

Before the Board of Supervisors  
County of Placer, State of California

In the matter of

Ordinance No 5568-B

**An amendment to the Placer County  
Code Chapter 17, Sections 17 04 030,  
17 06 050 and adding Section  
17 56 235 related to the storage of  
snow removal equipment**

The following Ordinance was duly passed by the Board of Supervisors of the County of  
Placer at a regular meeting held July 21, 2009 by the following vote on roll call

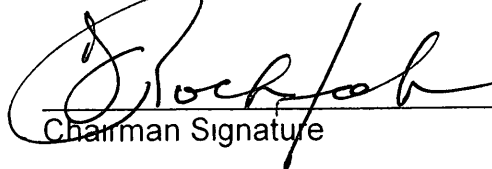
Ayes WEYGANDT, HOLMES, UHLER, MONTGOMERY, ROCKHOLM

Noes NONE

Absent NONE

Signed and approved by me after its passage

Chairman, Board of Supervisors

  
Chairman Signature

Attest  
Clerk of said Board

  
Clerk of the Board Signature

---

THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER STATE OF  
CALIFORNIA DOES HEREBY ORDAIN AS FOLLOWS

**Section 1** Section 17 04 030 of Chapter 17 of the Placer County Code is hereby amended as follows

**17 04 030 Definitions of land uses, specialized terms and phrases**

\*\*\*\*\*

“Snow Removal” (land use) means removing snow during and after a winter storm from public and private roads, driveways, sidewalks, parking lots, and paths to make travel easier and safer. Snow removal activities are typically conducted by individual households, private contractors, special districts, and local and state government. As defined by the National Oceanic and Atmospheric Administration a winter storm is a weather hazard associated with freezing or frozen precipitation including freezing rain, sleet, snow, or combined effects of winter precipitation and strong winds. A winter storm may include one or more of the following winter storm warnings and advisories: 1) Blizzard Warning, 2) Heavy Snow Warning, 3) Lake Effect Snow Warning, 4) Ice Storm Warning, 5) Heavy Sleet Warning, 6) Snow Advisory, 7) Lake Effect Snow Advisory, 8) Freezing Rain Advisory, 9) Sleet Advisory, and 10) Snow and Blowing Snow Advisory. Snow removal is typically accomplished through the use of specialized snow removal equipment including:

- 1) A snow removal vehicle is used to clear thoroughfares of ice and snow. Snow removal vehicles are usually based on a truck or specialized chassis with adaptations allowing them to carry specially designed snow removal equipment. Many authorities also use smaller vehicles and equipment on sidewalks, footpaths, and bike paths.
- 2) A snowplow is a vehicle, or a device intended for mounting on a vehicle, for removing snow and sometimes ice from outdoor surfaces, typically those serving transportation purposes. In many cases, pickup trucks and tractors are outfitted with plows to fulfill this purpose. In areas that receive large amounts of snow annually, and also in specific locations such as airfields, snowplowing winter service vehicles are commonly used.
- 3) Snow blowers, also known as rotating snowplows or snow cutters, can be used in place of snowplows on winter service vehicles. A snow blower consists of a rapidly spinning blade which cuts through the snow, forcing it out of a funnel attached to the top of the blower.

“Snow removal equipment storage” (land use) means storage of snow removal equipment in all residential, commercial and industrial zone districts to ensure immediate accessibility to said equipment during snow events. (See Section 17 56 235 for Snow Removal Equipment Storage requirements for residentially zoned areas.)

“Snow removal equipment vehicle – Residential” (land use) means 4 wheel or tracked vehicles with motors in excess of 20 hp that are not human powered stored seasonally on residential property above 5000’ in elevation pursuant to Section 17 56 235 of this Code.

\*\*\*\*\*

Storage Accessory (land use) Accessory storage means the indoor or outdoor storage of various materials on the same site as a principal building or land use which is other than

storage which supports the activities or conduct of the principal use. Includes the storage of automobiles (including their incidental restoration and repair), personal recreational vehicles and other personal property accessory to a residential use, and the storage of explosives for on-site use. **“Accessory storage” also includes the storage of accessory equipment related to snow removal equipment.** See Section 17.56.250 for specific use requirements applicable to accessory storage.

\*\*\*\*\*

**Section 2** Section 17.06.050 of Chapter 17 of the Placer County Code is hereby amended as follows:

**17.06.050 Land use and permit tables**

\*\*\*\*\*

D Tables. The following tables and the lists of allowable uses in Sections 17.06.060 et seq. contain the same requirements for allowable uses and land use permit requirements. The tables in this section are for convenience to simultaneously show all zone districts, the uses allowed within them, and the permit requirements applicable to each use.

\*\*\*\*\*

**ZONE DISTRICTS**

LAND USE TYPES	RESIDENTIAL				COMMERCIAL						INDUSTRIAL				AGRICULTURAL RESOURCE OPEN SPACE						
	RS	RM	RA	RF	C1	C2	C3	CPD	HS	OP	RES	AP	BP	IN	INP	AE	F	FOR	O	TPZ	W
<b>Residential Uses (continued)</b>																					
Multifamily dwellings 21 or more units		MUP			MUP	CUP		CUP	MUP		MUP										
Residential accessory uses (Section 17.56.180)	C	C	C	C	C	C		CUP			C	C	MUP			C	C				
Residential care homes 6 or fewer clients	C	C	C	C							C						C				
Residential care homes 7 or more clients		MUP	MUP														MUP				
<b>Residential Snow Removal Equipment Storage (Section 17.56.235)</b>																					
Secondary dwellings (Section 17.56.200)	C	C	C	C							C					C	C				
Senior housing projects (Section 17.56.210)		CUP			CUP	CUP		CUP	CUP												
Single family dwellings (Section 17.56.230)	C	C	C	C							C					C	C				
Storage Accessory (Section 17.56.250)																					
Temporary dwelling (Section 17.56.280)			C	C							C			C		C	C			C	
Temporary dwelling hardship/distaster (Section 17.56.290)																					
<b>Retail Trade</b>																					
Automobile home vehicle and parts sales						C	C	CUP	C			MUP		C	CUP						
Building material stores						C	C	CUP	C					C							
Drum and drum thru sales					MUP	MUP	MUP	CUP	MUP			MUP		MUP	CUP						
Farm equipment and supplies sales						C	C		C					C			MUP				
Fuel and ice dealers							MUP							MUP							
Furniture furnishings and equipment stores					C	C	C	CUP	C				MUP	MUP							
Grocery and liquor stores					C	C		CUP	C												
Mail order and ending						C	C				C		C	C	CUP						



International Fire Code of the Placer County Code) The limitations and prohibitions of this section shall also apply to areas in Squaw Valley designated as Low Density Residential (LDR) High Density Residential (HDR) Forest Recreation or Conservation Preserve This section shall not be applicable to legally allowed portable storage containers of 5 gallons or less

- 5 General maintenance (e.g. oil changes and lubrication of equipment) of residential snow removal equipment may not occur during the hours of 8 p.m. – 7 a.m. except during winter storms and is not allowed in the public right-of-way. Major equipment maintenance that is expected to exceed five (5) hours in duration is not allowed unless the maintenance work occurs in an enclosed building or garage. Major equipment maintenance may include the operation of mechanical equipment, welding equipment, pneumatic tools, or other devices that generate significant noise, odors, and glare.
- 6 Repair work that may result in the leakage of fuels, oils, or other potentially hazardous fluids or solvents is subject to the State of California hazardous waste disposal laws.
- 7 Home occupancy standards – Residential snow storage removal equipment businesses in residential zone districts are subject to the requirements of Section 17.56.120 Home Occupations with the exception of Section 17.56.120(C)4 (Home Occupation Performance Standards – Equipment). Snow Removal Equipment stored in compliance with this section is allowed with Home Occupation businesses.
- 8 This section applies to snow removal operations only and does not permit the outdoor storage and/or use of other heavy equipment not intended for snow removal.
- 9 No residential snow removal equipment storage and maintenance activities can exceed the noise standards of the Noise Ordinance (Placer County Code Article 9.36) and the Noise standards of the Placer County General Plan (Section 9) except during winter storms as defined by the National Oceanic and Atmospheric Agency (See Section 17.04.030 Definitions Snow Removal). Such activities include equipment start-up, idling, and routine maintenance.
- 10 When there is a local, state, or federal-declared emergency or the National Weather Service declares that there is a winter storm warning or emergency in effect, the hours of operation and annual storage limitations can be waived by the Director of Planning until such time that the winter storm warning or emergency has been lifted.
- 11 When there is a local, state, or federal-declared emergency or the National Weather Service declares that there is a winter storm warning or emergency in effect, one vehicle more than the maximum number allowed in Section 17.56.235(D) may be stored on a driveway during that storm event.
- 12 No residential snow removal equipment may be stored or maintained unless one or more dwelling units are occupied for residential purposes during some portion of the snow removal season of November 1 to April 30. Residential snow removal equipment storage cannot be the primary use of residential property; it must be incidental to residential uses already established on the site.
- 13 No residential snow removal equipment accessories shall be stored outdoors for parcels less than 19,999 sq. ft. in area. Where a solid fence, landscaping structures, or other visual barriers screen equipment from all abutting properties, the storage of accessory equipment can be allowed providing that the storage limitations of Section 17.56.250 (Storage accessory indoor and outdoor) apply (i.e. no more than 50 sq. ft. in area for parcels less than 10,000 sq. ft. in area and 200 sq. ft. for parcels 10,000 to <20,000 sq. ft. in area).

- 14 The onsite idling of snow removal vehicles shall be subject to the standards and exceptions of Section 10 14 4 (Idling) of the Placer County Code For diesel-powered vehicles idling shall also be subject to the standards and exceptions of Section 2485 Chapter 10 - Mobile Source Operational Controls Article 1 - Motor Vehicles Division 3 Air Resources Board title 13 California Code of Regulations
- 15 When Section 17 235(D) requires a Minor Use Permit and the storage of snow removal equipment is associated with a Home Occupation business subject to Home Occupation Performance Standards (See Section 17 56 120(C)4) it is possible for the business owner to identify a maximum of five additional residential parcels to be entitled by the single Minor Use Permit In no case may residential properties covered by the Minor Use Permit be abutting or contiguous Abutting or contiguous would include residences directly opposite from each other across a public or private street

C **Permit Requirements** Residential snow removal equipment storage uses are subject to the permit requirements established by Sections 17 06 050 (Land use and permit tables) and 17 06 060 et seq (Zone district regulations)

D **Permit Tables** The following table provides information on a number of standards that are applicable to the residential storage of snow removal equipment These standards include a list of permissible residential zone districts the maximum number of vehicles allowed land use permit requirements minimum lot area standards off-street parking standards and outdoor storage

<u>Zone District</u>	<u>Maximum Number of Vehicles</u>	<u>Land Use Permit</u>	<u>Minimum Lot Area</u>	<u>Snow Removal Equipment Off-Street Parking Required<sup>1</sup></u>	<u>Outdoor Storage Set Backs<sup>2</sup></u>
RS RM and all Squaw Valley Residential Zone Districts	2	ARP for 2 vehicles No discretionary permit required for 1 vehicle	Greater than 20 000 sq ft	1 screened <sup>5</sup> or enclosed garage space for each vehicle	For 1 vehicle 20 feet from any adjacent residential structure For 2 vehicles as defined by the ARP but not less than 20 feet from any adjacent residential structure
RS RM and all Squaw Valley Residential Zone Districts	1	ARP for 1 vehicle	10 001-19 999 sq ft	1 screened <sup>5</sup> or enclosed garage space	As defined by the ARP for 1 vehicle but not less than 20 feet from any adjacent residential structure

<u>Zone District</u>	<u>Maximum Number of Vehicles</u>	<u>Land Use Permit</u>	<u>Minimum Lot Area</u>	<u>Snow Removal Equipment Off-Street Parking Required<sup>1</sup></u>	<u>Outdoor Storage Set Backs<sup>2</sup></u>
RS RM and all Squaw Valley Residential Zone Districts	1	MUP	Less than 10 000 sq ft	1 enclosed garage space	No outdoor storage allowed <sup>3</sup>
Lake Tahoe Basin designated as Tourist/Residential Tourist Residential Recreation and Conservation	1	MUP	Greater than 3 000 sq ft and less than 19 999 sq ft <sup>4</sup>	1 enclosed garage space	No outdoor storage allowed <sup>3</sup>
Lake Tahoe Basin designated as Tourist/Residential Tourist Residential Recreation and Conservation	1	ARP	Greater than 20 000 sq ft	2 off-street parking spaces	As defined by the ARP but not less than 50 feet from any adjacent residential structure
RF	2	ARP for 2 vehicles No discretionary permit required for 1 vehicle	200 000 sq ft or greater	2 off-street parking spaces	As defined by the ARP for 2 or more vehicles For 1 vehicle 50 feet from any adjacent residential structure but no less than 25 feet from property line
RF	2	ARP for 2 vehicles No discretionary permit required for 1 vehicle	199 999 sq ft to 1 acre	1 off street parking space	50 feet from any adjacent residential structure but not less than 25 feet from the property line
RF	1	ARP	Less than 1 acre	1 screened <sup>5</sup> or enclosed garage space	50 feet from any adjacent residential structure
RS and RF Serene Lakes/Soda Springs Area Sections 24 26 27 34 and 35 Township 17 North Range 14 East	1	MUP	5 000 sq ft	1 off street parking space	As defined by the MUP but not less than 20 feet from any adjacent residential structure

<sup>1</sup>The off street parking standard referenced herein applies only to the storage of snow removal equipment. See Section 17 54 060 (Parking space requirements by land use) for off street parking standards for passenger vehicles.

<sup>2</sup>The outdoor storage setbacks apply to the storage of snow removal equipment and accessories. Vehicles parked within a garage enclosure are not subject to these setback standards.

<sup>3</sup>The outdoor storage limitations can be exempted pursuant to Section 17 235 (B)(11) for winter storm emergencies.

<sup>4</sup>Residential snow removal equipment storage is not allowed on parcels less than 3 000 sq ft in the Tahoe Basin.

<sup>5</sup>Visual screening may include fencing, landscaping, structures or other visual barriers that screen vehicles or accessory equipment from abutting residences.

**E Tahoe Basin General Plan, Community Plan, Zoning Consistency** In the Tahoe area there are a number of General/Community Plans that also include Plan Area Statements or land use ordinances listing allowable uses and permit requirements. These local plans supersede the County Zoning Ordinance in these areas. However, where the Tahoe Basin Community Plans do not address a particular land use activity, the County Zoning Ordinance provisions shall apply.

**Section 4** This ordinance shall take effect and be in full force thirty (30) days after the date of its passage. The Clerk is directed to publish this ordinance or a summary thereof within fifteen (15) days in accordance with government code section 25124.