

Table 4-1: Land Use Summary

General Plan Land Use (Specific Plan Land Use)	Acres	% of Total Acres	Allocated Units	% of Total Units
<b>Residential</b>				
LDR (Residential)	1,375.86	43.49%	6,026	56.87%
LDR (Age Restricted)	146.79	4.64%	704	6.64%
LDR (Pocket Park)	14.18	0.45%	0	0.00%
MDR (Residential)	80.94	2.56%	813	7.67%
MDR (VC-Residential)	54.14	1.71%	454	4.28%
HDR (Residential)	94.98	3.00%	2,212	20.88%
HDR (VC-Residential)	9.39	0.30%	155	1.46%
HDR (VC-Residential / Senior)	12.35	0.39%	232	2.19%
<b>Subtotal</b>	<b>1,788.63</b>	<b>56.54%</b>	<b>10,596</b>	<b>100%</b>
<b>Service and Employment</b>				
CC (Commercial)	49.08	1.55%	0	0.00%
CC (VC-Commercial)	6.38	0.20%	0	0.00%
LI (Light Industrial)	29.96	0.95%	0	0.00%
IND (Industrial)	32.86	1.04%	0	0.00%
<b>Subtotal</b>	<b>117.68</b>	<b>3.72%</b>	<b>0</b>	<b>0.00%</b>
<b>Open Space and Public</b>				
OS (Open Space)	692.56	21.89%	0	0.00%
OS (Paseo)	13.51	0.43%	0	0.00%
PR (Park)	67.33	2.13%	0	0.00%
PR (Fiddymment Park)	95.56	3.02%	0	0.00%
PR (Sports Complex)	74.58	2.36%	0	0.00%
PR (VC-Park)	8.98	0.28%	0	0.00%
PR (VC-Village Green)	3.30	0.10%	0	0.00%
P/QP (Elementary School)	37.75	1.19%	0	0.00%
P/QP (Middle School)	20.28	0.64%	0	0.00%
P/QP (High School)	52.85	1.67%	0	0.00%
P/QP (Fire Station)	2.51	0.08%	0	0.00%
P/QP (Well)	0.54	0.02%	0	0.00%
P/QP (Water Tank)	5.36	0.17%	0	0.00%
P/QP (WWTP)	14.99	0.47%	0	0.00%
P/QP (Substation)	1.55	0.05%	0	0.00%
P/QP (VC-Church)	10.85	0.34%	0	0.00%
ROW (Right of Way)	154.11	4.87%	0	0.00%
<b>Subtotal</b>	<b>1,256.61</b>	<b>39.72%</b>	<b>0</b>	<b>0.00%</b>
<b>Total</b>	<b>3,163.52</b>	<b>100.00%</b>	<b>10,596</b>	<b>100.00%</b>

Last updated February 2021



*Land Use Plan & Regulations*

Parcel	General Plan Land Use (Specific Plan Land Use)	Zoning	Acres	Allocated Units	Density
W-18A	LDR (Residential)	RS/DS	17.60	86	4.9
W-18B	LDR (Residential)	RS/DS	12.62	57	4.5
W-18C	LDR (Residential)	RS/DS	23.09	102	4.4
W-18D	LDR (Residential)	RS/DS	21.50	92	4.3
W-18E	LDR (Residential)	RS/DS	14.2	52	3.7
W-18F	LDR (Residential)	RS/DS	4.54	19	4.2
W-19A	LDR (Residential)	RS/DS	20.32	109	5.4
W-19B	LDR (Residential)	RS/DS	16.61	85	5.1
W-20	CC (Commercial)	CC/SA	0.60		
W-27	HDR (Residential)	R3	7.92	170	21.5
W-30	CC (Commercial)	CC	2.99		
W-50A	PR (Park)	P/R	6.52		
W-50B	PR (Park)	P/R	1.92		
W-50C	PR (Park)	P/R	1.21		
W-50D	PR (Park)	P/R	1.23		
W-50E	PR (Park)	P/R	3.11		
W-51	PR (Park)	P/R	4.69		
W-52	PR (Park)	P/R	7.99		
W-55	PR (Park)	P/R	8.39		
W-60A	PR (Sports Complex)	P/R	25.18		
W-60B	LI (Light Industrial)	M1/SA	29.98		
W-61A	IND (Industrial)	M2/SA	26.86		
W-61B	IND (Industrial)	M2/SA	6.00		
W-70	P/QP (Elementary School)	P/QP	8.50		
W-71	P/QP (WWTP)	P/QP	14.99		
W-73	P/QP (Middle School)	P/QP	20.28		
W-74	P/QP (Water Tank)	P/QP	5.36		
W-75	P/QP (Elementary School)	P/QP	9.91		
W-77	P/QP (Well)	P/QP	0.30		
W-81	OS (Open Space)	OS	268.07		
W-82	OS (Open Space)	OS	5.18		
W-83	OS (Open Space)	OS	78.20		
W-85	OS (Paseo)	OS	1.09		
W-87	OS (Paseo)	OS	2.82		
W-88	OS (Paseo)	OS	1.47		
W-89	OS (Paseo)	OS	1.80		
<b>Westpark Total:</b>			<b>1,310.33</b>	<b>3,787</b>	
W-21	MDR (VC-Residential)	R3/DS	16.87	138	8.2
W-22	MDR (VC-Residential)	R3/DS	16.61	138	8.3
W-24	MDR (VC-Residential)	R3/DS	12.66	122	9.6
W-25	HDR (VC-Residential / Senior)	R3/DS	12.35	232	18.8
W-26	HDR (VC-Residential)	R3/DS	9.39	154	16.4
W-28	MDR (VC-Residential)	RS/DS	4.0	28	7.0
W-29	MDR (VC-Residential)	RS/DS	4.0	28	7.0
W-32	CC (VC-Commercial)	CC/VC	3.29		
W-33	CC (VC-Commercial)	CC/VC	3.09		
W-53	PR (VC-Park)	P/R	8.98		
W-54	PR (VC-Village Green)	P/R	3.3		
W-72	P/QP (VC-Church)	P/QP/SA-WR	10.85		
<b>Westpark-VC Total</b>			<b>105.39</b>	<b>840</b>	
ROW (Right of Way)			154.11		
<b>Total:</b>			<b>3,163.52</b>	<b>10,596</b>	

Notes:

- A verification study conducted in December of 2006 resulted in minor adjustments to the acreage and number of dwelling units.

Last Updated: February 2021

- The 156 unit allocation on Parcel F-20 includes 36 units transferred from the City's Reserve Unit Pool, as a Residential Density Bonus for affordable housing, approved by CUP-000049 on December 13, 2007.

**Table 4-3: Summary of WRSP Applied Zoning Districts**

Land Use	Applied Zoning Districts	Permitted Uses	Development Standards
<b>Residential Uses</b>			
LDR – Low Density Residential	R1/DS, RS/DS	Per Zoning Ordinance	Modified by WRSP <sup>1</sup>
MDR – Medium Density Residential	RS/DS, R3/DS	Per Zoning Ordinance	Modified by WRSP <sup>1</sup>
HDR – High Density Residential	R3, R3/DS	Per Zoning Ordinance	Per Zoning Ordinance
<b>Service and Employment Uses</b>			
VC – Village Center	See Section 10	Modified by WRSP <sup>2</sup>	Modified by WRSP <sup>2</sup>
CC – Community Commercial	CC, CC/SA <sup>3</sup>	Per Zoning Ordinance	Per Zoning Ordinance
LI – Light Industrial	M1/SA-WR	Modified by WRSP <sup>4</sup>	Per Zoning Ordinance
IND – General Industrial	M2/SA-WR	Modified by WRSP <sup>4</sup>	Per Zoning Ordinance
<b>Open Space and Public Uses</b>			
OS – Open Space	OS	Per Zoning Ordinance	Per Zoning Ordinance
P/R – Parks & Recreation	P/R	Per Zoning Ordinance	Per Zoning Ordinance
P/QP – Public/Quasi-Public	P/QP	Per Zoning Ordinance	Per Zoning Ordinance

Notes:

1. Section 4.2.
2. Village Center Plan (Section 10).
3. CC/SA Modified by WRSP Section 4.2, Table 4-6.
4. Section 4.2, Table 4-7.

<b>Community Commercial (CC)</b>	
<b>Typical FAR:</b>	<b>20 to 40%</b>
<b>Applied Zoning Districts:</b>	<b>CC – Community Commercial CC/SA – Community Commercial/Special Area Overlay</b>
<b>Description:</b>	<p>Community Commercial (CC) land use accommodates a mix of retail and service uses to meet the needs of the surrounding community. Organized in a series of Service Nodes, the CC land uses are located along major circulation routes, and are intended to be both pedestrian and auto oriented. In most cases, CC uses have been located adjacent to or nearby to HDR uses. While the permitted uses for each CC parcel are the same, except for Parcel W-20 which has a Special Area (SA) overlay, the size, configuration and location of each will impact the ultimate character and mix of uses:</p> <ul style="list-style-type: none"> <li>● <b>Parcel F-6D</b> provides an opportunity for a smaller neighborhood center near higher intensity land uses such as HDR, MDR, and the School and Park.</li> <li>● <b>Parcel F-30</b> is sized to accommodate a smaller neighborhood retail center and is adjacent to, and may orient upon, the adjacent open space preserve;</li> <li>● <b>Parcel F-31</b> is of a typical size and configuration to accommodate a conventional community/neighborhood retail center, and provides opportunities to connect to adjacent HDR uses;</li> <li>● <b>Parcels F-32 and F-33</b> are two adjacent smaller CC parcels located next to HDR uses. These parcels provide the opportunity to create less intense local serving neighborhood centers;</li> <li>● <b>Parcels F-34</b> is of medium size and provides the opportunity to include uses and designs that complement, orient toward and connect to the adjacent Regional Sports Park.;</li> <li>● <b>Parcel F-35</b> is a smaller-sized parcel adjacent to CC uses;</li> <li>● <b>Parcel F-81</b> is a small-sized parcel that provides an opportunity for neighborhood or community serving use near Villages F-14, and F-15;</li> <li>● <b>Parcel W-30</b> is a smaller-sized parcel and provides opportunity to connect to adjacent HDR and City Edge open space;</li> <li>● <b>Parcel W-20</b> is a smaller-sized parcel that has a SA overlay to ensure compatibility with surrounding residential uses.</li> </ul>
<b>Permitted Uses:</b>	As specified in the City of Roseville Zoning Ordinance. For Parcel W-20, the Special Area (SA) overlay has been applied to modify WRSP CC permitted, conditionally permitted, and administratively permitted uses to ensure compatibility with the adjacent residential uses. The revised use table for the CC/SA-WR zone is included as Table 4-6.
<b>Development Standards:</b>	As specified in the City of Roseville Zoning Ordinance. Within the Village Center, additional development standards apply to CC (see Section 10, Village Center Plan)



Table 4-6: CC/SA-WR Permitted Uses for Parcel W-20

AGRICULTURAL AND OPEN SPACE USE TYPES		CC/SA-WR
Resource Protection & Restoration		-
Resource Related Restoration		-
CIVIC USE TYPES		CC/SA-WR
Community Assembly		-
Community Service		-
Essential Services		P
Hospital Services		
	General Hospital Services	-
	Psychiatric Hospital Services	-
Libraries & Museums, Private		CUP
Public Parking Services		-
Schools		
	College & University	CUP
	Elementary & Secondary	-
	Private Elementary & Secondary	-
Social Services		
	Emergency Shelter	-
	Food Distribution	-
	Food Service	
Power Generating Facilities		
	Emergency	-
	Supplemental/Individual Use	
	Passive Power	-
RESIDENTIAL USE TYPES		CC/SA-WR
Caretaker/Employee Housing		-
Dwelling		
	Multi-Family	CUP
	Single-Family	-
	Two-Family	-
Family Day Care Home, Small		-
Family Day Care Home, Large		-
Single Room Occupant		-
COMMERCIAL USE TYPES		CC/SA-WR
Adult Business Establishments		-
Animal Sales & Services		
	Grooming & Pet Stores	P
	Kennels	-
	Veterinary Clinics	P
	Veterinary Hospital	-
Automotive & Equipment		
	Automotive Rentals	-
	Automotive Repairs	-
	Automotive Sales	-
	Car Wash and Detailing	-
	Commercial Parking	-
	Heavy Equipment Rental, Repair and Sales	-
	Equipment Repair	-
	Gasoline Sales	-
Banks & Financial Services <sup>(1)</sup>		P
Bars & Drinking Places		-
Broadcasting and Recording Studios		-
Building Materials Stores		-
Business Support Services		P

COMMERCIAL USE TYPES (cont.)		CC/SA-WR
<b>Commercial Recreation</b>		
	Amusement Center	P
	Indoor Entertainment	P
	Indoor Sports and Recreation	P
	Outdoor Entertainment	-
	Outdoor Sports and Recreation	-
	Large Amusement Complexes	-
<b>Community Care Facility</b>		P
<b>Day Care Center</b>		P
<b>Eating and Drinking Establishment</b>		
	Fast Food with Drive Through	CUP
	Convenience	P
	Full Service	P
<b>Food &amp; Beverage Retail Sales</b> (2)		P
<b>Funeral &amp; Internment Services</b>		-
<b>Lodging Services</b>		-
<b>Long Term Care Facility</b>		-
<b>Maintenance and Repair</b>		P
<b>Medical Services</b>		
	General	P
	Substance Abuse Treatment Clinic	-
<b>Neighborhood Commercial</b>		-
<b>Nightclubs</b>		-
<b>Nursery, Retail</b>		-
<b>Offices, Professional</b> (1)		P
<b>Personal Services</b> (3)		P
<b>Retail Sales and Services</b> (1)(4)		P
<b>Specialized Education &amp; Training</b>		
	Vocational Schools	CUP
	Specialty Schools	CUP
<b>Storage, Personal Storage Facility</b>		-

INDUSTRIAL USE TYPES		CC/SA-WR
<b>Laundries, Commercial</b>		-
<b>Printing &amp; Publishing</b>		-
<b>Research Services</b>		-
<b>Wholesale &amp; Distribution, Light</b>		-

TRANSPORTATION AND COMMUNICATION USE TYPES		CC/SA-WR
<b>Heliport</b>		-
<b>Intermodal Facilities</b>		-
<b>Telecommunications Facilities</b>		-

All highlighted uses have been modified by the WRSP SA Overlay.

- (P) Principally Permitted
- (CUP) Permitted through approval of a Conditional Use Permit
- (A) Administratively Permitted
- (-) Not Permitted

**Notes:**

- (1) Cash advance and bail bonds are not permitted uses within the Banks and Financial Services, Professional Office and Retail Sales and Services use types.
- (2) Liquor stores are not permitted uses within the Food and Beverage Retail Sales use type.
- (3) Tattoo shops and body piercing shops are not permitted uses within the Personal Services use type.
- (4) Smoke shops, hookah lounges and smoking lounges are not permitted uses within the Retail Sales and Services use type.

<b>Light Industrial (LI) &amp; General Industrial (IND)</b>	
<b>Typical FAR:</b>	<b>20 to 50%</b>
<b>Applied Zoning Districts:</b>	<b>MI/SA-WR – Light Industrial/Special Area Overlay M2/SA-WR – General Industrial/Special Area Overlay</b>
<b>Description:</b>	Light Industrial (LI) and General Industrial (IND) uses form an Employment District adjacent to the Pleasant Grove Wastewater Treatment Plant (PGWWTP). In addition to providing employment opportunities, these uses ensure compatibility with the PGWWTP 1000-foot non-residential buffer. Light Industrial land use accommodates manufacturing, processing, assembly, high technology, research and development, storage and other uses that are compatible operating in relatively close proximity to commercial and residential uses. General Industrial allows a broader and more intense variety of uses that typically need to be buffered from more sensitive uses.
<b>Permitted Uses:</b>	The Special Area (SA) overlay has been applied to all WRSP Light and General Industrial zones. The SA overlay modifies WRSP M1 and M2 permitted, conditionally permitted and administratively permitted uses to ensure compatibility with the PGWWTP and other area uses. Uses have been restricted to limit those use types with the highest potential for conflict with the daily operations of the WWTP. The revised use table for the MI/SA-WR and M2/SA-WR zones is included as Table 4-7.
<b>Development Standards:</b>	As Specified in the City of Roseville Zoning Ordinance.
<b>Air Quality:</b>	At the time industrial users are proposed in the WRSP, the individual users will be required to obtain a Permit to Operate from the Placer County Air Pollution District. If the District determines that the operation may exceed toxic air contaminant thresholds, air quality modeling and/or additional environmental review may be required to ensure that measures are incorporated into the project that reduce emissions to a less than significant level.



**Table 4-7: M1/SA-WR and M2/SA-WR Permitted Uses**

<b>AGRICULTURAL AND OPEN SPACE USE TYPES</b>	<b>M1/SA-WR</b>	<b>M2/SA-WR</b>
Agricultural	P	P
Resource Protection and Restoration	P	P

<b>CIVIC USE TYPES</b>	<b>M1/SA-WR</b>	<b>M2/SA-WR</b>
Community Assembly	CUP	CUP
Community Service	P	P
Essential Services	P	P
Intensive Public Facilities	-	CUP
Public Parking Services	P	P
Schools, Private Elementary and Secondary	-	-
Social Services Food Distribution	A/CUP (2)	A/CUP (2)
Food Service	A/CUP (3)	A/CUP (3)
Temporary Resident Shelter	-	-

<b>RESIDENTIAL USE TYPES</b>	<b>M1/SA-WR</b>	<b>M2/SA-WR</b>
Caretaker/Employee Housing	-	-
Congregate Residence	-	-

<b>COMMERCIAL USE TYPES</b>	<b>M1/SA-WR</b>	<b>M2/SA-WR</b>
Adult Business Establishment	CUP	CUP
Animal Sales and Services		
Kennels	P	P
Veterinary Clinics	P	P
Veterinary Hospital	P	P
Automotive and Equipment		
Automotive Rental	CUP	-
Automotive Repairs	P	CUP
Automotive Sales	-	-
Car Wash and Detailing	P	CUP
Commercial Parking	P	P
Heavy Equipment Rental, Repair and Sales	P	P
Gasoline Sales	P	P
Impound Yards	CUP	P
Broadcasting and Recording Studios	P	P
Building Materials Stores	P	P
Business Support Services	P	CUP
Commercial Recreation		
Indoor Entertainment	CUP	CUP
Indoor Sports and Recreation	P	P
Outdoor Entertainment	CUP	CUP
Outdoor Sports and Recreation	P	P
Large Amusement Complexes	CUP	CUP
Eating and Drinking Establishment, Convenience	<b>CUP</b>	<b>CUP</b>
Maintenance and Repair	CUP	CUP
Medical		
Substance Abuse Treatment Clinic	CUP	CUP