

## CHAPTER 17.21 - TRADITIONAL COMMUNITY DEVELOPMENT ZONES

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- 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.

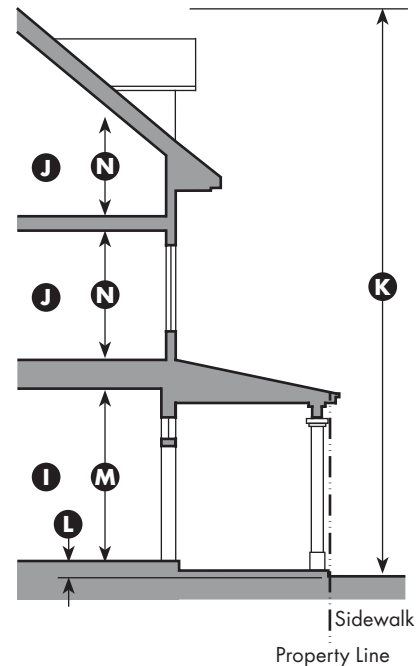
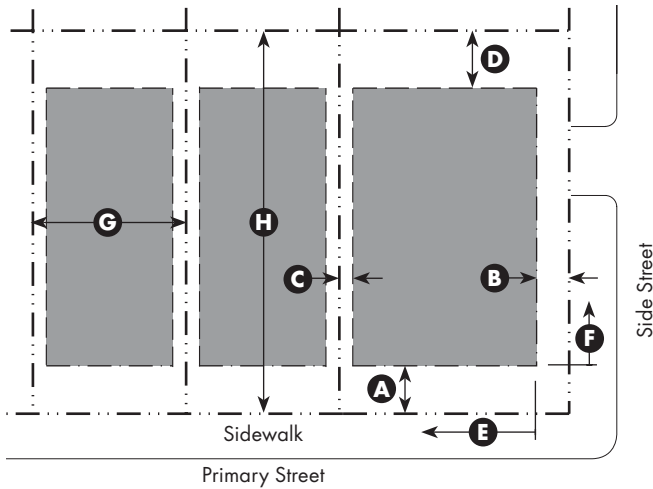
- A. Building placement.** Each proposed structure shall comply with the build-to line, setback, and buildable area requirements in Sections 17.21.040 through 17.21.090 as required for the applicable zone, except as provided by Section 17.30.030 (Build-to-Line and Setback Requirements and Exceptions), 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.

# 17.21.060 - 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’*	<b>A</b>
Side Street, corner lot	8’	<b>B</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.	<b>C</b>
Rear		
Adjacent to residential	10’	<b>D</b>
Adjacent to any other use	5’	<b>D</b>

#### Building Form

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

\* 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*	<b>I</b>
Upper Floor(s)	Residential or Service*	<b>J</b>

\* See Table 2.3 for specific uses.

### Height

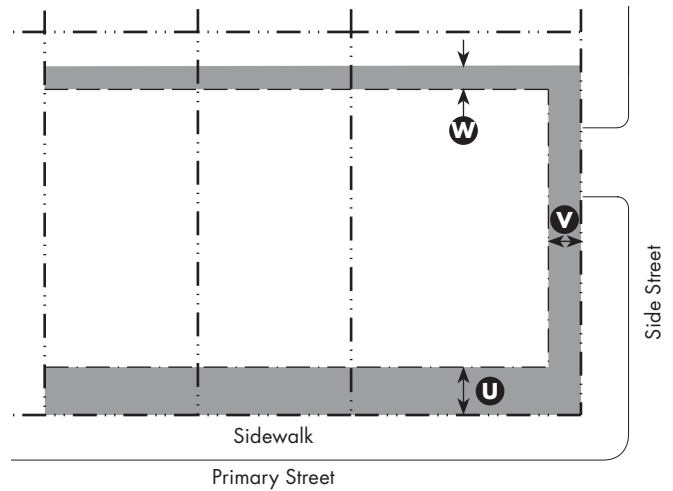
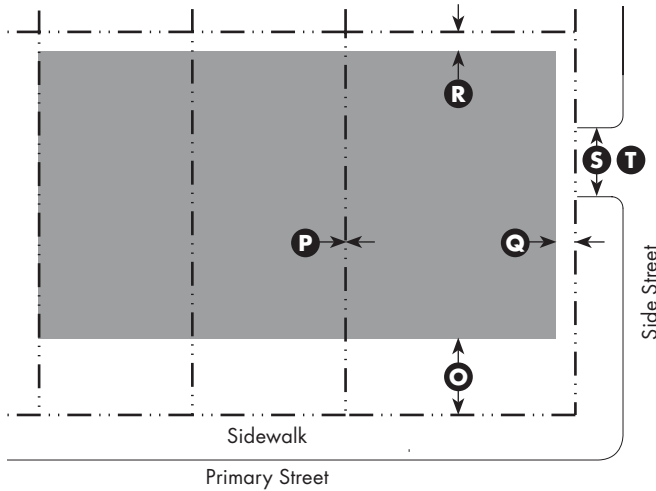
Building Minimum	16’	<b>K</b>
Building Maximum	2-1/2 stories, 30’ *	<b>K</b>
Ancillary Building Max.	2 stories, 25’ *	
Finish Ground Floor Level	12” max. above sidewalk	<b>L</b>
First Floor Ceiling Height	10’ min. clear	<b>M</b>
Upper Floor(s) Ceiling Height	8’ min. clear	<b>N</b>

\* 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'	⓪
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. \* Ⓢ
- \* 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.
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 2.3: Neighborhood Center-Flex (NC-Flex) Zone Allowed Land Uses and Permit Requirements**

Land Use Type <sup>1</sup>	Permit Required	Specific Use Regulations
<b>Recreation, Education &amp; Public Assembly</b>		
Health/fitness facility	MUP	
Library, museum	P	
Meeting facility, public or private	UP	
Park, playground	P	
School, public or private	UP	
Studio: Art, dance, martial arts, music, etc.	P	
<b>Residential</b>		
Dwelling: Multi-family - Duplex, triplex, fourplex	P	17.44.160
Dwelling: Multi-family - Rowhouse	P	17.44.140
Dwelling: Single family	P	17.44.210
Home occupation	P	17.44.100
Live/work unit	P	17.44.130
Mixed use project residential component	P	17.44.140
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

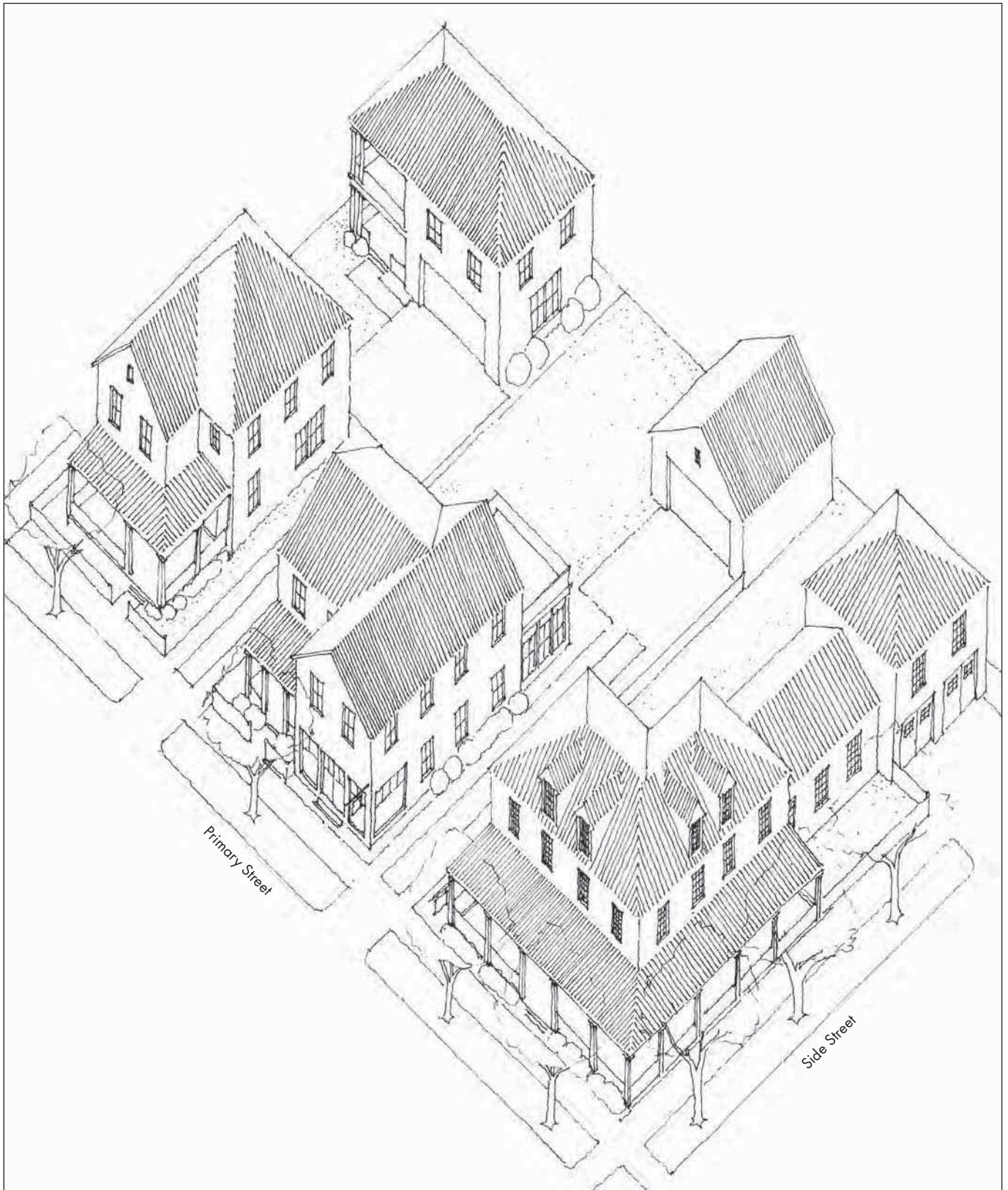
<b>Key</b>	
P	Permitted Use
MUP	Minor Use Permit Required
UP	Use Permit Required
NA	Use Not Allowed

**End Notes**

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

Land Use Type <sup>1</sup>	Permit Required	Specific Use Regulations
<b>Retail</b>		
Bar, tavern, night club	UP	
General retail, except with any of the following features:	P	
Alcoholic beverage sales	MUP	
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	
<b>Services: Business, Financial, Professional</b>		
ATM	P	
Business support service	P	
Medical services: Clinic, urgent care	P	
Medical services: Doctor office	P	
Medical services: Extended care	UP	
Office: Business, service	P	
Office: Professional, administrative	P	
<b>Services: General</b>		
Day care center: Child or adult	MUP	17.44.060 17.44.110
Day care center: Large family	P	17.44.060
Day care: Small family	P	
Lodging: Bed & breakfast inn (B&B)	MUP	
Lodging: Hotel	MUP	
Personal Services	P	
Public Safety facility	UP	
<b>Transportation, Communications, Infrastructure</b>		
Parking facility, public or commercial	UP	
Wireless telecommunications facility	UP	17.46





*Examples of buildings in a Neighborhood Center-Flex area.*