

PART I
LAND USE/CIRCULATION
DIAGRAMS AND STANDARDS

PART I

LAND USE/CIRCULATION DIAGRAMS AND STANDARDS

Part I describes the General Plan Land Use Diagram and the Circulation Plan designed to support the proposed land uses.

LAND USE DIAGRAM AND STANDARDS

The Land Use Diagram depicts proposed land use for the Placerville General Plan Area for the year 2005. The following sections describe the land use designations appearing on the Land Use Diagram, the purposes of each land use designation, allowable uses within each designation, applicable standards of population density and/or building intensity, and the zoning districts deemed to be consistent with each land use designation.

For residential designations, General Plan density standards are stated in dwelling units per gross acre, while the minimum parcel sizes and minimum lot areas per dwelling unit specified for the corresponding zoning districts are stated in net square feet of parcel area. After making deductions for streets and rights-of-way from the gross acreage figures, the density standards for the General Plan designations and the minimum parcel sizes and minimum lot area per dwelling unit specified by the applicable zoning districts are roughly determined based on maximum density established by the Zoning Ordinance for each district. The maximum residential density possible with a density bonus will, therefore, exceed the maximum density per gross specified for each residential category. Additionally, the maximum density per gross acre specified for each residential designation does not reflect the possible development of secondary residential units, which would increase the possible density over what is otherwise specified.

The General Plan assumes that the average household size for the Rural Residential (RR), Low Density Residential (LD), and the Medium Density (MD) designations is 2.5 persons and the average household size for the High Density Residential (HD) designation is 2.0 persons.

Development intensity standards for the commercial and industrial designations are stated in terms of floor-area ratios, that is, the ratio of total square footage of floor area within a building to the net parcel area.

RESIDENTIAL DESIGNATIONS

Rural Residential (RR)

Purposes

1. Provide for single-family residential development at very low densities in rural areas with limited services and facilities.
2. Provide for agricultural uses compatible with the residential character of the area.
3. Create conditions conducive to a desirable rural environment and protect it from encroachment by unrelated and incompatible uses.
4. Protect watershed lands and open space values.
5. Prevent incompatible development on steep slopes.
6. Minimize the need for the extension of urban-level utilities and facilities.

7. Preserve lands suited for eventual development until such time as they are needed and the economical provision of utilities, streets, schools, recreation facilities, and other facilities has been planned and scheduled.

Allowable Uses

Detached single-family homes, secondary residential units, agricultural uses, such as raising and grazing livestock, poultry or other animals, and growing and harvesting of trees, fruits, vegetables, flowers, grains or other crops, public and quasi-public uses, and similar and compatible uses.

Density/Intensity Standards

Density Range: 0.20 to 1.00 dwelling units per gross acre.

Consistent Zoning Districts

Minimum Site Area per Dwelling Unit

RE (Estate Residential)	5 acres
R1A (Single-Family – Acre).....	1 acre
OS (Open Space)	
PF (Public Facilities)	

Low Density Residential (LD)

Purposes

1. Provide for single-family residential development in areas with urban-level services and facilities, but limited for development by topography and terrain.
2. Create conditions conducive to a desirable low-density environment and protect it from encroachment by unrelated and incompatible uses.

Allowable Uses

Detached single-family homes, secondary residential units, public and quasi-public uses, and similar and compatible uses.

Density/intensity Standards

Density Range: 1.01 to 4.00 dwelling units per gross acre.

Consistent Zoning Districts

Minimum Site Area per Dwelling Unit

R1-10,000 (Single-Family Residential)	10,000 square feet
R1-20,000 (Single-Family Residential)	20,000 square feet
OS (Open Space)	
PF (Public Facilities)	

Medium Density Residential (MD)

Purposes

1. Provide for single-family residential and mobilehome park development in areas with urban-level services and facilities.

2. Create conditions conducive to a desirable medium-density residential environment and protect it from encroachment of unrelated and incompatible uses.

Allowable Uses

Detached single-family homes, secondary residential units, mobilehomes and mobilehome parks, public and quasi-public uses, and similar and compatible uses.

Density/Intensity Standards

Density Range: 4.01 to 6.00 dwelling units per gross acre.

Consistent Zoning Districts

Minimum Site Area per Dwelling Unit

R1 – 6,000 (Single-Family Residential)	6,000 square feet
MP (Mobilehome Park)	2,700 square feet
PF (Public Facilities)	

High Density Residential (HD)

Purposes

1. Provide for multi-family residential development in areas with urban-level services and facilities and properly located in relation to commercial and other residential areas.
2. Create conditions conducive to a desirable high-density residential environment and protect it from encroachment by unrelated and incompatible uses.
3. Provide for a range of densities to facilitate transitional densities from lower to higher density neighborhoods.
4. Provide for a range of housing types and densities consistent with the General Plan Housing Element.

Density/Intensity Standards

Density Range: 4.01 to 24.00 dwelling units per gross acre.

Allowable Uses

Detached and attached single-family homes, condominiums, apartments, public and quasi-public uses, and similar and compatible uses.

Consistent Zoning Districts

Minimum Site Area per Dwelling Unit

R-2 (Low Density Multi-Family)	5,445 square feet
R-3 (Medium Density Multi-Family).....	3,630 square feet
R-4 (High Density Multi-Family)	2,722 square feet
R-5 (Very High Density Multi-Family).....	1,815 square feet
OS (Open Space)	
PF (Public Facilities)	

Planned Residential Development/Historic (PRDH)

Purposes

1. Provide for the development of single-family and multi-family homes in a manner compatible with the historic areas of the city or undeveloped areas within or adjacent to historic neighborhoods.
2. Ensure that new development within historic neighborhoods is designed and constructed in a manner that is compatible with existing historic development.
3. Protect the historic integrity of areas such as Smith Flat.

Allowable Uses

Single-family detached and attached homes, secondary residential units, multi-family residential units, parks, open space, public and quasi-public uses, and similar and compatible uses.

Density/Intensity Standards

Density Range: 0.20 to 16.00 units per gross acre.

Consistent Zoning Districts

Minimum Site Area per Dwelling Unit

PRDH (Planned Residential Development/Historic).10,000 square feet

OS (Open Space)

PF (Public Facilities)

Housing Opportunity Overlay (HO)

Purposes

1. Provide for the development of attached single-family and multi-family housing to meet the goals of the City's Regional Housing Need Allocation (RHNA).
2. Provide a means of achieving the residential housing objectives of the Housing Element of the General Plan, particularly by encouraging new multi-family residential development that includes affordable housing, housing for persons with disabilities, housing for persons with developmental disabilities, and housing that supports aging in place.

Allowable Uses

Multi-family residential units, single-family attached homes, home occupations,

Density/Intensity Standards

Density Range: 20.00 to 24.00 units per gross acre.

Consistent Zoning Districts.....Minimum Site Area Per Dwelling Unit

HO (Housing Opportunity Overlay)..... 1,815 square feet

COMMERCIAL DESIGNATIONS

Agricultural/Commercial (AC)

Purposes

1. Provide for agricultural uses compatible with the residential character of the area.
2. Create conditions conducive to a desirable rural environment while allowing for limited commercial development.
3. Protect the watershed lands and open space values.
4. Allow for agricultural activities with related commercial uses.

Allowable Uses

Detached single-family homes, secondary residential uses, agricultural uses such as raising and grazing of livestock, poultry, or other animals, growing and harvesting of trees, fruits, vegetables, flowers, grains, or other crops. Storage, packing, and processing of agricultural products produced on the property. Sales of agricultural goods and other products, including arts and crafts, antiques, food, Christmas trees, fruits, and cannery products and similar uses that are incidental to the residential and commercial uses thereon and that are not a nuisance to contiguous property. This designation also allows for the gift shops, rides (e.g., hay rides, horseback rides, and small trains), camping/R.V.s, picnicking, farmers' markets, and similar uses.

Density / Intensity Standards

Density Range: 0.00 to 0.20 dwelling units per gross acre.

Floor Area Ratio: 0.5

Consistent Zoning Districts

Minimum Site Area per Dwelling Unit

AC (Agricultural Commercial) 5 acres
OS (Open Space)

Commercial (C)

Purposes

1. Provide for retail sales and services, including entertainment and other commercial activities to serve the residents of the community.
2. Provide for the development of commercial facilities concentrated in well-defined and well-designed areas.
3. Create conditions conducive to a convenient and desirable environment for customers and employees.
4. Protect areas in this designation from encroachment by heavy commercial, residential, or other incompatible uses.

Allowable Uses

Professional or business offices, banks, studios, retail sales, eating and drinking establishments, commercial recreation, motels and hotels, retail services (excluding fast food restaurants), public and quasi-public uses, and similar and compatible uses.

Density / Intensity Standards

Floor Area Ratio: 0.60

Consistent Zoning Districts

C (Commercial)
OS (Open Space)
PF (Public Facilities)

Highway Commercial (HWC)

Purposes

1. Provide for freeway-oriented uses, such as fast food restaurants, gas stations, and other uses which are necessary and convenient to the travelling public.
2. Provide for the development of highway commercial facilities concentrated in well-defined and well-designed areas.
3. Create conditions conducive to a convenient and desirable environment for customers and employees.
4. Protect areas in this designation from encroachment by unrelated and incompatible uses.
5. Differentiate freeway and travel-oriented uses from those of the downtown business district and other commercial areas.

Allowable Uses

Hotels and motels, service stations, retail sales and services, eating and drinking establishments, other uses catering principally to highway travelers and tourists, public and quasi-public uses, and similar and compatible uses.

Density / Intensity Standards

Floor Area Ratio: 0.60

Consistent Zoning Districts

HWC (Highway Commercial)
OS (Open Space)

Convenience Commercial (CC)

Purposes

1. Provide for small “convenience-oriented” commercial centers to satisfy limited shopping and service needs to the neighborhood in which they are located. The intent of this designation is to provide an expanded version of what has been historically known as the “corner store.” It is intended that this designation will not be introduced into already-developed neighborhoods, but will be limited to newly-developing neighborhoods around the perimeter of the city core. As these new neighborhoods develop, they will be farther from the center of the city, and thus it is deemed desirable to include well-defined and well-designed convenience commercial centers in such areas. Architecturally, development in this designation must be compatible with the neighborhood in which it is located, and be carefully regulated as to landscaping, signage, glare, noise, parking, and hours of operation.
2. Create conditions conducive to a convenient and desirable environment for customers and employees.
3. Differentiate convenience commercial uses from those of the downtown business district, highway commercial areas, and other commercial areas.

Allowable Uses

Markets (excluding gasoline sales), delicatessens (either take-out or sit-down), dry cleaners, laundries, barber and beauty shops, and similar and compatible uses.

Density / Intensity Standards

Floor Area Ratio: 0.50

Maximum Total Floor Area per Center: 5,000 square feet

Compatible Zoning Districts

CC (Convenience Commercial)

Business and Professional (BP)

Purposes

1. Provide for professional office development and related services.
2. Create conditions conducive to a convenient and desirable working environment.

Allowable Uses

Administrative offices, financial institutions, professional offices (such as for architects, attorneys, dentists, engineers, optometrists, chiropractors, physicians, real estate brokers, planning consultants, and physical therapists), medical and dental clinics, laboratories, pharmacies, public buildings and facilities, hospitals, retail sales of business and office supplies, other businesses serving the needs of office workers, public and quasi-public uses, and similar and compatible uses.

Density / Intensity Standards

Floor Area Ratio: 0.60

Consistent Zoning Districts

BP (Business and Professional)

Heavy Commercial (HC)

Purposes

1. Provide for wholesale uses, including bulk storage, warehouses, and other heavy commercial activities to serve the community, and provide employment and income to its residents.
2. Provide for the development of heavy commercial and service facilities, concentrated in well-defined and well-planned areas properly located in relation to utilities, access, topography, and residential uses.
3. Create conditions conducive to a convenient and desirable working environment.
4. Control the objectionable effects of certain uses necessary in the community, but detrimental to other areas.
5. Protect areas in this designation from encroachment by uses which could be better located in areas not as well-suited for heavy commercial activities.

Allowable Uses

Bulk storage, warehouses, service stations, automobile sales, offices, retail sales, wholesale outlets, light manufacturing and assembly, public and quasi-public facilities, and similar and compatible uses.

Density / Intensity Standards

Floor area Ratio: 0.60

Compatible Zoning Districts

HC (Heavy Commercial)
OS (Open Space)
PF (Public Facilities)

Central Business District (CBD)

Purposes

1. Provide for a broad range of pedestrian-oriented commercial, institutional, and public uses.
2. Protect the downtown area from encroachment by unrelated and incompatible uses.
3. Differentiate the downtown area from all other land use designations because of its unique character.

Allowable Uses

Retail sales, eating and drinking establishments, hotels and motels, business and professional offices, institutional uses, government facilities, and similar and compatible uses.

Density / Intensity Standards

Floor Area Ratio: 3.00

Consistent Zoning Districts

CBD (Central Business District)

Historic Planned Commercial (HPC)

Purposes

1. Provide for retail sales and services, including entertainment and other commercial activities, to serve the residents of the community with a historic setting.
2. Provide for the development of light commercial facilities concentrated in well-defined and well designed areas which are compatible with the historic nature of the area.
3. Create conditions conducive to a convenient and desirable environment for customers and employees within a historic setting.
4. Protect areas in this designation from encroachment by heavy commercial, residential, or other incompatible uses which could detract from its historic value.
5. Provide for a special review process to preserve the historic nature of the designated commercial area.

Allowable Uses

Professional or business offices, banks, studios, retail sales, eating and drinking establishments, commercial, recreation, motels and hotels, retail services (excluding fast food restaurants and automobile sales), public and quasi-public uses, and similar and compatible uses.

Density / Intensity Standards

Floor Area Ratio: 0.60

Consistent Zoning Districts

HPC (Historic Planned Commercial)

PF (Public Facilities)

OS (Open Space)

OTHER DESIGNATIONS

Planned Industrial / Cottage Industry/Planned Development Industrial (PI/CI/PDI)

Purposes

1. Provide for manufacturing uses, including assembly operations and industrial services, to serve the community, and provide employment and income to its residents.
2. Provide for the development of industrial facilities concentrated in well-defined and well-planned areas, properly located in relation to utilities, access, topography, and residential uses.
3. Create conditions conducive to a convenient and desirable working environment.
4. Protect areas in this designation from encroachment of uses which could be better located in areas less suited for industrial activities.
5. Provide an area for incubation industries or cottage industries to flourish and grow within a historic setting.
6. Provide a mechanism for special review of developments to ensure that these objectives, together with historic preservation, are ensured.
7. To provide for uses and areas that will encourage economic growth and encourage tourism both locally and regionally and to insure that such uses are constructed in such a way as to be compatible with adjoining Planned Industrial uses.

Allowable Uses

Manufacturing, processing, assembly, outdoor storage, incidental wholesale and retail sales, public and quasi-public uses, campgrounds, recreational vehicle parks, equestrian centers, conference centers, stores, shops, restaurant, amphitheaters, and other recreational uses and similar and compatible uses.

Density / Intensity Standards

Floor Area Ratio: 0.40

Consistent Zoning Districts

PI / CI / PDI (Planned Industrial/Cottage Industry/Planned Development Industrial)

Open Space (OS)

Purposes

1. Preserve and protect those areas whose primary purpose is to be open space either by natural attributes or design.
2. Implement the open space policies of the General Plan.
3. Protect areas in this designation from unrelated and incompatible uses.

Allowable Uses

Natural areas, parks, golf courses, playgrounds, agricultural uses, cemeteries, waterways and basins, and similar and compatible uses.

Density / Intensity Standards

Floor Area Ratio: 0.60

Consistent Zoning Designations

OS (Open Space)

Public Facilities (PF)

Purposes

1. Provide for those uses and activities associated with government agencies and philanthropic non-profit organizations.
2. Protect areas in this designation from encroachment of unrelated and incompatible uses.

Allowable Uses

Government buildings and facilities, public libraries, museums, schools, charitable and philanthropic institutions, water and wastewater treatment plants, substations, and similar and compatible uses.

Density/Intensity Standards

Floor Area Ratio: 0.60

Consistent Zoning Designations

PF (Public Facilities)

CIRCULATION PLAN DIAGRAM AND STANDARDS

The Circulation Plan Diagram (Figure 1-1) depicts the official classification of existing and proposed streets and roads within the Placerville General Plan Area. The following define the various types of roadways in the classification system.

Major Arterial - A continuous street located to serve arterial traffic and designed to minimize access to abutting property via driveways, alleys, and business entrances. Major arterials should not penetrate neighborhoods and should be planned so as to eliminate through traffic in residential neighborhoods and adjacent to schools.

Minor Arterial - A continuous street located to provide direct route between, but not through separate neighborhoods. Minor arterials should be planned to discourage through traffic in residential neighborhoods and adjacent to schools.

Collector Street - A non-continuous street located to collect traffic from local streets and distribute it to minor and major arterials. The difference, other than size, between a collector and an arterial is that a collector penetrates a neighborhood while an arterial does not.

Local Street - A street, other than a collector or arterial, providing access to abutting property and designed to discourage through-traffic.

Cul-de-sac - A local street terminating in a turning area and generally not exceeding 400 feet in length.

STREET CLASSIFICATIONS

FREEWAY/EXPRESSWAY

U.S. Highway 50

MINOR ARTERIAL

Broadway

Carson Road

Cedar Ravine Road

Jacquier Road

Main Street

Middletown Road

Mosquito Road

Placerville Drive

Point View Drive (Portion)

State Route 49

State Route 193

COLLECTOR STREETS

Airport Road

Bee Street

Bedford Avenue

Canal Street

Cold Springs Road

Combella Road

Country Club Drive

Hocking Street

Mallard Lane

Marshall Way

Morrene Drive

Oak Terrace Road

Pacific Street

Pierroz Road

Schnell School Road

Smith Flat Road

Spring Street

Tunnel Street

Turner Street

Washington Street

All other City of Placerville-maintained streets are designated either local or cul-de-sac streets.

Streets and roads in Placerville shall be developed according to the standards depicted in Figures I-2 through I-7.

FIGURE I-1A
CIRCULATION PLAN DIAGRAM
1 OF 2

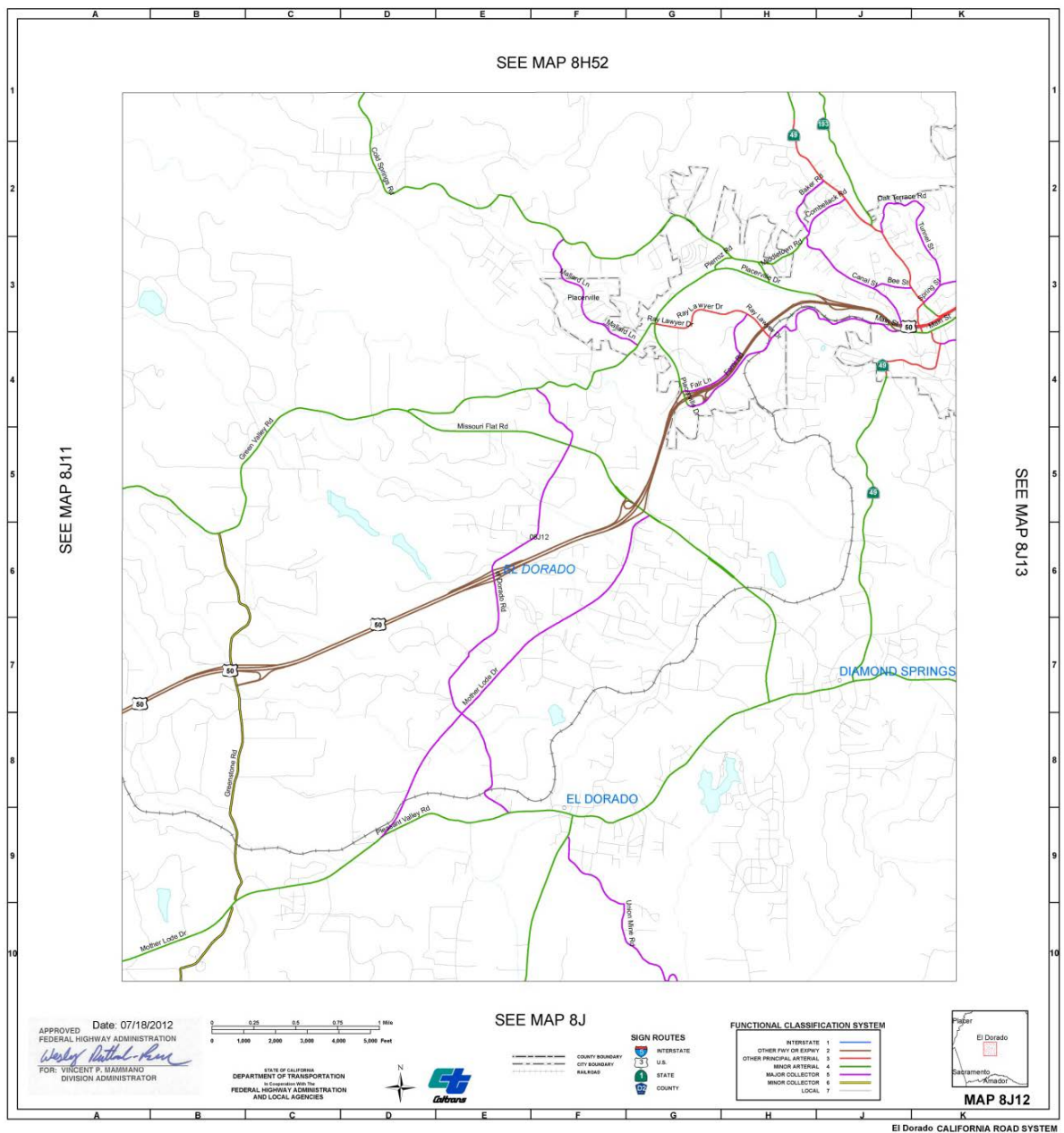


FIGURE I-1B
CIRCULATION PLAN DIAGRAM
2 OF 2

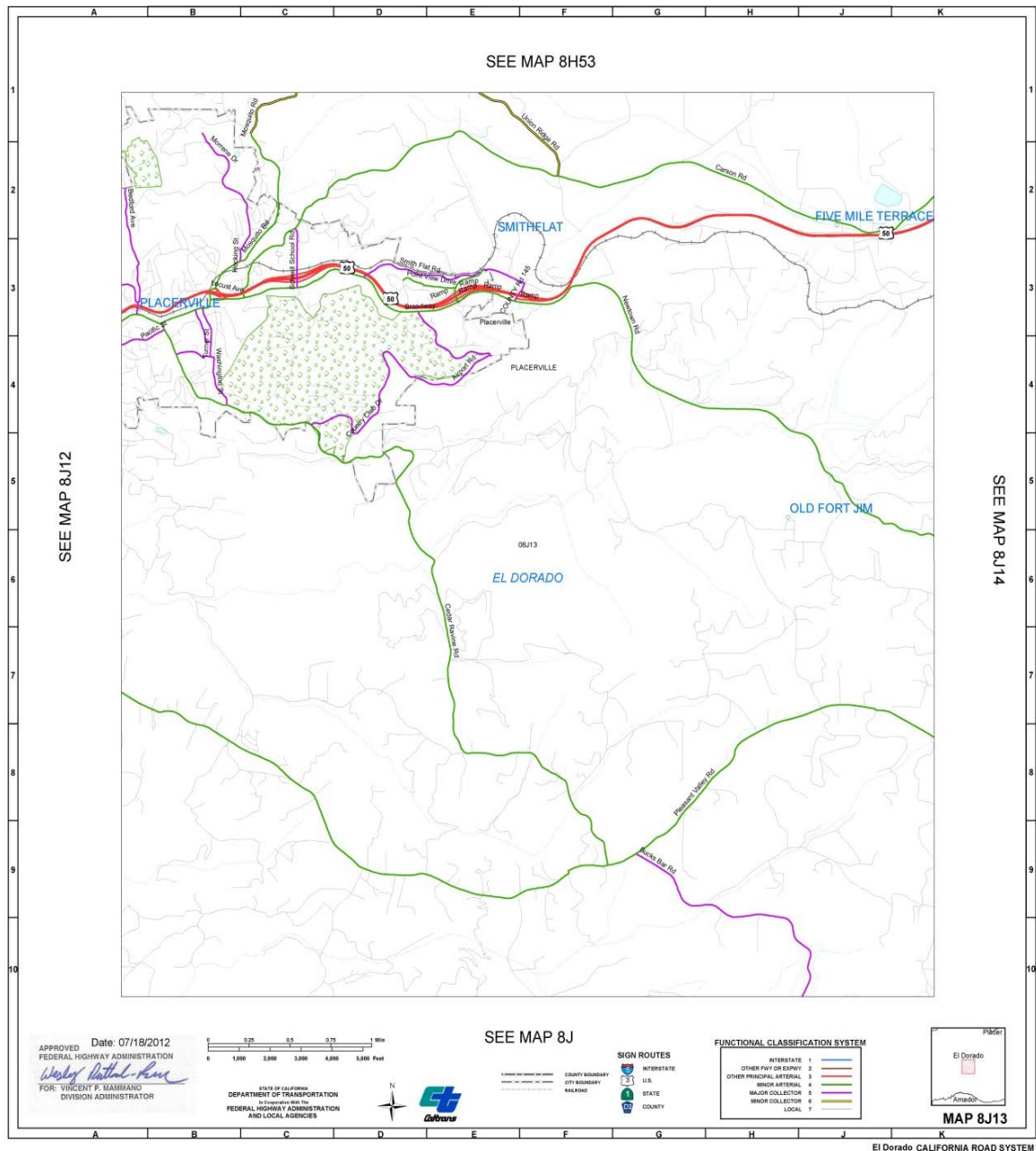
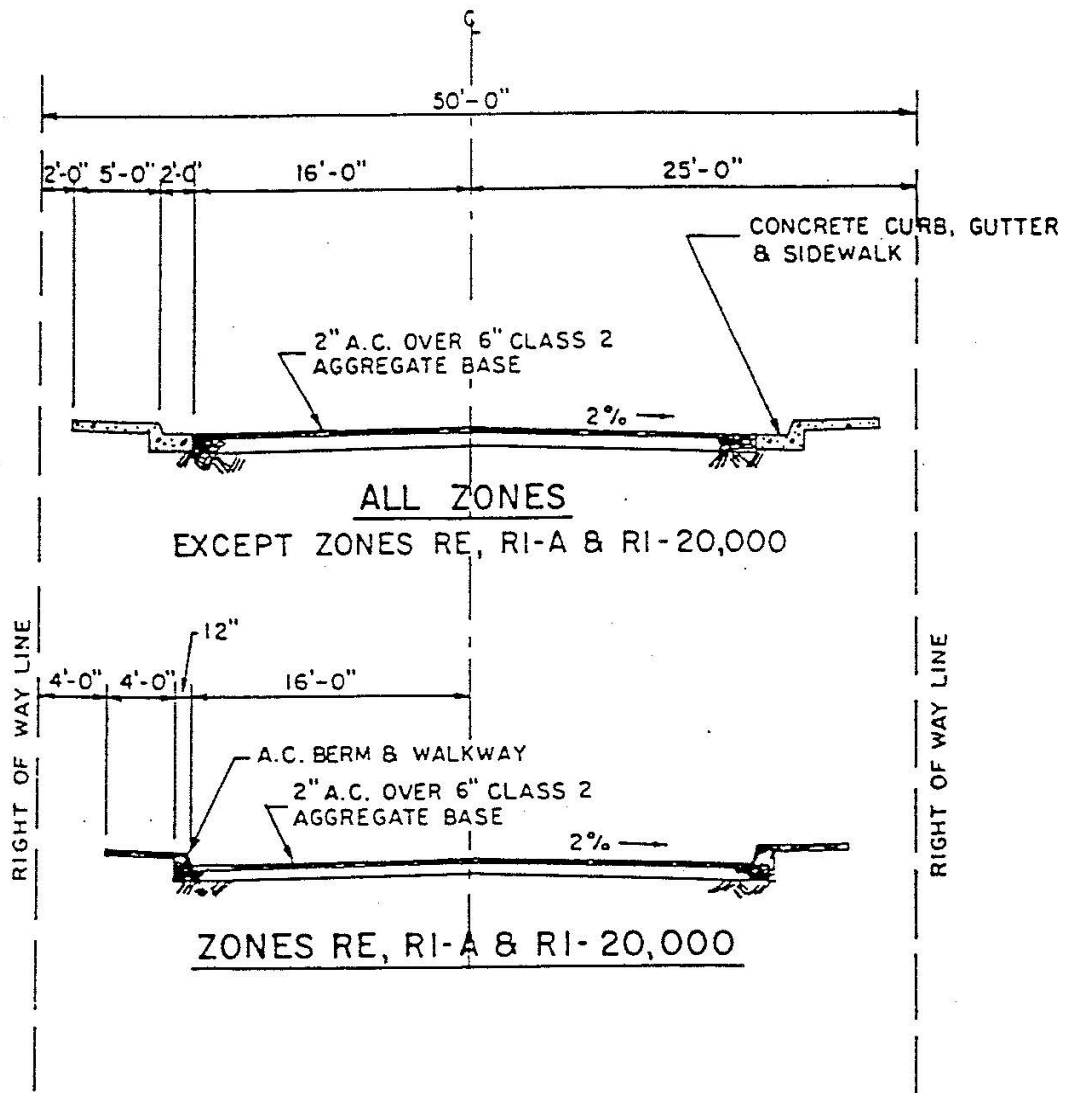


Figure 1-2

STREET STANDARDS

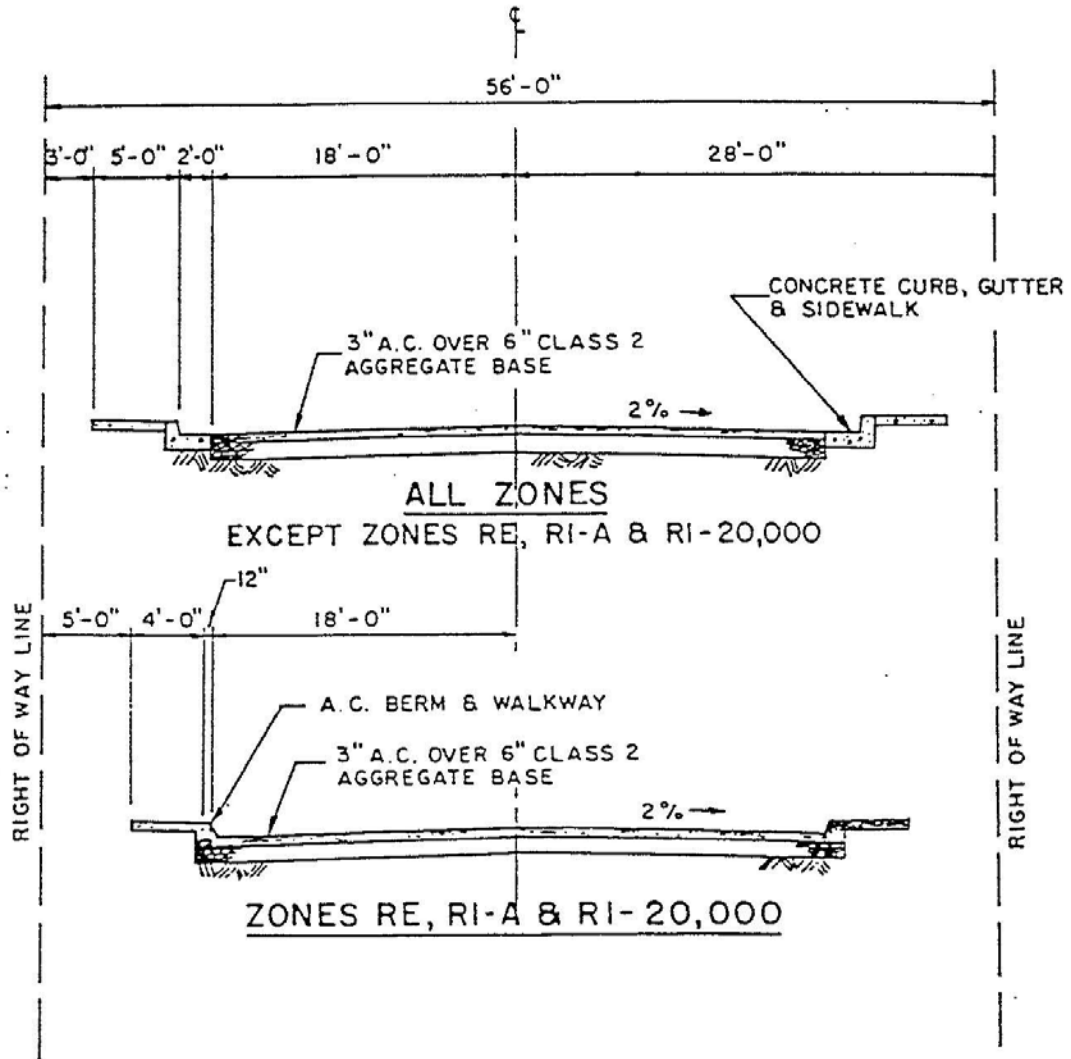
Local Streets



COMPACTION REQUIREMENTS

SUB BASE	} 95% RELATIVE DENSITY
AGG. BASE	

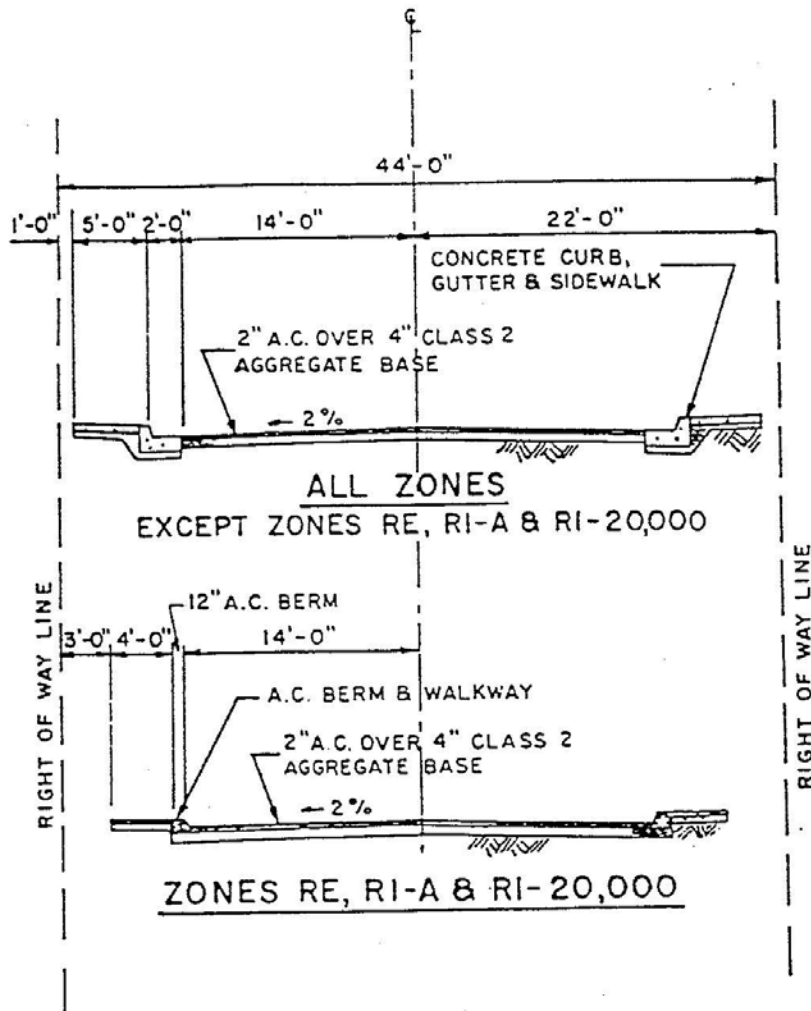
Figure 1-3
STREET STANDARDS
Collector Streets



COMPACTION REQUIREMENTS

SUB BASE	} 95% RELATIVE DENSITY
AGG. BASE	

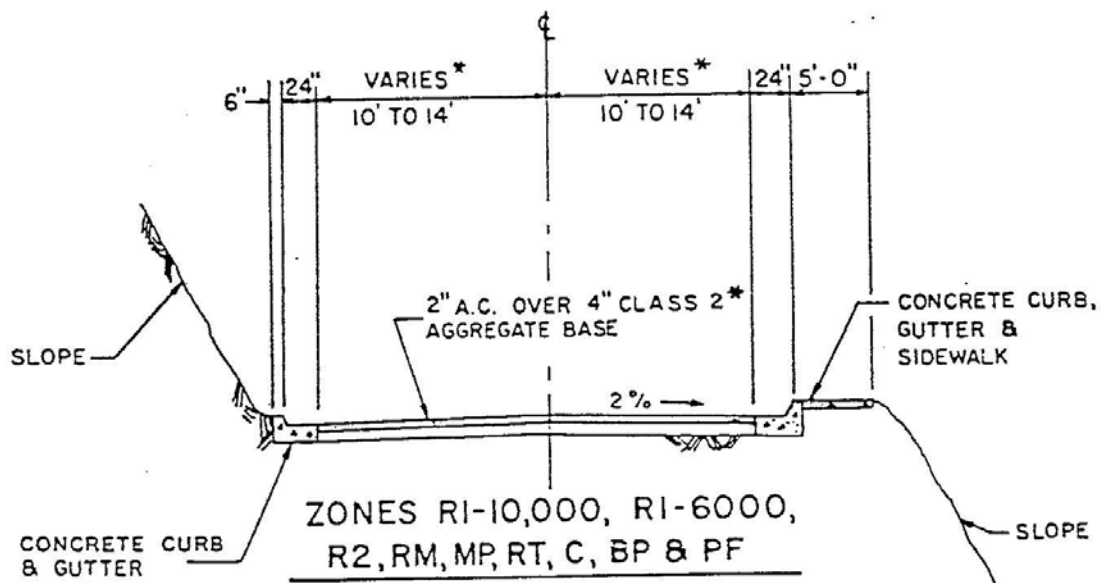
Figure I-4
STREET STANDARDS
Cul-de-sac Streets



COMPACTION REQUIREMENTS

SUB BASE	} 95% RELATIVE DENSITY
AGG. BASE	

Figure 1-5
STREET STANDARDS
Hillside Streets



JUSTIFICATION REQUIREMENTS FOR HILLSIDE STREETS:

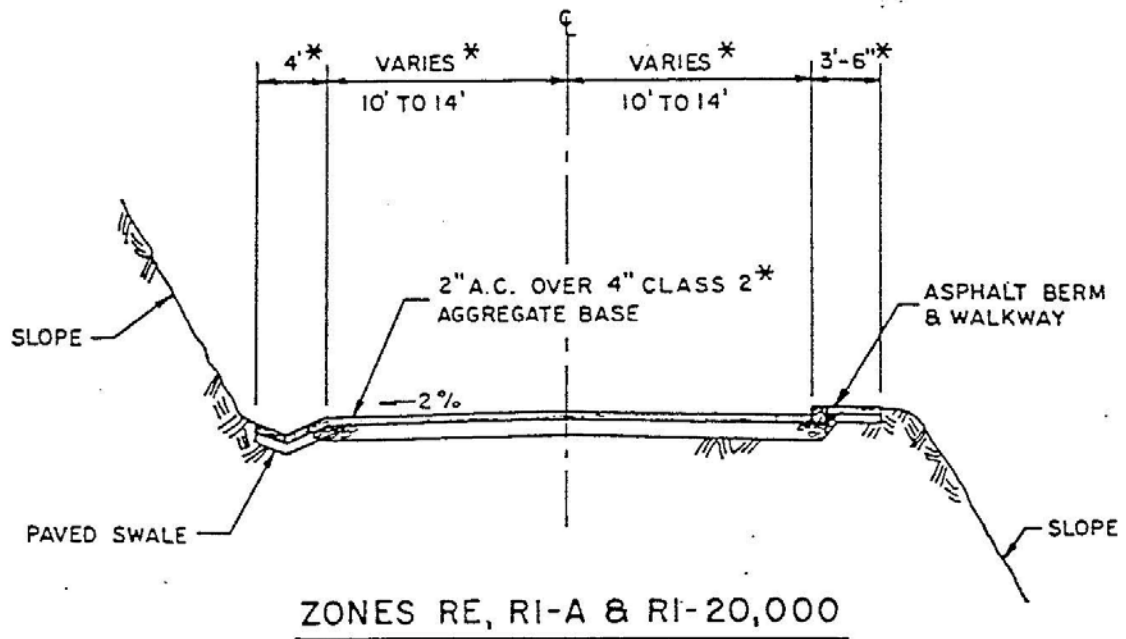
10 % AND GREATER CENTERLINE SLOPE AND/OR 15 % AND GREATER SLOPE ON CROSS SECTION

* MINIMUM OR AS REQUIRED BY CITY ENGINEER
 PLANNING COMMISSION MAY REQUIRE HIGHER STANDARDS
 AS MAY BE DEEMED APPROPRIATE.

Figure 1-6

STREET STANDARDS

Hillside Streets

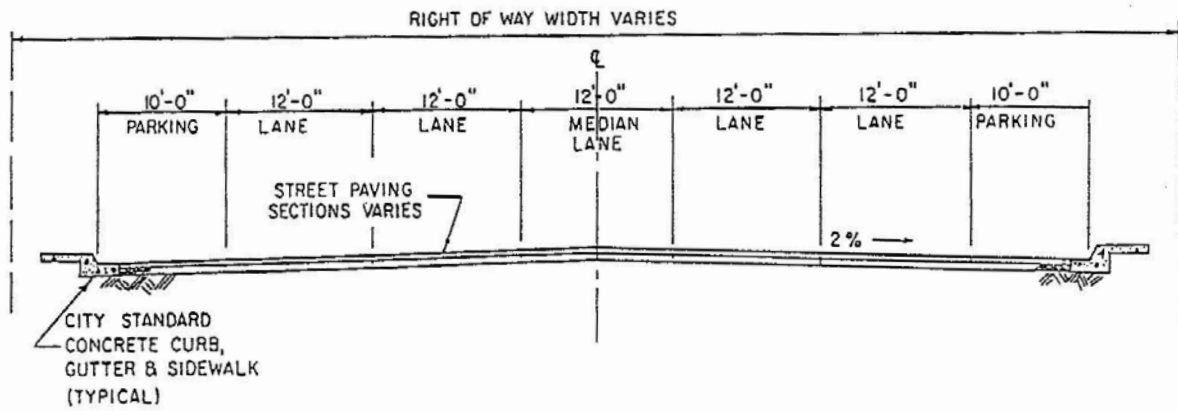


JUSTIFICATION REQUIREMENTS FOR HILLSIDE STREETS:

10 % AND GREATER CENTERLINE SLOPE AND/ OR 15 % AND GREATER SLOPE ON CROSS SECTION

* MINIMUM OR AS REQUIRED BY CITY ENGINEER.
PLANNING COMMISSION MAY REQUIRE HIGHER STANDARDS
AS MAY BE DEEMED APPROPRIATE.

Figure 1-7
STREET STANDARDS
 Minor Arterial



COMPACTION REQUIREMENTS

SUB BASE } 95 %
 AGG. BASE } RELATIVE DENSITY