

## 4 | Workforce Multi-Family Residential (RMW-20) Zoning District



FIGURE 4-4: RMW-20 ZONING DISTRICT

### Purpose

The Workforce Multi-Family Residential (RMW-20) Zoning District is approximately 4.0 acres located along Martis Drive and is intended to put workforce housing units near employee-generating commercial and industrial uses. The RMW-20 Zoning District is the primary workforce housing location for the Joerger Ranch Specific Plan. Development within this zone is limited to high density residential units between 18 and 20 dwelling units per acre and will provide most of the projected workforce housing for buildout of the Specific Plan Area. The standards and guidelines established by this section supersede Development Code regulations for multi-family projects (Development Code Section 18.58.180,

Multi-Family Residential Projects) and workforce housing requirements (Development Code Chapter 18.216, Workforce Housing). The RMW-20 zone is considered a unique zone, specific to the needs of the Joerger Ranch Specific Plan and as such, it is the only area of multi-family development within the Specific Plan Area that has its own standards. Multi-family units constructed within the Specific Plan Area outside of the RMW-20 zone shall be subject to Development Code requirements, including that all residential projects are required to provide Inclusionary Housing in compliance with Development Code Chapter 18.214.



FIGURE 4.4A - AIRPORT OVERFLIGHT ZONES

The location of the RMW-20 Zoning District was selected to minimize noise and compatibility conflicts with adjacent roadways, future anticipated land uses and the Truckee-Tahoe Airport. The RMW-20 zone is located in Zone D of the Truckee-Tahoe Airport

Land Use Compatibility Plan, an area acceptable for residential development, and adjacent to existing residential, hotel and commercial uses where a higher density multi-family project would be most appropriate.

The photos included in this section identify general ideas of mass, scale, density and architecture and should not be viewed as design solutions for specific building applications, but rather concepts of development of the site.



Example of Integrated Parking & Varied Roof Design

**RMW-20 Development Standards**

Development Standards for development within the RMW-20 Zoning District of PC-3 are described below:

**RMW-1:** Dwelling unit sizes shall range in size from 400 square feet of gross floor area to a maximum of 1,000 square feet of gross floor area. Garages, common areas including shared stair wells and entries, externally accessed storage areas and similar features shall be excluded from the unit size calculation.

**RMW-2:** A maximum of 20% of the total workforce housing units may be 1,000 sq. ft. with no limitations on the number of bedrooms. The remaining units shall be a mix of studio, one-, and two-bedroom units (JR Policy P8.4).

**RMW-3:** A minimum of 25 percent of the dwelling units shall have 40 square feet or more of private exterior deck or patio that is internally accessible from the unit.

**RMW-4:** Common open space shall be provided as follows:

- Development shall be designed to provide the equivalent of a minimum 100 square feet of common open space for each dwelling unit.
- The open space shall be located to maximize solar exposure and shall include areas for passive recreation and community interaction such as but not limited to a bocce court, horseshoe pit, picnic area, grass sitting area, gas fire pit with seating, etc.

**RMW-5:** Parking shall be calculated as follows:

- Minimum 1 space per unit, surface or garage parking and maximum 2 spaces per unit.
- Guest parking at a minimum of 15% and maximum 20% of the total required spaces.
- Minimum two electric vehicle charging stations. May be combined with guest parking.



Example of Varied Street Frontage Design

**RMW-6:** To ensure construction of a comprehensive development, raw land subdivisions where concurrent land use approval for project construction has not been issued, shall be prohibited.

**RMW-7:** The installation of woodstoves and other wood burning devices within individual units shall be prohibited.

**RMW-8:** Development within the RMW-20 zone shall comply with the policies under JR Goal 8.

**RMW-9:** Workforce housing units shall be restricted to full-time occupancy. Rental units as short-term (less than 30 consecutive days) rentals shall be prohibited.

### **RMW-20 Design Standards**

**RMW-G1:** Buildings shall be oriented to create courtyards and common open space area to facilitate community interaction.



Example of Defined Entries & Private Common Area

**RMW-G2:** Housing and outdoor activity shall be sited with consideration given to golf “safety zones” along the Ponderosa Golf course.

**RMW-G3:** The minimum number of bicycle parking spaces shall equal 25 percent of the parking demand for the project. At least 45 percent of the required bicycle parking spaces shall be provided as enclosed bicycle parking spaces, such as bicycle lockers. At minimum, the number of bicycle

parking spaces provided within 50 feet of each mixed-use building or residential building shall be equivalent to the number of residential units included in each building.

### **Architectural Design**

**RMW-G4:** Although there is no particular “style” proposed for multi-family residences in the Joerger Ranch Specific Plan, the intent is to create a high-quality residential project for workforce housing. As such, projects within the RMW zoning district shall include the following architectural design elements:

- Richness of surface and texture through the use of high quality materials & architecture
- Wall articulation (e.g., insets, popouts, cantilevers, etc.)
- Roof overhangs with regulated window rhythm
- Defined entries



Example of Modern Architecture

**RMW-G5:** Trail and walkway systems shall connect the multi-family housing units to the overall trail system and commercial/retail areas within PC-3.

**RMW-G6:** Units shall be constructed to maximize privacy between units.

**RMW-G7:** Use overhangs, secondary forms (e.g., porches, balconies, trellises, patios and low walls), purposeful window variation and similar features to provide additional visual interest.

**RMW-G8:** Architectural design shall incorporate energy efficiency, such as natural heating and/or cooling, sun and wind exposure and solar energy opportunities.

**RMW-G9:** Building entrances shall be distinctive and easily identifiable.

#### FORMS AND MASSING

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**RMW-G10:** Building masses shall be broken up through varied roof planes, height, etc. Buildings shall include a mixture of 2- and 3-stories where density can be achieved.

**RMW-G11:** The overall form and massing for the multi-family housing is based on combining one or more central forms of simple geometry with added secondary elements to create visual interest without being overly complex.

**RMW-G12:** Long, unbroken building façades and simple box forms are not permitted. Building façades shall be broken up to give the appearance of a collection of smaller buildings through the use of balconies, setbacks and projections to help articulate individual units (or collection of units) and through the pattern and rhythm of windows and doors.

#### SCALE

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**RMW-G13:** Reduce building scale through window patterns, structural bays, roof overhangs, porches, awnings, moldings, fixtures, details and landscaping.

**RMW-G14:** Minimize building scale by incorporating separations, changes in wall plane and height, and the inclusion of elements including balconies, porches, arcades, dormers and cross gables, secondary hipped or gabled roofs, and variety in roof pitch and design to mitigate the

“barracks-like” quality of flat walls and roofs of excessive length.

#### ENTRY IDENTITY

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**RMW-G15:** The use of shared common entries shall minimize the potential repetitive effect of side-by-side entry doors for individual units.

#### GARAGES AND PARKING

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**RMW-G16:** Placement of multiple side-by-side garage doors fronting directly onto the adjacent streets is not permitted.

**RMW-G17:** Garages shall be offset to allow for diversity. Porches, entryways and other secondary components shall be used effectively to lessen the visual impact of the garage doors from the street.

**RMW-G18:** Recessed garages shall be used to de-emphasize the massing of garages.

**RMW-G19:** Special paving at parking court entries and landscape nodes between parking stalls shall be utilized to soften the streetscape.

#### BUILDING MATERIALS

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**RMW-G20:** The following materials are permitted for buildings:

- a. **STONE** Stone such as weathered granite, basaltic rock, or natural stone to express structural mass in walls and chimneys. Stone walls shall strive to appear load-bearing, as opposed to a thin veneer.
- b. **WOOD BOARD AND BATTEN** Vertical board and batten, as well as reversed wide battens over boards or rough sawn plywood with batten, in various sizes and widths.
- c. **CONCRETE** Board-form concrete.
- d. **STUCCO** Dark colored plaster or smooth finished stucco.
- e. **METAL & COMPOSITE SIDING** Metal siding and durable composite siding as an alternative

to wood siding. When used, metal siding shall be allowed to naturally weather.

- f. **WOOD SIDING** Various sizes and profiles of wood siding may be used in horizontal or vertical patterns. Stain, semi-transparent stain and painted wood are permitted.



Appropriate Use of Mixed Materials and Varied Unit Types

#### WINDOWS AND DOORS

**RMW-G21:** Exterior doors at the front entries shall be designed to create an individual identity for each unit, while being compatible and harmonious with the architectural character.

#### ROOFS

**RMW-G22:** Roofs shall convey and establish scale and interest through use of varied pitches and forms.

**RMW-G23:** Roof overhangs shall be used to shade large glass areas and avoid reflective glare.

**RMW-G24:** Roof forms shall be designed for snow shedding. The roof plan shall be designed in unison with the site and landscape plans to avoid conflicts with drainage and safety.

**RMW-G25:** The technical design of roofs, such as detailing for ventilation, insulation, gutters and similar uses, shall be designed to blend into the background.

**RMW-G26:** Attached housing units shall provide varying roof ridgelines and avoid repetitive architecture.

**RMW-G27:** The design of roof types for multi-family structures shall utilize the following roof types and techniques:

- a. Gable, shed, hip and flat roofs
- b. Combining roof types
- c. Creating articulation in ridgeline plane
- d. Varying plate heights and ridge heights
- e. Changing roof levels and ground planes to break up the mass and bulk of buildings

#### GUTTERS AND DOWNSPOUTS

**RMW-G28:** The overall design and strategic placement of roof forms are the primary means of effectively managing snow melt / snowshed.

**RMW-G29:** Gutters, downspouts and flashing shall be fabricated from steel and colored to blend with the overall color scheme of the individual units.

**RMW-G30:** Flashing, gutters and downspouts shall be minimized in their appearance.

#### COLORS AND TRIM

**RMW-G31:** Siding and timbers shall be treated or stained in semi-transparent finishes to enhance the natural colors and qualities of the wood.

**RMW-G32:** Use earth tones to be compatible with the natural setting. Exterior colors shall appear natural and blend into the surrounding landscape.

**RMW-G33:** Details and trim shall be used to establish individual identity and interest in each unit. Wood and vinyl are permitted materials for trim and window frames.

**RMW-G34:** Colors for pre-finished window frames, mullions and divided lights shall be complementary colors found naturally on-site, including pine and

sage green, reddish-browns, tans and similar colors.

#### CHIMNEYS, FLUES AND ROOF VENTS

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**RMW-G35:** Chimneys may be incorporated into the design of the multi-family housing units.

**RMW-G36:** Large flues and vents shall be consolidated and enclosed within a chimney-type enclosure. Small, exposed flues, such as plumbing vents, shall be painted to match the adjacent roof.

**RMW-G37:** All roof projections including, but not limited to, flues and vents, shall be compatible in height and material with the structure from which they project. All projections and safety features shall comply with the California Uniform Building Code (UBC) and Town of Truckee requirements.

#### TRASH ENCLOSURES

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**RMW-G38:** All trash, including recycling, shall be stored in an enclosure integrated into the site and have accessibility for sanitation pickup.

#### EXTERIOR EQUIPMENT

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**RMW-G39:** All exterior mechanical, electrical and other utility equipment, such as metering devices, transformers, gas meters and satellite dishes, shall be substantially screened from public view and adjacent structures. Wall-mounted utilities shall be enclosed.

#### FENCES & WALLS

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**RMW-G40:** In order to maintain the visual quality of an open and natural landscape, fences and walls within the multi-family housing areas shall be minimized, except to enclose private spaces for individual units. Fences and/or walls designed to enclose private spaces shall not exceed 6 feet in height.

**RMW-G41:** Fences and/or walls shall not be used to define or enclose property boundaries.

## Permitted Land Uses

**Table 4.4A** identifies the uses allowed by this Specific Plan in the workforce multi-family residential district, and the land use permit required to establish each use.

LAND USES (1)	RM
Cohousing	P
Workforce multi-family housing, for rent or sale	T
Residential Accessory Use or Structure (Refer to Section 17.44.020 of the Development Code)	P

## Key to Permit Requirements

SYMBOL	PERMIT REQUIREMENT
P	Permitted use. Zoning Clearance required for projects with less than 10 units.
T	Targeted Land Use (preferred). Permitted. Development permit required ONLY for projects greater than 10 units.

**Notes:**

(1) Definitions of the listed land uses are in Section 7 (Definitions, Glossary).

## General Development Standards

The Joerger Ranch Specific Plan shall be developed in accordance with the approved Overall Development Plan and consistent with the Town of Truckee RM Development Code standards, with the exception of those being modified by this Specific Plan, as shown on the applicable exhibits and as provided in the following table:

RMW-20 GENERAL DEVELOPMENT STANDARDS	REQUIREMENTS
<b>Lot Size</b>	
Minimum Area	None
Minimum Width	None
<b>Setbacks</b>	
Front	10 ft.
Side Interior	5 ft.
Street Side	5 ft.
Rear	10 ft.
Site Coverage	N/A
Height Limit	35 feet