lots. For redeveloping properties where adjacent buildings are set back less than 15’ from the public right-of-way, the Front Build-to Line may be set to align with the front face of immediately adjacent properties.		
Setback		
Side	5’	C
Rear	5’	D
Building Form		
Primary Street built to BTL	60% min.	E
Side Street, Corner Lot built to BTL	30% min.	F
Lot Width	100’ max.	G
Lot Depth	150’ max.	H
Notes		

Upper-floor residential units must have a visible, ground-floor entrance that faces the street.



Use		
Ground Floor	Residential*	I
Upper Floor(s)	Residential*	J

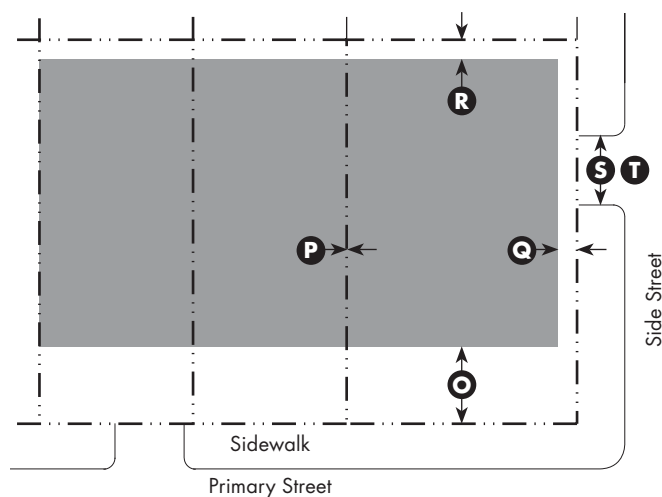
* See Table 2.4 for specific uses.

Height		
Building Maximum	2-1/2 stories, 30’ **	K
Ancillary Building Max.	2 stories, 25’**	
Finish Ground Floor Level	1’6” min. above sidewalk*	L
First Floor Ceiling Height	9’ min. clear	M
Upper Floor Ceiling Height	8’ min. clear, 6’8” at knee wall	N
*6” on downslope lots.		
** All heights measured to eaves or base of parapet		

Notes

Mansard roof forms are not allowed.

Street edge must be defined by a 2’6” to 4’ high fence or stucco or masonry wall.



Key

- Property Line
- █ Parking Area

Parking

Location (Distance from Property Line)

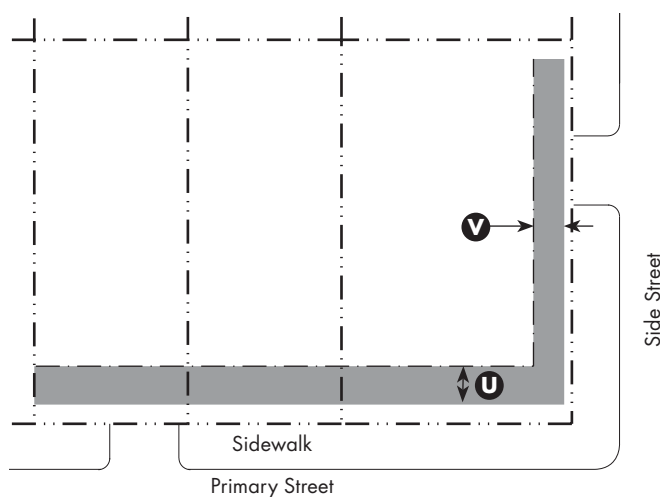
Front Setback	20'	○
Side Setback	0'	●
Side Street Setback	5'	●
Rear Setback	5'	●

Required Spaces

Residential Uses	1 space/unit; .5 space/studio
------------------	-------------------------------

Notes

- Parking Drive Width 12' max.* ○
- * Or as required by Fire Department
- On corner lots, parking drive shall not be located on primary street. ●
- Shared drives are encouraged between adjacent lots to minimize curb cuts along the street.
- Parking may be provided off-site within 1,300' or as shared parking.
- Bicycle parking must be provided and in a secure environment.
- Malibu Drives with central planting strips are encouraged.
- See Chapter 17.36 for further parking specifications.



Key

- Property Line
- Setback Line
- Build-to Line (BTL)
- █ Encroachment Area

Encroachments

Location

Front	10' max.	○
Side Street	8' max.	●
Rear	0'	

Notes

- Porches, Balconies, and Bay Windows may encroach over the BTL on the street sides, as shown in the shaded areas.

Frontage Types

Stoops

Depth	4' min., 6' max.
-------	------------------

Forecourts

Depth	20' min., not to exceed width
Width	20' min., 50% of lot width max.

Porches

Depth	8' min.
Height	2 stories max.

Table 2.4: Neighborhood General 3 (NG-3) Zone Allowed Land Uses and Permit Requirements

Land Use Type ¹	Permit Required	Specific Use Regulations	Land Use Type ¹	Permit Required	Specific Use Regulations
Recreation, Education & Public Assembly			Retail		
Library, museum	P			NA	
Park, playground	P		Services: Business, Financial, Professional		
Meeting facility, public or private	UP		Medical services: Extended care	UP	
Residential			Services: General		
Dwelling: Multi-family - Duplex, triplex, fourplex	P	17.44.160	Day care home: Large family	MUP	17.44.060
Dwelling: Multi-family - Rowhouse	P	17.44.160	Day care home: Small family	P	
Dwelling: Single family	P	17.44.210	Lodging: Bed & breakfast inn (B&B)	MUP	17.44.040
Home occupation	P	17.44.100	Public safety facility	UP	
Residential accessory use or structure	P	17.44.020	Transportation, Communications, Infrastructure		
Residential care, 6 or fewer clients, in a home	P				
Second unit or carriage house	P	17.44.190			
Transitional and Supportive Housing	P				

Key

P Permitted Use

MUP Minor Use Permit Required

UP Use Permit Required

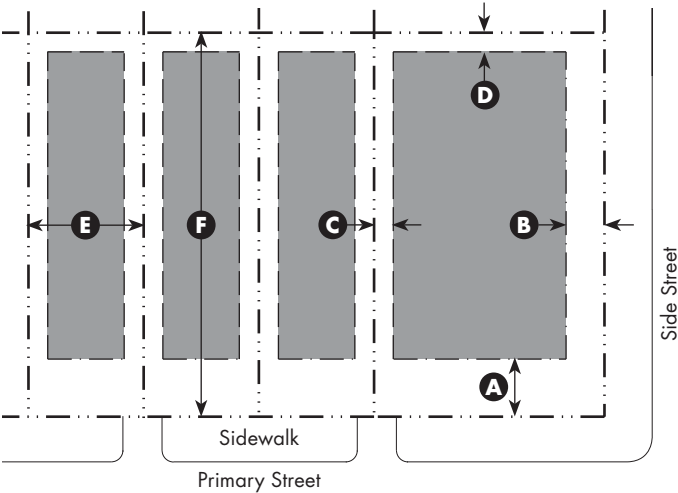
NA Use Not Allowed

End Notes¹ A definition of each listed use type is in Article 10 (Glossary).



Examples of buildings in a Neighborhood General -3 area.

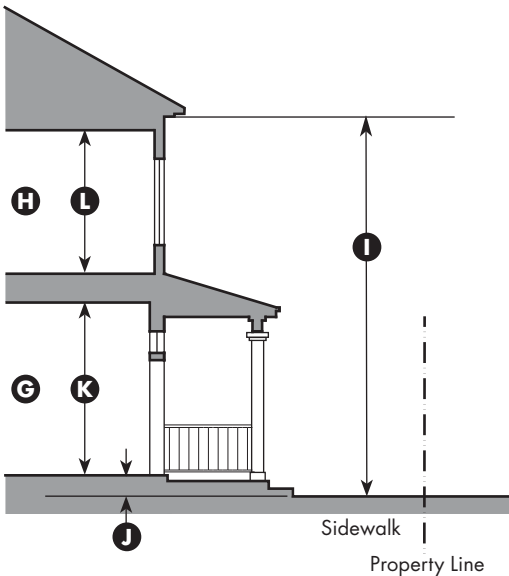
17.21.080 - Neighborhood General-2 (NG-2) Standards



Key

- Property Line
- Setback Line
- Build-to Line (BTL)
- Building Area

Building Placement		
Setback		
Front	15'*	A
Side Street, corner lot	10'	B
Side	5'	C
Rear	5'	D
* 10' on downslope lots.		
Building Form		
Lot Width	75' max.	E
Lot Depth	150' max.	F



Use		
Ground Floor	Residential	G
Upper Floor(s)	Residential	H

* See Table 2.5 for specific uses.

Height		
Building Maximum	2 stories, 30' max. **	I
Ancillary Building Max.	1 1/2 stories, 15' max. **	
Finish Ground Floor Level	1'6" min. above sidewalk*	J
First Floor Ceiling Height	9' min. clear	K
Upper Floor Ceiling Height	8' min. clear, 6'8" at knee wall	L

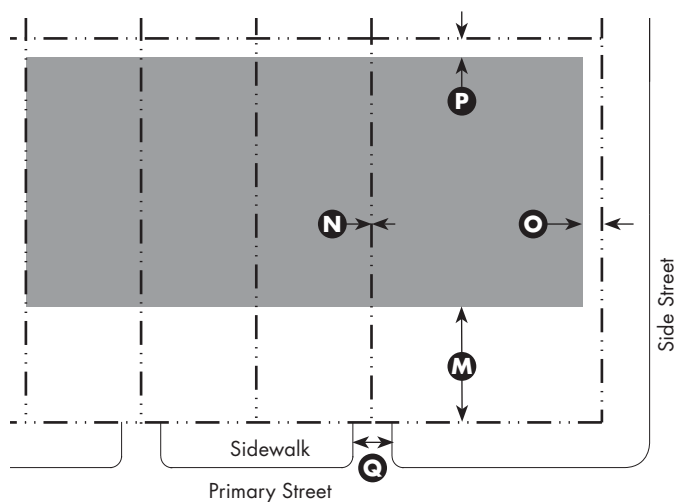
* 6" on downslope lots.

** All heights measured to eaves or base of parapet

Notes

Mansard roof forms are not allowed.

Street edge must be defined by a 2'6" to 4' high fence or stucco or masonry wall.

**Key**

- Property Line
 ■ Parking Area

Parking**Location (Distance from Property Line)**

Front Setback	20'	M
Side Setback	0'	N
Side Street Setback	5'	O
Rear Setback	5'	P

Required Spaces

Residential Uses	1 space/unit; .5 space/studio
------------------	-------------------------------

Notes

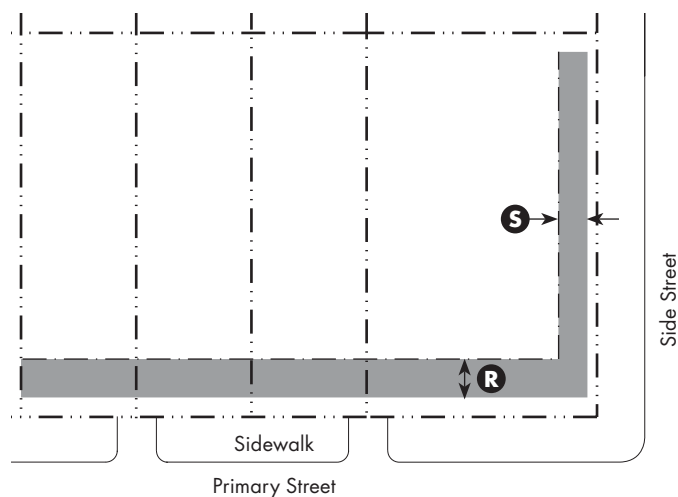
Parking Drive Width	12' max. *	Q
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* Or as required by Fire Department

Shared drives are encouraged between adjacent lots to minimize curb cuts along the street.

Malibu Drives with central planting strips are encouraged.

See Chapter 17.36 for further parking specifications.

**Key**

- Property Line
 ----- Setback Line
 --- Build-to Line (BTL)
 ■ Encroachment Area

Encroachments**Location**

Front	10' max.	R
Side Street	8' max.	S
Rear	0'	

Notes

Porches, Balconies, and Bay Windows may encroach over the BTL on the street sides, as shown in the shaded areas.

Frontage Types**Stoops**

Depth	4' min., 6' max.
-------	------------------

Forecourts

Depth	20' min., not to exceed width
Width	20' min., 50% of lot width max.

Porches

Depth	8' min.
Height	2 stories max.

Table 2.5: Neighborhood General 2 (NG-2) Zone Allowed Land Uses and Permit Requirements

Land Use Type ¹	Permit Required	Specific Use Regulations
Recreation, Education & Public Assembly		
Library, museum	P	
Park, playground	P	
Meeting facility, public or private	UP	
Residential		
Dwelling: Multi-family - Duplex	P	17.44.160
Dwelling: Single family	P	17.44.210
Home occupation	P	17.44.100
Residential accessory use or structure	P	17.44.020
Residential care, 6 or fewer clients, in a home	P	
Residential care, 7 or more clients	UP	
Second unit or carriage house	P	17.44.190
Transitional and Supportive Housing	P	

Land Use Type ¹	Permit Required	Specific Use Regulations
Retail		
Neighborhood market	UP	
Services: Business, Financial, Professional		
Medical services: Extended care	UP	
Services: General		
Day care home: Large family	MUP	17.44.060
Day care home: Small family	P	
Lodging: Bed & breakfast inn (B&B)	MUP	17.44.040
Lodging: Hosted short term rental units	P	17.44.205 B
Lodging: Vacation rental home	MUP	17.44.205 C
Public safety facility	UP	

Key

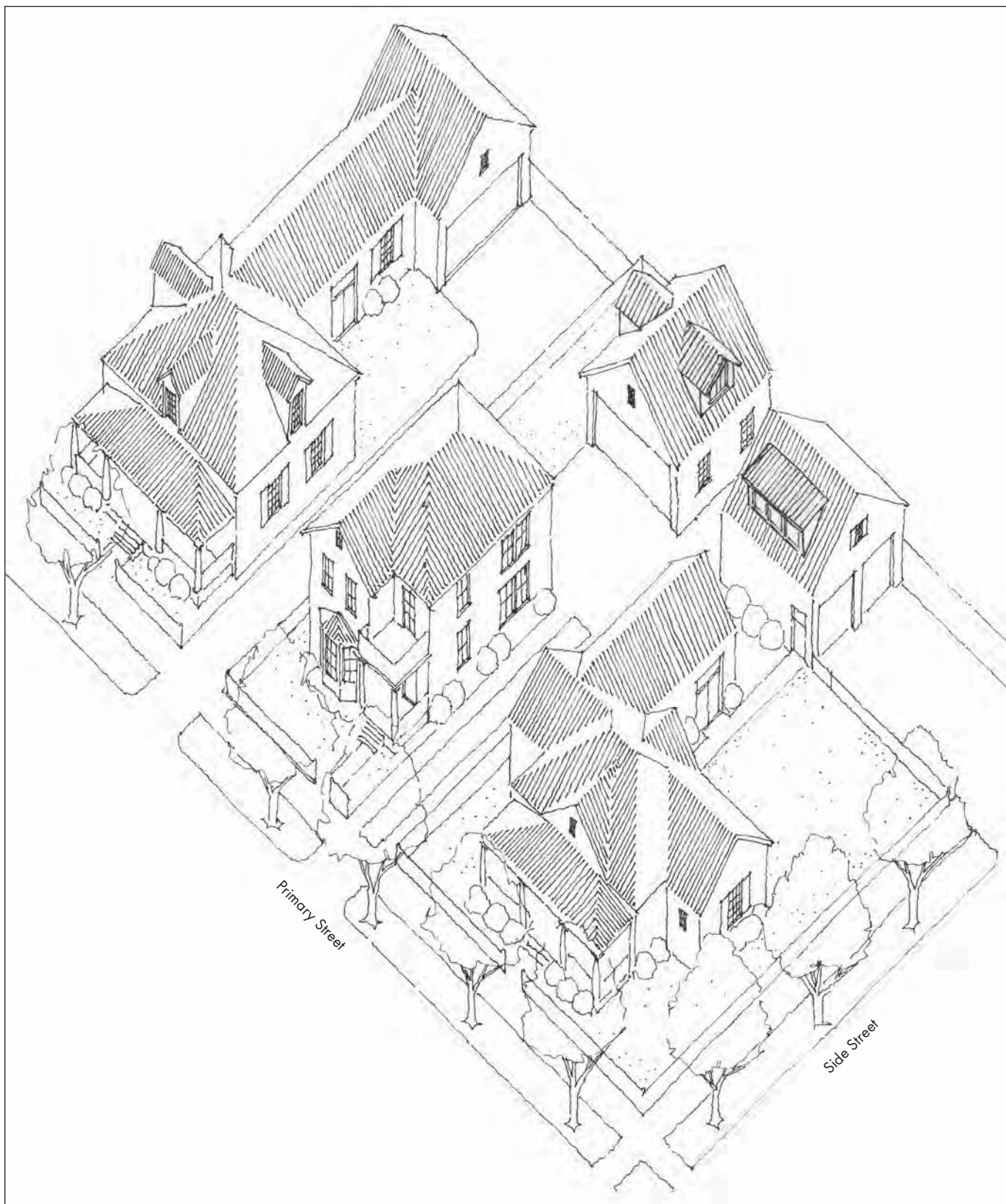
P Permitted Use

MUP Minor Use Permit Required

UP Use Permit Required

NA Use Not Allowed

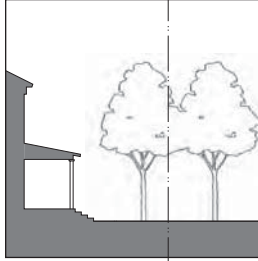
End Notes¹ A definition of each listed use type is in Article 10 (Glossary).



Examples of buildings in a Neighborhood General -2 area.

17.21.090 - Frontage Type Standards

Frontage Line ←

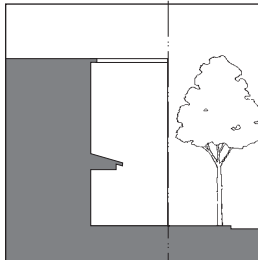


Common Lawn: The main facade of the building has a large setback from the frontage line. The resulting front yard can be defined or undefined at the frontage line. This edge is typically defined by a fence or hedge within a traditional neighborhood or left undefined within more rural areas or subdivisions. Large common lawns are typical for larger homes within historic neighborhoods. A front porch is optional, but if it is used, it can be one or two story.

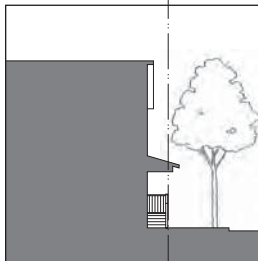


Porch: The main facade of the building has a small setback from the frontage line. The resulting front yard is typically very small and can be defined by a fence or hedge. The porch can encroach into the setback to the point that the porch extends to the frontage line. The porch can be one or two story. A minimum depth of 6' clear is required within the development standards to ensure usability.

On downslope lots the setback is typically minimized to improve the developability of the lot and on upslope lots it is maximized to reduce visual impact of the building on the streetscape.



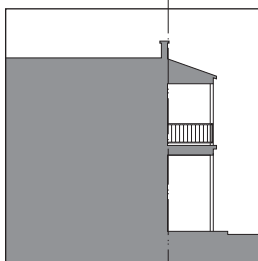
Forecourt: The main facade of the building is at or near the frontage line and a small percentage of it is set back, creating a small court space. The space could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within commercial zones. The proportions and orientation of these spaces should be carefully considered for solar orientation and user comfort. This frontage type should be used sparingly and should not be repeated within a block. A short wall, hedge, or fence should be placed along the undefined edge.



Stoop: The main facade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop should be elevated a minimum of 24 inches above the sidewalk to ensure privacy within the building. The stairs from the stoop may lead directly to the sidewalk or may be side loaded. The minimum width and depth of the stoop should be 5 feet. This type is appropriate for residential uses with small setbacks.



Awning: The main facade of the building is at or near the frontage line and the canopy or awning element may overlap the sidewalk. The canopy is a structural, cantilevered, shed roof and the awning is canvas or similar material and is often retractable. The coverings should extend far enough from the building to provide adequate protection for pedestrians. This type is appropriate for retail and commercial uses only because of the lack of a raised ground story.



Canopy: The main facade of the building is at the frontage line and the gallery element overlaps the sidewalk. The entry should be at the same grade as the sidewalk. This type can be one or two stories and is intended for retail uses. The gallery should extend close enough to the curb so that a pedestrian cannot bypass it. Due to the overlap of the right-of-way, an easement is usually required. A minimum depth is required within the development standards to ensure usability. This type is appropriate for ground floor commercial uses.

CHAPTER 17.22 - RESIDENTIAL ZONES

Sections:

- 17.22.010 - Purpose
- 17.22.020 - Purposes of the Residential Zones
- 17.22.030 - Residential zone Allowable Land Uses and Permit Requirements
- 17.22.040 - Residential Zone Site Planning and Building Standards
- 17.22.050 - RE Zone Minimum Lot Area Requirements

17.22.010 - Purpose

This Chapter lists the land uses that may be allowed within the Residential zones established by Section 17.12.020 (Zoning Map and Zones), determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.

17.22.020 - Purposes of the Residential Zones

The purposes of the individual residential zones and the manner in which they are applied are as follows.

- A. **RE (Residential Estate) zone.** The RE zone is applied to areas of the City that are appropriate for single dwellings, but where infrastructure limitations and/or environmental constraints limit the ability for development to achieve urban densities. This zone is also used to facilitate annexation to the City. The RE zone is consistent with and implements the Urban Estate Density (UED) designation of the General Plan.
- B. **R-1 (Single Residential) zone.** The R-1 zone is applied to areas of the City that are appropriate for neighborhoods of single dwellings on standard urban lots, surrounding the more densely developed City core. The R-1 zone is consistent with and implements the Urban Low Density (ULD) designation of the General Plan.
- C. **R-2 (Two-Family Residential) zone.** The R-2 zone is applied to areas of the City that are appropriate for a mixture of both single and two-family dwellings. The R-2 zone is consistent with and implements the Urban Low Density (ULD) and Urban Medium Density (UMD) designations of the General Plan.
- D. **R-2A (Medium Density Residential) zone.** The R-2A zone is applied to areas of the City that are appropriate for neighborhoods with a variety of housing types located in proximity to parks, schools, and public services. The R-2A zone is consistent with and implements the Urban Medium Density (UMD) designation of the General Plan.
- E. **R-3 (Multiple Dwelling Residential) zone.** The R-3 zone is applied to areas of the City that are appropriate for a variety of higher density housing types, located in proximity to parks, schools, and public services. The R-3 zone is consistent with and implements the Urban High Density (UHD) designation of the General Plan.

17.22.030 - Residential Zone Allowable Land Uses and Permit Requirements

- A. General permit requirements.** Table 2-7 identifies the uses of land allowed by this Development Code in each residential zone, and the planning permit required to establish each use, in compliance with Section 17.20.030 (Allowable Land Uses and Planning Permit Requirements).
- B. Requirements for certain specific land uses.** Where the last column in Table 2-7 ("Specific Use Regulations") includes a section number, the referenced section may affect whether the use requires a Minor Use Permit or Use Permit, and/or may establish other requirements and standards applicable to the use.

TABLE 2-7 Allowed Land Uses and Permit Requirements for Residential Zones		P	Permitted Use				
		MUP	Minor Use Permit required				
		UP	Use Permit required				
		P/UP	Permitted use if shown in the General Plan or applicable specific plan, Use Permit required otherwise				
		S	Permit requirement determined by specific use regulations				
		—	Use not allowed				
LAND USE TYPE (1)		Permit Required by Zone					Specific Use Regulations
		R-E	R-1	R-2	R-2A	R-3	
AGRICULTURAL & RESOURCE USES							
	Agricultural accessory structure	P	P	—	—	—	
	Animal keeping	UP	UP	UP	UP	—	
	Backyard Chickens	P	P	—	—	—	17.44.030
	Crop production, horticulture, orchard, vineyard	P	P	P	—	—	
RECREATION, EDUCATION & PUBLIC ASSEMBLY							
	Equestrian facility	UP	—	—	—	—	
	Golf course, country club	UP	UP	UP	UP	UP	
	Library, museum, art gallery	P/UP	P/UP	P/UP	P/UP	P/UP	
	Meeting facility, public or private	UP	UP	UP	UP	UP	
	Park, playground	P/UP	P/UP	P/UP	P/UP	P/UP	
	School, private	UP	UP	UP	UP	UP	
	School, public	P/UP	P/UP	P/UP	P/UP	P/UP	
RESIDENTIAL							
	Dwelling - Multi-family - Duplex, triplex, fourplex	—	—	P	P	P	17.44.160
	Dwelling - Multi-family - Rowhouse	—	—	—	P	P	17.44.160
	Dwelling - Single	P	P	P	P	P	17.44.210
	Home occupation	P	P	P	P	P	17.44.100
	Mobile Home Parks	—	UP	UP	UP	UP	17.44.150
	Residential accessory use or structure	P	P	P	P	P	17.44.020
	Residential care, 6 or fewer clients, in a home	P	P	P	P	P	
	Residential care, 7 or more clients	UP	UP	UP	UP	UP	
	Rooming or boarding house	—	UP	UP	UP	MUP	
	Second unit or carriage house	P	P	P	P	P	17.44.190
	Transitional and Supportive housing	P	P	P	P	P	
SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL							
	Medical services - Extended care	UP	UP	UP	UP	UP	
SERVICES - GENERAL							
	Cottage Food Operations	P	P	P	P	P	
	Day care - Child or adult day care center	UP	UP	UP	UP	UP	17.44.060
	Day care - Large family day care home	MUP	MUP	MUP	MUP	MUP	17.44.060
	Day care - Small family day care home	P	P	P	P	P	
	Hosted short term rental units	—	P	—	—	—	17.44.205 B
	Vacation rental unit	—	MUP	—	—	—	17.44.205 C
	Public safety facility	P/UP	P/UP	P/UP	P/UP	P/UP	
TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE							
	Utility facility	UP	UP	UP	UP	UP	

17.22.040 - Residential Zone Site Planning and Building Standards

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and established in compliance with the requirements in Tables 2-8 and 2-9, in addition to the applicable standards (e.g., landscaping, parking and loading, etc.) in Article 3.

TABLE 2-8 - RE, R-1, AND R-2 ZONE DEVELOPMENT STANDARDS

Development Feature	Requirement by Zone		
	RE Rural Estate	R-1 Single Residential	R-2 Low Density Residential
Lot size	Minimum area and width required for each lot in a new subdivision, provided that overall subdivision density shall also comply with the General Plan.		
Minimum area	1 acre	6,000 sf	5,000 sf
Minimum width	120 ft average frontage	60 ft for interior lot; 70 ft for corner lot.	
Density	Maximum number of dwelling units allowed on a site. The actual number of units allowed will be determined by the City through subdivision or planning permit approval.		
	1 unit per lot		8 units/acre, 5,400 sf of site area per unit
	One second unit may also be allowed on a lot with a single dwelling in compliance with Section 17.44.190 (Second Units).		
Setbacks	Minimum setbacks required. See Section 17.30.030 for exceptions, reductions, and encroachments. See Chapter 17.44 for setback requirements applicable to a specific land use.		
Front	50 ft from a local street centerline; 20 ft plus 2 the ultimate ROW from the centerline of a street shown in the Circulation Element or a specific plan.	15 ft for the building facade, 5 ft for a front porch; or the average of the two adjacent primary dwellings; or the same as the adjacent primary dwelling if only one adjacent lot is developed.	
Side - Interior (each)	5 ft		
Side - Street side	40 ft from a local street centerline; 10 ft plus 2 the ultimate ROW from the centerline of a street shown in the Circulation Element or a specific plan.	20% of lot width, to a maximum requirement of 15 ft.	
Rear	20 ft	20% of lot depth, with a minimum of 10 ft and a maximum requirement of 20 ft.	
Garage front	5 ft back from street-facing facade of primary structure		
Accessory structures	See 17.44.020 (Accessory Uses and Structures)		

TABLE 2-8 - RE, R-1, AND R-2 ZONE DEVELOPMENT STANDARDS (Continued)

Development Feature	Requirement by Zone		
	RE Rural Estate	R-1 Single Residential	R-2 Low Density Residential
Site coverage	Maximum percentage of the total lot area (excluding pools) that may be covered by structures and pavement.		
Maximum coverage	40%; 60% with Use Permit approval	50%	
Height limit	Maximum allowable height of structures. See Section 17.30.050 for height measurement requirements, and height limit exceptions.		
Maximum height	35 ft	35 ft, 2 stories	
Fencing	See Section 17.30.040 (Fences, Walls, and Screening)		
Landscaping	See Chapter 17.34 (Landscaping Standards)		
Parking	See Chapter 17.36 (Parking and Loading)		
Signs	See Chapter 17.38 (Signs)		

TABLE 2-9 - R-2A AND R-3 ZONE DEVELOPMENT STANDARDS

Development Feature	Requirement by Zone	
	R-2A Medium Density Residential	R-3 Multi-Unit Residential
Lot size	<i>Minimum area and width required for each lot in a new subdivision.</i>	
Minimum area	10,000 sf	
Minimum width	70 ft for interior lot; 75 ft for corner lot.	
Density	<i>Maximum number of dwelling units allowed on a site. The actual number of units allowed will be determined by the City through subdivision or planning permit approval.</i>	
	3,500 sf of site area per unit.	2,000 sf of site area per unit.
Setbacks	<i>Minimum setbacks required. See Section 17.30.030 for exceptions, reductions, and encroachments. See Chapter 17.44 for setback requirements applicable to a specific land use.</i>	
Front	15 ft for the building facade, 5 ft for a front porch; or the average of the two adjacent primary dwellings; or the same as the adjacent primary dwelling if only one adjacent lot is developed.	15 ft for the building facade, 5 ft for a front porch; or the average of the two adjacent primary dwellings; or the same as the adjacent primary dwelling if only one adjacent lot is developed.
Side - Interior (each)	5 ft	
Side - Street side	20% of lot width to a maximum requirement of 15 ft.	

TABLE 2-9 - R-2A AND R-3 ZONE DEVELOPMENT STANDARDS (Continued)

Development Feature	Requirement by Zone	
	R-2A Medium Density Residential	R-3 Multi-Unit Residential
Rear	N.A.	20% of lot depth, with a minimum of 10 ft and a maximum requirement of 20 ft.
Garage front	5 ft back from street-facing facade of primary structure	
Accessory structures	See 17.44.020 (Accessory Uses and Structures)	
Site coverage	Maximum percentage of the total lot area (excluding pools) that may be covered by structures and pavement.	
Maximum coverage	40%	50%
Height limit	Maximum allowable height of structures. See Section 17.30.050 for height measurement requirements, and height limit exceptions.	
Maximum height	35 ft, 3 stories*	
Fencing	See Section 17.30.040 (Fences, Walls, and Screening)	
Landscaping	See Chapter 17.34 (Landscaping Standards)	
Parking	See Chapter 17.36 (Parking and Loading)	
Signs	See Chapter 17.38 (Signs)	
* All heights measured from finished grade to eaves or base of parapet		

CHAPTER 17.24 - COMMERCIAL AND INDUSTRIAL ZONES

Sections:

- 17.24.010 - Purpose
- 17.24.020 - Purposes of Commercial and Industrial Zones
- 17.24.030 - Commercial and Industrial Zone Land Uses and Permit Requirements
- 17.24.040 - Commercial and Industrial Zone Site Planning and Building Standards

17.24.010 - Purpose

This Chapter lists the land uses that may be allowed within the Commercial and Industrial Zones established by Section 17.12.020 (Zoning Map and Zones), determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.

17.24.020 - Purposes of Commercial and Industrial Zones

The purposes of the individual commercial zones and the manner in which they are applied are as follows:

- A. **C-1 (Community Business District) zone.** The C-1 zone is applied to areas of the City that are appropriate for small-scale facilities providing convenience shopping and services. The C-1 zone implements and is consistent with the Commercial land use designation of the General Plan.
- B. **C-2 (Central Business District) zone.** The C-2 zone is applied to areas of the Downtown not covered by the TC (Town Core) zone in Chapter 17.21 (Traditional Community Development Zones), where existing auto-oriented development is expected to be maintained. The C-2 zone implements and is consistent with the Commercial land use designation of the General Plan.
- C. **C-3 (Heavy Commercial) zone.** The C-3 zone is applied to areas of the City that are intended to provide for heavier and auto-oriented land uses that are inappropriate in C-1 areas and within the Downtown. The C-3 zone implements and is consistent with the Commercial land use designation of the General Plan.
- D. **OP (Office Professional) zone.** The OP zone is applied to areas of the City that are intended to serve the office and institutional needs of the community that cannot be accommodated within the downtown. Other related and office-supporting uses may also be allowed. The OP zone implements and is consistent with the Office and Professional land use designation of the General Plan.
- E. **CBP (Corporate Business Park) zone.** The CBP zone is applied to areas of the City appropriate for employment with a "campus" type character, which includes landscaped open space between buildings, screened service areas, uniform sign and street lighting standards and maintenance of a landscape theme throughout. Existing uses that become nonconforming when the zone is established may remain but are expected to eventually phase into conforming uses. This zone will provide opportunities for corporate administrative offices and medium size research and development firms to locate in Grass Valley within a high quality development. Land uses within the zone should be compatible with adjacent residential uses and buffered from them. High standards of appearance and design will be required and maintained with restrictions on outdoor storage and activities with obnoxious characteristics. The CBP zone implements and is consistent with the Office and Professional and Business Park designations of the General Plan.
- F. **M-1 (Light Industrial) zone.** The M-1 zone is applied to areas appropriate for a range of light industrial uses. The M-1 zone implements and is consistent with the Manufacturing-Industrial designation of the General Plan.

- G. M-2 (General Industrial) zone.** The M-2 zone is applied to areas appropriate for a range of heavy industrial activities including manufacturing, assembly and processing, the storage and distribution of raw materials, aggregate plants, and related industrial uses that are generally compatible with and require locations removed from residential and visitor serving uses. The M-2 zone implements and is consistent with the Manufacturing-Industrial designation of the General Plan.

17.24.030 - Commercial and Industrial Zone Land Uses and Permit Requirements

- A. General permit requirements.** Table 2-10 identifies the uses of land allowed by this Development Code in each commercial and industrial zone, and the planning permit required to establish each use, in compliance with Section 17.20.030 (Allowable Land Uses and Planning Permit Requirements).
- B. Requirements for certain specific land uses.** Where the last column in Table 2-10 ("Specific Use Regulations") includes a section number, the referenced section may affect whether the use requires a Minor Use Permit or Use Permit, and/or may establish other requirements and standards applicable to the use.

TABLE 2-10 Allowed Land Uses and Permit Requirements for Commercial and Industrial Zones		P Permitted Use MUP Minor Use Permit required UP Use Permit required P/UP Permitted use if shown in the General Plan or applicable specific plan, Use Permit required otherwise S Permit requirement determined by specific use regulations — Use not allowed							
		Permit Required by Zone							Specific Use Regulations
LAND USE TYPE (1)		C-1	C-2	C-3	OP	CBP	M-1	M-2	
AGRICULTURAL & RESOURCE USES									
Agricultural accessory structure		P	P	P	—	—	P	P	
Animal keeping		MUP	MUP	MUP	—	—	MUP	MUP	
Crop production, horticulture, orchard, vineyard		P	P	P	—	P	P	P	
Mining operations, surface or underground		—	—	—	—	—	—	UP	
INDUSTRY, MANUFACTURING & PROCESSING									
Concrete, gypsum, and plaster product manufacturing		—	—	—	—	—	—	P	
Construction, farm and heavy equipment sales and rentals		—	—	P	—	—	P	P	
Furniture and fixtures manufacturing, cabinet shop		—	—	—	—	—	P	P	
Laboratory - Medical, analytical		—	—	—	P	P	—	—	
Laundry, dry cleaning plant		—	UP	UP	—	—	P	P	
Lumber and wood product manufacturing		—	—	—	—	—	—	P	
Manufacturing/processing - Heavy		—	—	—	—	—	—	UP	
Manufacturing/processing - Light		—	—	—	—	P	P	P	
Manufacturing/processing - Medium intensity		—	—	—	—	—	P	P	
Media production		—	UP	P	—	P	P	P	
Metal products fabrication, machine or welding shop		—	—	—	—	—	P	P	
Petroleum product storage and distribution		—	—	—	—	—	P	P	
Printing and publishing		—	P	P	—	—	P	P	
Recycling - Large collection facility		—	—	—	—	—	P	P	
Recycling - Processing facility		—	—	—	—	—	UP	UP	
Recycling - Reverse vending machine		—	P	P	—	—	P	P	
Recycling - Scrap or junk yard		—	—	—	—	—	UP	UP	
Recycling - Small collection facility		—	—	P	—	—	P	P	
Research and development		—	—	—	P	P	P	P	
Stockyard		—	—	—	—	—	—	UP	
Storage - Contractor storage yard		—	—	—	—	—	P	P	
Storage - Outdoor		—	—	—	—	—	UP	UP	17.44.170
Storage - Personal storage facility		—	—	—	—	—	P	—	
Storage - Warehouse, indoor storage		—	—	P	—	—	P	P	
Wholesaling and distribution		—	—	P	—	—	P	P	
Notes:									

TABLE 2-10								
Allowed Land Uses and Permit Requirements for Commercial and Industrial Zones	P	Permitted Use						
	MUP	Minor Use Permit required						
	UP	Use Permit required						
	P/UP	Permitted use if shown in the General Plan or applicable specific plan, Use Permit required otherwise						
	S	Permit requirement determined by specific use regulations						
—	Use not allowed							
LAND USE TYPE (1)	Permit Required by Zone							Specific Use Regulations
	C-1	C-2	C-3	OP	CBP	M-1	M-2	

RECREATION, EDUCATION & PUBLIC ASSEMBLY

Campground, recreational vehicle (RV) park	—	—	—	—	UP	—	—	
Commercial recreation facility - Indoor	—	UP	P	—	—	P	P	
Commercial recreation facility - Outdoor	—	UP	UP	—	UP	—	—	
Conference/convention facility	—	UP	—	—	UP	—	—	
Equestrian facility	—	—	—	—	UP	—	—	
Fitness/health facility	MUP	MUP	MUP	—	P	—	—	
Golf course, country club	—	—	—	—	UP	—	—	
Guest ranch	—	—	—	—	UP	—	—	
Library, museum, art gallery	P/UP	P/UP	P/UP	UP	—	—	—	
Meeting facility, public or private	UP	UP	P	UP	UP	P	P	
Park, playground	P/UP	P/UP	P/UP	—	UP	—	—	
School, private	UP	UP	UP	UP	UP	—	—	
School, public	P/UP	P/UP	P/UP	UP	UP	—	—	
School, specialized education and training	UP	P	P	P	UP	P	P	
Shooting range, gun club	—	—	—	—	UP	—	—	
Sports and active recreation facility	—	—	—	—	UP	—	—	
Sports and entertainment assembly	—	—	—	—	UP	—	—	
Studio - Art, dance, martial arts, music, etc.	P	P	P	P	—	P	P	
Theater, cinema or performing arts	—	MUP	MUP	—	—	P	P	
Trail	UP	UP	UP	UP	UP	—	—	

RESIDENTIAL

Dwelling - Caretaker	—	—	—	—	P	—	—	
Emergency Shelters	—	UP	P	—	—	UP	—	
Home occupation	P	P	P	UP	—	—	—	17.44.100
Live/work unit	P	P	P	P	—	—	—	17.44.130
Mixed use project residential component	P	P	—	P	UP	—	—	17.44.140
Residential accessory use or structure	P	P	P	UP	—	—	—	17.44.020
Residential care, 6 or fewer clients, in a home	P	P	P	UP	—	—	—	
Residential care, 7 or more clients	UP	UP	UP	UP	UP	—	—	
Rooming or boarding house	UP	UP	UP	UP	—	—	—	
Second unit or carriage house	UP	UP	—	—	—	—	—	17.44.190
Transitional and Supportive housing	UP	UP	UP	UP	UP	—	—	

TABLE 2-10 Allowed Land Uses and Permit Requirements for Commercial and Industrial Zones				P Permitted Use MUP Minor Use Permit required UP Use Permit required P/UP Permitted use if shown in the General Plan or applicable specific plan, Use Permit required otherwise S Permit requirement determined by specific use regulations — Use not allowed							
LAND USE TYPE (1)				Permit Required by Zone							Specific Use Regulations
				C-1	C-2	C-3	OP	CBP	M-1	M-2	
RETAIL											
	Adult oriented business			—	—	—	—	—	UP	UP	
	Antique or collectable store			—	P	P	P	—	P	P	
	Artisan shop			—	P	P	MUP	—	P	P	
	Auto and vehicle sales and rental			—	UP	P	—	—	P	P	
	Bar, tavern, night club			—	UP	—	—	—	—	—	
	Building and landscape materials sales - Indoor			—	P	P	—	—	P	P	
	Building and landscape materials sales - Outdoor			—	UP	UP	—	—	UP	UP	
	Farm supply and feed store			—	—	P	—	—	P	P	
	Fuel dealer			—	—	UP	—	—	UP	UP	
	Furniture, furnishings, and appliance store			—	P	P	—	—	—	—	
	Gas station			UP	UP	P	—	—	P	P	17.44.200
	General retail, except with any of the following features:			P	P	P	—	—	P	P	
	Alcoholic beverage sales			MUP	MUP	MUP	—	—	—	—	
	Drive-through facility			—	UP	UP	—	—	—	—	17.44.090
	Floor area (single tenant) over 10,000 sf			UP	UP	UP	—	—	—	—	17.44.220
	On-site production of items sold			MUP	MUP	MUP	—	—	—	—	
	Operating between 9:00 pm and 7:00 am			UP	UP	UP	—	—	—	—	
	Second hand or thrift store			—	P	P	—	—	P	P	
	Mobile home, boat, and RV sales			—	UP	P	—	—	P	P	
	Neighborhood market			P	P	P	—	P	P	P	
	Office-supporting retail			P	P	P	UP	P	P	P	
	Pharmacy			P	P	P	P	—	P	P	
	Restaurant, café, coffee shop			P	P	P	UP	P	P	P	
	Warehouse retail			—	—	—	—	P	—	—	17.44.220
Notes:											

TABLE 2-10												
Allowed Land Uses and Permit Requirements for Commercial and Industrial Zones				P	Permitted Use							
				MUP	Minor Use Permit required							
				UP	Use Permit required							
				P/UP	Permitted use if shown in the General Plan or applicable specific plan, Use Permit required otherwise							
				S	Permit requirement determined by specific use regulations							
				—	Use not allowed							
LAND USE TYPE (1)				Permit Required by Zone							Specific Use Regulations	
				C-1	C-2	C-3	OP	CBP	M-1	M-2		
SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL												
	ATM			P	P	P	P	P	P	P		
	Bank, financial services			—	P	P	P	—	P	P		
	Business support service			—	P	P	P	—	P	P		
	Catering service			—	—	P	—	—	P	P		
	Medical services - Clinic, urgent care			P	P	P	P	P	P	P		
	Medical services - Doctor office			P	P	P	P	P	P	P		
	Medical services - Extended care			UP	—	—	UP	UP	—	—		
	Medical services - Hospital			—	—	—	UP	UP	—	—		
	Office - Business, service			P	P	P	P	P	P	P		
	Office - Government			P	P	P	P	P	P	P		
	Office - Headquarters			—	—	—	P	P	—	—		
	Office - Processing			—	—	P	P	P	P	P		
	Office - Professional, administrative			P	P	P	P	P	P	P		
SERVICES - GENERAL												
	Day care - Child or adult day care center			UP	UP	—	P	UP	—	—	17.44.060	
	Day care - Large family day care home			—	—	—	—	—	—	—		
	Day care - Small family day care home			—	P	—	—	—	—	—		
	Kennel, animal boarding			—	UP	UP	—	—	UP	P	6.20.010	
	Lodging - Bed & breakfast inn (B&B)			—	P	P	—	—	P	P	17.44.040	
	Lodging - Hotel			UP	P	P	UP	UP	P	P		
	Maintenance service - Client site services			—	—	—	—	—	P	—		
	Mortuary, funeral home			—	P	P	UP	—	P	P		
	Personal services			P	P	P	UP	UP	P	P		
	Personal services - Restricted			—	—	MUP	—	—	—	—		
	Public safety facility			UP	UP	UP	UP	UP	UP	UP		
	Repair service - Equipment, appliances, etc., as primary use			—	—	P	—	—	P	P		
	Social service organization			—	P	—	P	—	—	—		
	Vehicle services - Major repair/body work			—	UP	UP	—	—	P	P		
	Vehicle services - Minor maintenance/repair			—	UP	P	—	—	P	P		
	Veterninary clinic, animal hospital - Small animals			—	UP	UP	—	—	P	P		
	Notes:											
	(1) See Article 10 (Glossary) for land use definitions.											

TABLE 2-10 Allowed Land Uses and Permit Requirements for Commercial and Industrial Zones	P Permitted Use MUP Minor Use Permit required UP Use Permit required P/UP Permitted use if shown in the General Plan or applicable specific plan, Use Permit required otherwise S Permit requirement determined by specific use regulations — Use not allowed							
LAND USE TYPE (1)	Permit Required by Zone							Specific Use Regulations
	C-1	C-2	C-3	OP	CBP	M-1	M-2	

TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE

Ambulance, taxi, or limousine storage	—	—	UP	—	—	UP	UP	
Freight terminal	—	—	—	—	—	P	P	
Parking facility, public or commercial	UP	UP	UP	—	—	—	—	
Utility facility	UP	UP	UP	UP	UP	UP	UP	
Wireless telecommunications facility	UP	UP	UP	UP	UP	UP	UP	17.46

Notes:

(1) See Article 10 (Glossary) for land use definitions.

17.24.040 - Commercial and Industrial Zone Site Planning and Building Standards

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Tables 2-11, 2-12, and 2-13, in addition to the applicable development standards (e.g., landscaping, parking and loading, etc.) in Article 3.

TABLE 2-11 - C-1, C-2, AND C-3 ZONE DEVELOPMENT STANDARDS

Development Feature	Requirement by Zone		
	C-1 Community Business	C-2 Central Business District	C-3 Heavy Commercial
Lot size	<i>Minimum area and width required for each lot in a new subdivision.</i>		
Minimum area, width	No minimum required unless designated on the Zoning Map		
Residential density	<i>Maximum number of dwelling units allowed on a site. The actual number of units allowed will be determined by the City through subdivision or planning permit approval.</i>		
Maximum density	15 units per acre	15 units per acre	15 units per acre
Setbacks	<i>Minimum setbacks required. See Section 17.30.030 for exceptions, reductions, and encroachments. See Chapter 17.44 for setback requirements applicable to a specific land use.</i>		
Front	None required	None required	None required
Side - Interior (each)	10 ft on a site abutting a residential use, none elsewhere	10 ft on a site abutting a residential use, none elsewhere	10 ft on a site abutting a residential use, none elsewhere
Side - Street side	None required	None required	None required
Rear	25 ft abutting residential; 15 ft elsewhere.	25 ft abutting residential; 12 ft where loading is proposed. Building may project over rear setback provided that 14 ft of clear vertical distance from the ground is maintained.	25 ft abutting residential; 12 ft where loading is proposed. Building may project over rear setback provided that 14 ft of clear vertical distance from the ground is maintained.
Site coverage	<i>Maximum percentage of total lot area to be covered by structures and pavement.</i>		
Maximum coverage	No limitation other than as required for landscaping.		
Height limit	<i>Maximum allowable height of structures. See Section 17.30.060 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>		
Maximum height	35 ft, and 2 stories including mezzanine	50 ft, 4 stories	50 ft, 4 stories
Fencing	See Section 17.30.040 (Fences, Walls, and Screening)		
Landscaping	See Chapter 17.34 (Landscaping Standards)		
Parking	See Chapter 17.36 (Parking and Loading)		
Signs	See Chapter 17.38 (Signs)		
Additional zone standards	None	None	None

TABLE 2-12 - OP AND CPB ZONE DEVELOPMENT STANDARDS

Development Feature	Requirement by Zone	
	OP Office Professional	CBP Corporate Business Park
Lot size	<i>Minimum area and width required for each lot in a new subdivision.</i>	
Minimum area, width	None required	1.5 acres, width determined through subdivision review process
Residential density	<i>Maximum number of dwelling units allowed on a site. The actual number of units allowed will be determined by the City through subdivision or planning permit approval.</i>	
Maximum density	15 units per acre	8 units per acre
Setbacks	<i>Minimum setbacks required. See Section 17.30.030 for exceptions, reductions, and encroachments. See Chapter 17.44 for setback requirements applicable to a specific land use.</i>	
Front	15 ft	From Major Street: Buildings - 20 ft from back of curb Parking - 40 ft from back of curb From Local Street: Buildings - 10 ft from back of curb Parking - 15 ft from back of curb
Side - Interior (each)	10 ft on a site abutting a residential use; none elsewhere	20 ft
Side - Street side	20% of lot width, to a maximum requirement of 15 ft.	30 ft from back of curb
Rear	10 ft on a site abutting a residential use; none elsewhere	10 ft on a site abutting a residential use; none elsewhere
Site coverage	<i>Maximum percentage of total lot area to be covered by structures and pavement.</i>	
Maximum coverage	No limitation other than as required for landscaping.	
Height limit	<i>Maximum allowable height of structures. See Section 17.30.060 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>	
Maximum height	35 ft, 2 stories	35 ft, except as provided in 17.24.050.C.
Fencing	See Section 17.30.040 (Fences, Walls, and Screening)	
Landscaping	See Chapter 17.34 (Landscaping Standards)	
Parking	See Chapter 17.36 (Parking and Loading)	
Signs	See Chapter 17.38 (Signs)	
Additional zone standards	See 17.24.050.B	See 17.24.050.C

TABLE 2-13 - M-1 AND M-2 ZONE DEVELOPMENT STANDARDS

Development Feature	Requirement by Zone	
	M-1 Light Industrial	M-2 General Industrial
Lot size	<i>Minimum area and width required for each lot in a new subdivision.</i>	
Minimum area, width	1 acre, width determined through subdivision review.	1 acre, width determined through subdivision review.
Residential density	<i>Maximum number of dwelling units allowed in a project. The actual number of units allowed will be determined by the City through subdivision or planning permit approval, as applicable.</i>	
Maximum density	None allowed.	None allowed.
Setbacks	<i>Minimum and, where noted, maximum setbacks required for primary structures. See Section 17.30.030 for exceptions to these requirements.</i>	
Front	From Major Street: Buildings - 20 ft from back of curb Parking - 20 ft from back of curb From Local Street: Buildings - 30 ft from back of curb Parking - 15 ft from back of curb	From Major Street: Buildings - 20 ft from back of curb Parking - 20 ft from back of curb From Local Street: Buildings - 30 ft from back of curb Parking - 15 ft from back of curb
Side - Interior (each)	10 ft	10 ft
Side - Street side	15 ft from back of curb	15 ft from back of curb
Rear	10 ft	10 ft
Height limit	<i>Maximum allowable height of structures. See Section 17.30.060 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>	
Maximum height	50 ft, 4 stories.	50 ft, 4 stories.
Fencing	See Section 17.30.040 (Fences, Walls, and Screening)	
Landscaping	See Chapter 17.34 (Landscaping Standards)	
Parking	See Chapter 17.36 (Parking and Loading)	
Signs	See Chapter 17.38 (Signs)	
Additional Zone Standards	None	None

17.24.050 - Additional Commercial and Industrial Zone Standards

- A. C-2 zone standards.** A Use Permit for a dwelling shall be approved only if the lot area per dwelling unit is at least 2,000 square feet, exclusive of any portion of the lot used for commercial purposes.
- B. OP zone standards.** All sales, displays and storage in the OP zone shall be conducted within an enclosed building, unless open sales, display and storage is specifically approved on the site plan or within the provisions of this Chapter.
- C. CBP zone standards.** Proposed development and new land uses within the CBP zone shall comply with the following standards in addition to those in Section 17.24.040 (Commercial and Industrial Zone Site Planning and Building Standards).

 - 1. Height limit exceptions.** Heating, cooling, other roof equipment and fire storage facilities may extend above the 35-foot height limit established by Section 17.24.040, provided that they are screened and integrated into the architecture of the building; except when no equipment is mounted on the roof (e.g., all mechanical equipment is enclosed under and does not penetrate the roof), the maximum height of the building may be increased to 45 feet subject to Design Review approval.
 - 2. Mechanical equipment.** Outdoor mechanical equipment, transformers, utility vaults and meters, fire protection apparatus, and other utilities shall be treated as an integral part of the building design. When it is necessary to locate the equipment between the front of the building and the street, it shall be screened from view.
 - 3. Solar access and energy conservation guidelines.** Buildings should be designed and oriented to maximize solar access and minimize heating and cooling requirements. Where appropriate, energy conservation methods such as glazed/double paned windows, recessed entryways, awnings and solar collectors should be utilized as appropriate.
 - 4. Location of manufacturing activities.** All manufacturing activities shall be located within an entirely enclosed building.

CHAPTER 17.26 - SPECIAL PURPOSE ZONES

Sections:

- 17.26.010 - Purpose
- 17.26.020 - Purposes of Special Purpose Zones
- 17.26.030 - Special Purpose Zone Land Uses and Permit Requirements
- 17.26.040 - Special Purpose Zone General Development Standards
- 17.26.050 - OS Zone Requirements
- 17.26.060 - P Zone Requirements
- 17.26.070 - REC Zone Requirements
- 17.26.080 - SP Zone Requirements

17.26.010 - Purpose

This Chapter lists the land uses that may be allowed within the special purpose zones established by Section 17.12.020 (Zoning Map and Zones), determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.

17.26.020 - Purposes of the Special Purpose Zones

The purposes of the individual special purpose zones and the manner in which they are applied are as follows:

- A. **OS (Open Space) zone.** The OS zone is applied to properties that are largely unimproved and used for the preservation of natural resources and habitats, passive outdoor recreation, scenic resources, and/or for the protection of public health and safety (e.g., preservation of flood plains). Allowable uses are limited to those that support maintenance and/or recreational uses. The OS zone implements and is consistent with the Parks and Recreation land use designation of the General Plan.
- B. **REC (Recreation) zone.** The REC zone is applied to the sites of public parks and recreational facilities. Allowable uses are limited to recreational uses, and the structures needed to support those uses, and facility and site maintenance. The REC zone implements and is consistent with the Parks and Recreation land use designation of the General Plan.
- C. **P (Public) zone.** The P zone is applied to the sites of existing and proposed Federal, State, and local government uses, and non-profit community service uses. The P zone implements and is consistent with the Public, Institutional, Non-governmental, School, and Utilities land use designations of the General Plan.
- D. **SP (Specific Plan) zone.** The SP zone is intended to accommodate various types of development such as professional and administrative offices, industrial parks, commercial service centers, neighborhood and district shopping centers, multi-family housing developments, single dwelling residential developments and any other use or combination of uses. The zone is intended to encourage the flexibility of design and development of land to promote the most appropriate use, to support high standards, to preserve the natural features and qualities of the site, to counteract the effects of urban congestion and monotony, to increase economy in provision of streets and utilities, to create attractive, identifiable centers for work, commercial services and residential development in Grass Valley.

17.26.030 - Special Purpose Zone Land Uses and Permit Requirements

- A. General permit requirements.** Table 2-14 identifies the uses of land allowed by this Development Code in each Special Purpose zone, and the planning permit required to establish each use, in compliance with Section 17.20.030 (Allowable Land Uses and Planning Permit Requirements).
- B. Requirements for certain specific land uses.** Where the last column in Table 2-14 ("Specific Use Regulations") includes a section number, the referenced section may affect whether the use requires a Minor Use Permit, or Use Permit, and/or may establish other requirements and standards applicable to the use.

TABLE 2-14 Allowed Land Uses and Permit Requirements for Special Purpose Zones	P	Permitted Use		
	MUP	Minor Use Permit required		
	UP	Use Permit required		
	P/UP	Permitted use if shown in the General Plan or applicable specific plan, Use Permit required otherwise		
	S	Permit requirement determined by specific use regulations		
	—	Use not allowed		
LAND USE TYPE (1)	Permit Required by Zone			Specific Use Regulations
	OS	REC	P	

AGRICULTURAL AND RESOURCE USES

Agricultural accessory structure	MUP	—	—	
Crop production, horticulture, orchard, vineyard	MUP	P	—	

RECREATION, EDUCATION & PUBLIC ASSEMBLY

Campground, recreational vehicle (RV) park	—	UP	—	
Commercial recreation facility - Outdoor	—	UP	—	
Conference/convention facility	—	UP	—	
Equestrian facility	UP	UP	—	
Golf course, country club	UP	UP	—	
Guest ranch	—	UP	—	
Library, museum, art gallery	—	—	UP	
Meeting facility, public or private	—	UP	P	
Park, playground	P	UP	UP	
School, public	—	—	UP	
School, specialized education and training	—	—	UP	
Sports and active recreation facility	—	UP	UP	
Sports and entertainment assembly	—	UP	UP	
Studio - Art, dance, martial arts, music, etc.	—	P	UP	
Shooting range, gun club	—	UP	—	

RESIDENTIAL

Dwelling - Caretaker	UP	P	UP	
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RETAIL

Restaurant, café, coffee shop	UP(3)	UP(3)	UP(3)	
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SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

ATM	—	P	—	
Medical services - Hospital	—	—	UP	
Office - Government	—	—	P	

Notes:

- (1) See Article 10 (Glossary) for land use definitions.
- (2) May be approved only on a second or upper floor.
- (3) Must be accessory to a primary open space, recreational, and/or public facility use on the same site.

TABLE 2-14 Allowed Land Uses and Permit Requirements for Special Purpose Zones	P	Permitted Use		
	MUP	Minor Use Permit required		
	UP	Use Permit required		
	P/UP	Permitted use if shown in the General Plan or applicable specific plan, Use Permit required otherwise		
	S	Permit requirement determined by specific use regulations		
	—	Use not allowed		
LAND USE TYPE (1)	Permit Required by Zone			Specific Use Regulations
	OS	REC	P	

SERVICES - GENERAL

Day care - Child or adult day care center	—	UP	—	17.44.050
Personal services	—	UP	—	
Public safety facility	—	UP	P	

TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE

Heliport	—	—	UP	
Maintenance facility	—	—	P	
Parking facility, public or commercial	—	—	UP	
Utility facility	—	UP	UP	
Wireless telecommunications facility	UP	UP	UP	17.46

Notes:

(1) See Article 10 (Glossary) for land use definitions.

17.26.040 - Special Purpose Zone Site Planning and Building Standards

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Table 2-15 in addition to the applicable development standards (e.g., landscaping, parking and loading, etc.) in Article 3.

TABLE 2-15 - OS, REC, AND P ZONE DEVELOPMENT STANDARDS

Development Feature	Requirement by Zone		
	OS Open Space	REC Recreation	P Public
Lot size	Minimum area and width required for each lot in a new subdivision.		
Minimum area	Determined through Site Design Approval. See 17.26.050.	1.5 acres (except in a Planned Development).	See Section 17.26.060
Minimum width		100 ft	
Residential density	Maximum number of dwelling units allowed on a site. The actual number of units allowed will be determined by the City through subdivision or planning permit approval.		
Maximum density	1 caretaker unit	1 caretaker unit	1 caretaker unit
Setbacks	Minimum setbacks required. See Section 17.30.030 for exceptions, reductions, and encroachments. See Chapter 17.44 for setback requirements applicable to a specific land use.		
Front	Determined through Site Design Approval. See 17.26.050.	20 ft from ultimate road ROW, with mean average of 30 ft.	See Section 17.26.060
Side - Interior (each)		30 ft; 15 ft if lot is < 1 acre	
Side - Street side		Same as interior side	
Rear		Same as interior side	
Site coverage	Maximum percentage of total lot area to be covered by structures and pavement.		
Maximum coverage	N.A.	25%	N.A.
Height limit	Maximum allowable height of structures. See Section 17.30.060 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.		
Maximum height	25 ft, 2 stories	45 ft; or as allowed by Use Permit approval.	See Section 17.26.060.
Fencing	See Section 17.30.040 (Fences, Walls, and Screening)		
Landscaping	See Chapter 17.34 (Landscaping Standards)		
Parking	See Chapter 17.36 (Parking and Loading)		
Signs	See Chapter 17.38 (Signs)		
Additional zone standards	See 17.26.050	See 17.26.070	See 17.26.060

17.26.050 - OS Zone Requirements

No new structure shall be erected or structurally enlarged within the OS zone unless the Commission has approved the plans and drawings filed in compliance with this Section.

A. Plan and drawing requirement. The owner shall submit two copies of each of the following drawings to the Department for Commission review when applying for a Building Permit.

- 1. Site plan.** A site plan, drawn to scale showing:
 - a. The proposed layout of the structures and other improvements including driveways, pedestrian walks, off-street parking and off-street loading areas, landscaped areas, fences, walls and prominent natural terrain features;
 - b. The locations of entrances and exits and the direction of traffic flow into and out of off-street parking and off-street loading areas, the location of each parking space and each loading berth, and areas for turning and maneuvering vehicles; and
 - c. How utilities and drainage are to be provided.
- 2. Landscape plan.** A landscape plan, drawn to scale, showing the locations of existing trees and other plant material on the site and surrounding area, the trees and other planting material proposed to be removed or retained on the site, and the location and proposed design of landscaped areas and the varieties and sizes of plant materials to be provided.
- 3. Architectural drawings.** Architectural drawings drawn to scale, including floor plans in sufficient detail to permit computation of parking or yard requirements, and showing all elevations of the proposed structures as they will appear upon completion. All exterior surfacing materials and colors shall be specified.
- 4. Sign drawings.** Scale drawings of all signs showing size, location, material, colors, and illumination if any.
- 5. Additional information.** The Commission may require additional information if necessary to determine whether the purposes of this Section are being carried out, or may authorize omission of any or all of the drawings required by this Section if they are not necessary.

B. Criteria for approval. Commission approval shall require that the project complies with all applicable City policies and standards, and the following standards.

- 1.** Adequate traffic and pedestrian circulation and access way shall be provided, dedicated and improved as necessary to avoid congestion and to prevent adverse affects on neighboring property.
- 2.** All buildings or structures shall be arranged to permit convenient access for the City's emergency and service equipment. The applicant may be required to install and maintain fire hydrants, stand pipes and other fire protection devices.
- 3.** All buildings and landscaping shall have the scale and proportions which are appropriate to their size, to surrounding areas, and to the intent of the OS zone.
- 4.** Building elevations shall be compatible with the characteristics of the surrounding areas and the intent of the OS zone, as determined by the review authority.
- 5.** Landscaping, exterior lighting, walls, fences and screened planting shall be compatible with the characteristics of the surrounding areas, and the intent of the OS zone.

17.26.060 - P Zone Requirements

- A. Applicability.** The requirements of this Section apply to proposed development within the P zone in addition to the standards in Section 17.26.040 (Special Purpose Zone Site Planning and Building Standards).
- B. Site planning and design requirements.** Site planning and design requirements in P zones shall be determined through Use Permit review and approval, or through the site plan review process provided by this Section where 17.26.030 (Special Purpose Zone Land Uses and Permit Requirements) does not require Use Permit approval. No use shall be commenced and no building permit shall be issued for any structure within the P zone until a site plan has been approved in compliance with this Section.
- C. Site plan preparation and review.**
- 1. Application requirements.** The required site plan shall specify and show, as applicable:
 - a. Lot dimensions;
 - b. All proposed structures, including their location, dimensions, heights, and proposed uses;
 - c. Walls and fences, including their location, height, and materials;
 - d. Off-street parking, including its location, number of spaces, and dimensions of parking areas, and their internal circulation patterns;
 - e. Access to and on the site, including pedestrian, vehicular, service, points of ingress and egress;
 - f. Signs, including their location, size, height, and type;
 - g. Loading areas including their location, dimensions, number of spaces, and internal circulation;
 - h. Lighting, including its location and type, and measures to ensure compliance with Section 17.30.060 (Outdoor Lighting);
 - i. Landscaping and irrigation, including its location and proposed plant and tree varieties;
 - j. The location, dimensions and method of improvement of all property to be dedicated to the public or to public utilities; and
 - k. Plans or reports detailing the proposed treatment of disposal of sewage and/or industrial waste.
 - 2. Site plan review.** Each site plan shall be submitted to and approved by the Commission after a public hearing in compliance with Chapter 17.92 (Public Hearings).
 - a. A site plan may be approved, modified and approved or approved subject to conditions, or rejected.
 - b. After approval, a site plan may be amended in the same manner as a site plan as first approved in compliance with this Section.
 - c. If the Commission determines that a proposed site plan may unreasonably interfere with

the use or enjoyment of property in the vicinity or endanger the public peace, health, safety, or general welfare, the Commission may reject the plan, or modify or condition the approval of the plan to address the problems.

- d. A site plan may be required prior to recommending a change of zone, and the Commission may approve a site plan subject to securing a change in zone.

D. Effect of site plan approval. No person shall fail to comply with any approved site plan or any applicable conditions of approval, nor shall a Building Permit be issued for a structure that would not comply with the applicable approved site plan.

17.26.070 - REC Zone Requirements

- A. Applicability.** The requirements of this Section apply to proposed development within the REC zone in addition to the standards in Section 17.26.040 (Special Purpose Zone Site Planning and Building Standards).
- B. Landscaping.** Significant landscaping shall be incorporated into the required front setback, as determined by the review authority.
- C. Open space.** Open space shall be maintained on each site, including the following environmentally sensitive areas: 100 year flood plains as delineated on FEMA maps, environmentally sensitive wetlands, slopes in excess of 30 percent, lakes and ponds. In preserving these environmentally sensitive areas, emphasis shall be placed on maintaining the natural characteristics of the property while insuring that any proposed development is harmonic with the terrain and provides buffer yards for neighboring land uses. Areas designated as environmentally sensitive shall remain in their natural and undisturbed state and shall be maintained in such a manner as to not create a fire hazard.

17.26.080 - SP Zone Requirements

- A. Applicability.**
 - 1. Area of application.** An SP zone may be established by an amendment to this Development Code, or as a rezoning for any area within the boundary of the General Plan. Each SP zone shall be a logical geographical unit and may include one or more parcels. An SP zone may be broken down into subareas for the purpose of assigning specific development standards and regulations.
 - 2. Development standards.** Site requirements, uses permitted and all other conditions on development shall be determined as part of the adoption of an SP zone and may be incorporated into the Zoning Ordinance by reference.
 - 3. General Plan consistency.** An SP zone shall conform to the policies of the applicable General Plan designation.
 - 4. Minimum site area.** The minimum size for an SP zone shall be five acres. Smaller parcels may be combined in an application to meet minimum qualification for land area.
 - 5. Establishment of an SP zone.** The rezoning of property to apply an SP zone shall include the adoption of the following requirements:
 - a. Identification of geographical area where district standards and subarea standards apply;
 - b. Description of the intent and character of area development;

- c. Identification of environmental mitigation measures and important features to be preserved;
- d. Identification of uses permitted and uses requiring Use Permits;
- e. Identification of street and right-of-way standards and easements for provisions of utilities and pathways; and
- f. Identification of standards for height and bulk, set-back, parking, lot size, percentage of open space and type of landscaping.

B. Rezoning procedure. The procedure for designating property with the SP zone shall comply with the requirements for rezoning in Chapter 17.94 (Amendments).

C. Amendments to SP zone. An SP zone as applied to property may be amended only as follows.

- 1. Determination of amendment type.** The Director will be responsible for determining whether an amendment proposal is major or minor. A major amendment shall follow the procedure required by Subsection B. for new districts. A minor amendment may be approved or denied by the Director. The decision shall be made in writing and in event of a denial, the applicant may appeal the decision to the Commission. The appeal shall be in writing filed with the Secretary of the Commission within 15 days after the Director's decision.
- 2. Criteria for determination.** The Director shall apply the following criteria when determining whether a proposal is a major or minor amendment:
 - a. Introduction of land uses not discussed previously;
 - b. Major changes in layout of land uses;
 - c. Alteration of circulation concepts;
 - d. Changes in densities or design standards; and
 - e. Changes in plan which may create or increase environmental impacts.
- 3. Findings required for approval.** The following findings shall be considered by a review authority prior to a recommendation for approval.
 - a. Changes have occurred in the community since the Specific Plan was adopted.
 - b. The amendment will benefit the Specific Plan Area or the community.
 - c. The amendment is consistent with the General Plan.
 - d. The change will not adversely affect adjacent properties and can properly be serviced.
 - e. There are physical constraints associated with the property that make the amendment warranted.

D. Development Map requirements. The purpose of a Development Map is to insure the requirements, standards and intent of the Specific Plan zone are met for sites within the Specific Plan Area.

1. Applicability and application requirements.

- a. No construction or building permit may be approved on a site in the SP zone without the review and approval of a Development Map by the Director/Commission to ensure its consistency with the requirements of the zone.
- b. A Development Map application shall be submitted on the form provided by the Department, and shall include the fee required by the City's fee schedule, and all documents and materials specified by the Director.

2. Adoption of Development Map. A development map shall be reviewed and approved as follows:**a. Responsibilities of Director.** The Director shall:

- (1) Determine that the application is complete;
- (2) Review the Development Map for compliance with the General Plan, the SP zone, applicable environmental mitigation measures and other City requirements;
- (3) Circulate copies of the Development Map and related information to appropriate departments and agencies for review. (This may occur concurrently with environmental review and subdivision review);
- (4) Hold a Development Map conference with the applicant and commentary agencies prior to the Commission hearing; and
- (5) Prepare a report for the Commission including comments from other agencies, environmental determination and a recommendation.

b. Responsibilities of Commission. The Commission shall:

- (1) Hold a public hearing on the Development Map following the notice procedure in Chapter 17.92 (Public Hearings); and
- (2) Approve, deny or modify the Development Map. The decision of the Commission may be appealed to the Council.

3. Amendment of Development Map. A Development Map may be amended only as follows.

- a. Development map changes may be approved by the Director provided the Director first determines that they do not conflict with the intent of initial Development Plan approval or with the SP zone.
- b. If the Director determines that changes in the Development Map may conflict with its initial approval, the application shall be decided by the Commission.

E. Annexation of SP zone. The procedure for annexation shall be as follows:

1. The SP zone must be adopted by the Council.
2. Following adoption, lands in the area that are contiguous to the existing city boundary will be eligible to apply for annexation.

3. Annexations will be processed through LAFCO and will be considered on the basis of the City's adequacy to provide services.

CHAPTER 17.28 - COMBINING ZONES

Sections:

- 17.28.010 - Purpose
- 17.28.020 - Applicability of Combining Zones
- 17.28.030 - Design (D) Combining Zone
- 17.28.040 - Historical (H) Combining Zone
- 17.28.050 - Mobile Home and Mobile Home Park (MH) Combining Zone
- 17.28.060 - Mining and Reclamation (MR) Combining Zone
- 17.28.070 - Hills Flat Business District (HFBD) Combining Zone

17.28.010 - Purpose

The provisions of this Chapter regulate development and new land uses in the combining zones established by Section 17.12.020 (Zoning Map and Zones), and provide guidance for development within the Combining zones in the form of standards that apply to proposed development in addition to the standards and regulations of the primary zone, where important site, environmental, safety, compatibility, or design issues require particular attention in project planning.

17.28.020 - Applicability of Combining Zones

The provisions of this Chapter apply to proposed land uses and development in addition to all other applicable requirements of this Development Code. Any perceived conflict between the provisions of this Chapter and any other provision of this Development Code shall be resolved in compliance with Section 17.10.050 (Rules of Interpretation).

A. Mapping of Combining zones.

1. **Zoning Map symbols.** The applicability of any combining zone to a specific site is shown by the combining Zoning Map symbol established by Section 17.12.020 (Zoning Map and Zones), being appended as a suffix to the symbol for the primary zone on the Zoning Map. The combining zones are applied to property through the rezoning process (Chapter 17.94).
2. **Symbols for modification of standards.** A combining zone may modify the required building site area or width, or the permitted building height from that required by the primary zone if so specified on the Zoning Map. These specifications may be in excess or be less than the requirements of the primary zone, and shall be shown as follows.
 - a. A number preceding and connected by a hyphen with the zone symbol shall designate the minimum required building site width in feet. Example: 200-C1.
 - b. A number following and connected by a hyphen with the zone symbol shall designate the minimum required building site area. Where the number is greater than 100, it shall indicate the area in square feet; where the number is less than 100, it shall indicate the area in net acres. Example: C1-20,000 or C1-1.
 - c. A number following the zone symbol, and enclosed by parenthesis, shall designate the minimum number of square feet of land area required for each dwelling unit. Example: R3 (4,300).

- d. A combining zone may modify the maximum building height otherwise required by the primary zone with a number shown below and separated by a line from the primary zone symbol; the number shall designate the maximum allowed height for a building or structure in feet. Example: C1/65.
- e. The preceding symbols may be used in any combination to show minimum site, width, minimum site area, minimum area per dwelling unit or maximum height. Example: 100-C1- 15,000/65 or 100-R3-20,00 (4,000)/40.
- f. The letter "X" following the primary zone symbol requires that the minimum building site area shall be as shown on the Final Map or Parcel Map of record. Example: R1-X.

B. Allowed land uses, permit requirements, development standards. Except as may be otherwise provided by this Chapter for a specific combining zone:

- 1. Any land use normally allowed in the primary zone by this Article may be allowed within a combining zone, subject to any additional requirements of the combining zone;
- 2. Development and new land uses within a combining zone shall obtain the zoning approvals required by this Article for the primary zone; and
- 3. Development and new land uses within a combining zone shall comply with all applicable development standards of the primary zone, all other applicable provisions of this Development Code (e.g., Article 3 - Site Planning and Project Design Standards), and the City=s Design Guidelines to the extent determined by the review authority and/or specific provisions of the Design Guidelines.

17.28.030 - Design (D) Combining Zone

A. Purpose. The -D (Design) combining zone is intended to provide to provide controls and safeguards to preserve and enhance areas of historical, civic or cultural value to the City. Recognizing that Grass Valley is endowed with these areas and that the protection and preservation of these sites will maintain the quality of life, enhance the tourism industry, the regulations of this combining zone will be of benefit to the economy and enrichment of the City.

B. Rezoning requirements.

- 1. **Criteria for area and standards.** The following criteria shall be used in establishing regulations for an area to be rezoned with the -D combining zone, and the selection of the area to be rezoned:
 - a. Areas of special or unique natural beauty and aesthetic interest forming a basic resource in the economy of the City, the preservation of which would enhance the tourism industry; and
 - b. Places, sites, structures or uses which have special historical interest.
- 2. **Findings for rezoning.** The following finding or findings shall be made a part of a rezoning ordinance to apply the -D combining zone to property:
 - a. The specific special and unique natural beauty and aesthetic interest of the place, site, structure or use; and/or
 - b. The specific special historic interest of the place, site, structure or use.

- C. **Architectural standards.** So that buildings, structures, signs, landscaping, etc., will be keeping with the findings stipulated in Subsection B.2, the Commission shall take the following items under consideration in approving plans for a site within the -D combining zone.
1. The height, bulk and area of buildings;
 2. Setbacks from property lines;
 3. The color, textures and materials of the exterior walls;
 4. The type, pitch and material of roofs;
 5. The type, size and location of signs;
 6. Landscaping and parking lot layout;
 7. The relationship to other buildings and/or uses in the area;
 8. The architectural treatment as related to any historical buildings or structures; and
 9. The location and treatment of the site as related to its natural setting, including grading, cuts and fills and preservation of trees and natural ground cover.
- D. **Commission review of proposed plans.** No Building Permit shall be issued for construction within the -D combining zone until the proposed plans have been approved or conditionally approved by the Commission.
1. **Application requirements.** The applicant shall submit required data on the items to be considered in Subsection C. for Commission approval.
 2. **Referral for advice.** In its review of plans, the Commission may seek the advice of any person or organization, who, in the opinion of the Commission is qualified to give the advice. The person or organization must be devoid of any and all financial interest in the development under consideration.
 3. **Changes to project.** If the Commission finds that the proposed structure or uses are incompatible to the purpose and intent of the -D combining zone, the Commission or its designated representative shall endeavor to have the plans changed to conform to the purpose and intent of the combining zone.
 4. **Appeal.** If the applicant is not satisfied with the Commission's or its representative's action, they may appeal the decision to the Council in compliance with Chapter 17.91 (Appeals).
- E. **Destruction or alteration of historical buildings.** No historical building in the -D combining zone shall be moved or relocated, torn down, demolished, destroyed, altered, improved or otherwise changed in exterior appearance except as follows.
1. If any historical building is damaged by an act of God, including earthquake or fire, the owner may repair the building if he secures a Permit from the Commission or its authorized representative.
 2. An owner making any alteration to the exterior of a historical building or intending to move or relocate the building shall submit plans and secure approval from the Commission or its authorized representative prior to construction and/or issuance of a Building Permit.

17.28.040 - Historical (H) Combining Zone

- A. Purpose.** The -H (Historical) combining zone is intended to identify important cultural resource sites and structures in the City, to ensure that any proposal to alter the state of the site or structure is carefully considered prior to implementation.
- B. Applicability.** All proposed construction, demolition, exterior alteration, addition, modification of a structure or part of a structure or sign within the -H combining zone shall comply with all applicable requirements of this Section.
- C. Historic review.**
- 1. When required.** Historic review in compliance with this Section shall be required prior to:
 - a. The issuance of a Building Permit for any new construction, demolition, or exterior alterations, additions, or modifications of a structure or part of a structure, or sign
 - 2. Exempt activities.** The activities listed below are exempt from the provisions of this section. All construction or improvement activities seeking an exemption shall be submitted to and reviewed by the Department to ensure that such work is in compliance with this section:
 - a. Repainting of a building or sign with a color listed on a paint company's historic color palette and consistent with color patterns established by other buildings in the Historic combining zone; or
 - b. Signs that comply with the following criteria:
 - i. Meet the size, number, and type standards listed in table 3-11.
 - ii. Suspended signs shall be at least ¾ inch MDO, wood or similar material and include a trim element (paint or wood) around the edge of the sign.
 - iii. Projecting or suspended signs shall be pedestrian oriented.
 - iv. The style, color, and design shall be consistent with the character and themes of other signs in the Historical Combining Zone.
 - v. No signs shall be located above the awning, unless previously existing.
 - vi. Door signs are exempt from the total of three permitted signs only if they include a small logo or name of business, hours of operation, and phone number.
 - c. Modifications to the structure which exposes and restores original architectural features such as exterior materials, windows and openings.
 - 3. Application requirements.** An application for historic review shall include the materials and information required by the Department.
 - 4. Consultation.** In reviewing plans, the Development Review Committee shall consult with the Planning Commission and the Grass Valley Historical Commission, the Nevada County Landmarks Commission, the Nevada County Historical Society, and other persons and agencies and organizations knowledgeable in the history of Grass Valley.
 - 5. Timing of review.** The Development Review Committee shall review submitted plans at its next regular or special meeting and report its approval, conditional approval or denial to the applicant and the Building Official within 30 days.
 - 6. Public hearing.** The Development Review Committee may call for public hearings as it may deem necessary or desirable prior to approving submitted plans. If a public hearing is to be held, notice shall be provided and the hearing shall be conducted in compliance with Chapter 17.92 (Public Hearings).

7. **Criteria for application approval.** In reviewing a project within the -H combining zone, the Development Review Committee shall consider its relationship to nearby buildings, the general character of the area within the zone, and the proposed conformity with the Design Criteria in the "Design Manual, Downtown Historic Area, Grass Valley, California," prepared by WPM Planning Team, Inc., in December 1981, on file in the City Clerk's office and described from time-to-time by Resolution of the City Council.

D. Standards for awnings, canopies, unroofed porches and similar structures. Building materials and construction in "-H" Districts shall conform to applicable City Codes in force except that in areas where awnings or similar structures are allowed, the following shall apply:

1. Dimensional requirements.

- a. Awnings, marquees, canopies and unroofed porches may extend over public property in zones where there are no setback requirements.
- b. Awnings may extend over public property not more than seven feet from the face of a building not within two feet of the curb line measured horizontally. All portions of awnings shall have at least eight feet of clearance above public walkways.
- c. Marquees, canopies, and unroofed porches shall have at least nine feet minimum clearance above the paved roadway or sidewalks surface whichever is higher. No structure shall extend beyond the curb line.
- d. Marquees, canopies, and unroofed porches shall be provided with gutters and downdrains concealed in supports or walls and made to drain under walkways.
- e. Posts supporting canopies and unroofed porches on the street side of walkways shall be at least one foot back of the curb line to the face of the post and the canopy or unroofed porch designed so that it will be supported if any one post is removed. A greater curb line to post face may be required by the Building Inspector if the slope of the adjacent street will cause vehicles to lean into posts.

2. Construction materials.

- a. Awnings shall have non-combustible covering supported on non-combustible frames attached to the building.
- b. Canopy and unroofed porch posts shall be of reinforced concrete, steel or other non-combustible materials supported by concrete footings.
- c. Marquees, canopies, and unroofed porches shall be provided with an automatic sprinkling system if one-hour fire resistive construction is not provided. Complete fire-retardant treated wood, in locations protected from contact with rain water may be used in conjunction with one-hour fire-resistive construction on the remainder of the structure. Roofs shall be fire-retardant.

17.28.050 – Mobile Home and Mobile Home Park (MH) Combining Zone

The -MH combining zone may be combined through rezoning with other zones applicable to specific property to translate the requirements of the regulations of section 17.44.150 Mobile/Manufactured Homes and Mobile Home Parks.

17.28.060 - Mining and Reclamation (MR) Combining Zone

The -MR (Mining and Reclamation) combining zone may be combined through rezoning with other zones applicable to specific property, excluding residential zones, to translate the requirements of the regulations of Chapter 17.42 (Mining and Reclamation) into the development/mining of a selected site.

17.28.070 – Hills Flat Business District (HFBD) Combining Zone

- A. Purpose.** The Hills Flat Business District (HFBD) combining zone applies to an area around the Idaho-Maryland Road /East Main Street intersection. This combining zone is intended to implement several programs from the Idaho-Maryland Road /East Main Street Redevelopment Study adopted in March 2010. This combining zone also establishes additional use restrictions and design regulations through the implementation of the City's Community Design Guidelines.
- B. Use Restrictions.** All uses in Table 2-10 are allowed as noted with the exception of drive-through restaurants, which are prohibited. The City has determined this type of use is not appropriate for this area due to traffic-related impacts.
- C. Development Standards.** Besides the development standards required in the applicable C-2 or C-3 zone, any new structures and alterations shall comply with the following standards:
1. All outdoor storage use shall be screened as viewed from public right-of-ways to the extent feasible. The City recognizes full screening may not be obtained due to the elevation changes on local roads and highways. Any proposal for outdoor storage shall include a plan for screening as part of the Development Review process. The screening shall include a decorative finish that complements the existing or proposed building. The review authority may consider a solid landscaped hedge in conjunction with the fence or wall.
 2. To the extent feasible, street facades must be built to the property line of every corner. The City recognizes there are several parcels in this area that have curved street frontages. In those instances, the building shall include additional architectural elements in order to have as much of the building along the property line as practicable.
 3. All street facades shall have a primary ground-floor entrance.
 4. Buildings shall be a minimum of sixteen feet (16') in height.
 5. Rear-facing buildings, loading docks, overhead doors, and other service entrances are prohibited on street frontages.
 6. Canopies, awnings, and balconies may encroach over the property line on the street.
- D. Project Review and Streamlining.** An additional objective of the redevelopment study and implementation of this combining zone is to encourage attractive redevelopment of this area. This can be accomplished by encouraging new buildings to front the street and placing parking behind the building. Creative use of landscaping can also assist in the enhancement of the study area.

If development projects comply with the base zone standards and standards listed above, the City will streamline the processing of applications by allowing development review permits to be reviewed and decided upon as follows:

1. New buildings or additions of 2,000 square feet or less – Community Development Director approval;
2. New buildings or additions between 2,001-10,000 square feet – Development Review Committee approval;
3. New buildings or additions greater than 10,001 square feet – Planning Commission approval.