

ORDINANCE NO. \_\_\_\_

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTION 19.18.030 OF CHAPTER 19.18, AMENDING SECTION 19.24.020 OF CHAPTER 19.24, AMENDING SECTION 19.26.30 OF CHAPTER 19.26, AMENDING SECTION 19.78.020 OF CHAPTER 19.78, AND ADDING CHAPTER 19.33 OF TITLE 19 OF THE ROSEVILLE MUNICIPAL CODE REGARDING ZONING

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Section 19.18.030 of Chapter 19.18 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

**19.18.030 Special area (SA) district.**

**A. Purpose.** The SA, special area district is an overlay district which allows modification of the underlying general district regulations (including both permitted use types and development standards) by reference to regulations adopted either in a specific plan, which applies to the property so classified, or in the ordinance rezoning the property so classified.

**B. Application of Special Area District.** The City Council, in approving a zoning reclassification may combine the SA, special area district with any residential, commercial, industrial or urban reserve district. In combining the SA, special area district, the City Council may: delete principally permitted or conditionally permitted uses, may designate conditionally permitted uses as principally permitted uses, or require conditionally use permits for principally

permitted uses. Provided, however, in all cases in which the SA, special area district is utilized, the permitted and conditionally permitted uses shall be consistent with any applicable specific plan.

**C. Development Standards.** Where property is zoned SA, special area district, development standards provided in the applicable adopted specific plan or the ordinance reclassifying the property shall supersede development standards contained in this title for the underlying zone district. If a standard is not addressed within the applicable specific plan or the ordinance reclassifying the property, it shall be governed by the standards established by the underlying zone district.

**D. Designation on the Zoning Map.** A SA, special area district shall be established with approval of a Zoning Ordinance amendment as specified in Chapter 19.86, and shall be designated on the Zoning Map with the underlying zone district by the symbol “/SA” followed by the ordinance number. The ordinance number shall refer to the ordinance which adopted the SA district. If a SA is within a specific plan, no ordinance number need be specified; provided, however, a reference to that specific plan is identified as follows: -SE (Southeast Roseville Specific Plan); -NE (Northeast Roseville Specific Plan); -NW (Northwest Roseville Specific Plan); -NC (North Central Roseville Specific Plan); -DW (Del Webb Specific Plan), -NR (North Roseville Specific Plan), -HR (Highland Reserve Specific Plan), -SR (Stoneridge Specific Plan), -WR (West Roseville Specific Plan), -RG (Riverside Gateway Specific Plan), ~~and~~ -DT (Downtown Specific Plan), -AT (Atlantic Street Corridor Specific Plan), -DH (Douglas-Harding Corridor Specific Plan), and -DS (Douglas-Sunrise Corridor Specific Plan).

SECTION 2. Section 19.24.020 of Chapter 19.24 of Title 19 of the Roseville Municipal

Code is hereby amended to read as follows:

**19.24.020 Nonconforming uses and structures.**

**A. Applicability.** These regulations shall apply to all nonconforming uses, structures and parcels lawfully constructed or created in compliance with this Code and state law, [or if within the Atlantic Street Corridor, Douglas-Harding Corridor, or Douglas-Sunrise Corridor Specific Plans shall be regulated pursuant to Section 19.33.040.](#)

**B. Nonconforming Use.** A nonconforming use may be continued, provided that no such use shall be enlarged or increased, nor extended to occupy a greater area than that which it lawfully occupied before becoming a nonconforming use except as otherwise allowed in this chapter or as follows:

**1. Residential Use in a Commercial, Industrial or PD Zone.** The nonconforming use of a residential building in a nonresidential district may continue to be used as a residence subject to the residential zone development standards requirements of Section [19.10.030\(A\)](#) (R1 district), until such time as the building is condemned, removed, or converted.

**2. Nonresidential Use in a Residential Zone.** No expansion or modification of a nonresidential use in a residential zone shall be permitted.

**3. Expansion of a Nonconforming Use in a Commercial, Industrial or PD Zone.** A nonconforming use, except for a residential use, in a commercial, industrial or PD zone may be expanded or modified provided that a Conditional Use Permit is first secured.

**4. Substitution of Nonconforming Use.** Except as otherwise prohibited in subsection (C)(2), a nonconforming use may be substituted with a different nonconforming use provided it has the same, or a less intensive, use classification, only upon approval of a Conditional Use Permit. Such a new nonconforming use shall occupy the same area that is occupied by the existing nonconforming use.

**C. Nonconforming Structure.** A nonconforming structure may be used and maintained except as otherwise specified in this chapter or as follows:

**1. Residential Buildings.**

a. Enlargement, extension, reconstruction, or structural alteration of a building designed as a dwelling, that is nonconforming only as to height and setback regulations is permitted if such additions or improvements conform to all other applicable provisions of this title, and the new construction does not expand the nonconformity.

b. Enlargement, extension, reconstruction, or structural alteration of a building designed as a dwelling in a nonresidential district is permitted if such additions or improvements conform to all provisions of the district and the new construction does not expand the nonconformity.

**2. Nonresidential Buildings.** Enlargement, extension, reconstruction, or structural alteration of a building designed for nonresidential purposes that is nonconforming only as to height and setback regulations is permitted if such additions or improvements conform to all other applicable provisions of this title and the new construction does not expand the nonconformity.

- a. Enlargement, extension, reconstruction, or structural alteration of a building designed for nonresidential purposes in a residential zone is not permitted.

**D. Nonconforming Off-Street Parking.** Reconstruction or structural alteration of a building with nonconforming parking or loading facilities, is permitted provided there is no expansion of use requiring additional parking as required by Section 19.26.030. The existing nonconforming parking and loading for the building may remain unchanged.

**E. Damaged and Destroyed Nonconforming Buildings.**

**1. Damaged Building.** A nonconforming building which is damaged by fire or calamity destroying 50 percent or less of its value, as determined by the chief building inspector, may be reconstructed, provided the structure shall not increase the degree of nonconformity.

**2. Destroyed Building.**

- a. Building with a Nonconforming Use. The reconstruction of a building which is damaged by fire or calamity in excess of 50 percent of its value, as determined by the chief building inspector, which at the time was devoted to a nonconforming use, may be reconstructed only upon approval of a Conditional Use Permit. The nonconforming use shall not occupy a larger area of the reconstructed building than was occupied prior to its destruction. The reconstruction of the building shall be completed within 12 months of the date of damage or within the time frame specified in the Conditional Use Permit. No portion of the building as reconstructed, shall be located within the floodway overlay zone.

b. Nonconforming Building. The reconstruction of a building which is damaged by fire or calamity in excess of 50 percent of its value, as determined by the chief building inspector, which at the time was a nonconforming building, may be reconstructed only upon approval of a variance. The nonconforming building may be enlarged provided that any enlargement does not increase the nonconformity. The reconstruction of the building shall occur within 12 months after the date of damage. No portion of the building as reconstructed, shall be located within the floodway overlay zone.

**F. Loss of Nonconforming Status.** Except as provided in subsection (B)(1) of this section or where a shorter time period is specified by this title, a nonconforming use of a parcel or a nonconforming use of a conforming building which is discontinued for a period of six months shall be deemed abandoned. Without further action by the City, further use of the parcel or structure shall comply with all the regulations of the zone district in which the parcel or structure is located, and all other applicable provisions of this title.

SECTION 3. Section 19.26.030 of Chapter 19.26 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

**19.26.030 Parking space requirements by use type.**

The number of off-street parking spaces required for the land uses identified by Article II (Zoning Districts and Permitted Uses) shall be as provided by this section, except where parking requirements are established by Article IV (Special Area and Specific Use Requirements) for a particular use.

**A. Number of Spaces Required.** The number of off-street parking spaces required for new uses shall be based upon the use type, listed below.

**1. Terms Used in Tables.** The following terms are used throughout the tables and are defined below:

“Square feet” means the total gross building/tenant space area;

“Use area” means the total of gross building/tenant space area plus the gross area of any outdoor/storage/activity.

**2.** Civic use types shall provide off-street parking spaces as follows:

<b>CIVIC USE TYPES</b>	<b>NUMBER OF PARKING SPACES REQUIRED</b>
Community Assembly	
Places of Worship	1 per 3 fixed seats or 1:50 sq. ft. for non-fixed seats in the assembly area, plus 1 per classroom
Club, Lodges, Meeting Halls	1 per 3 fixed seats or 1:50 sq. ft. for non-fixed seats in the assembly area
Public Community Facilities	As determined as part of the design review approval
Community Services	As determined as part of the design review approval
Essential Services	None
Hospital Services	
General Hospital Services	1 per doctor, plus 1 per 3 employees for the largest shift, plus 1 per 3 beds
Psychiatric Hospital Services	1 per doctor, plus 1 per 3 employees for the largest shift, plus 1 per 3 beds
Intensive Public Facilities	As determined as part of the design review approval
Libraries and Museums, Private	1 per 400 sq. ft.
Public Parking Services	As determined as part of the design review approval
Schools	

<b>CIVIC USE TYPES</b>	<b>NUMBER OF PARKING SPACES REQUIRED</b>
College and Universities	As determined as part of the design review approval
Public/Private Elementary, Middle and Junior High	2 per classroom, plus 60 lineal feet of loading area for every 100 students
High Schools	1 per classroom, plus 1 per every 4 students, plus 60 lineal feet of loading area for every 200 students
Social Services	
Emergency Shelter	1 per staff member, plus 1 per every 10 shelter residents
Food Distribution	1 per employee, plus 1 per every 500 sq. ft. of floor area
Food Service Facility	1 per employee, plus 1 per every 4 seats within facility

**3. Residential use types shall provide off-street parking spaces as follows:**

<b>RESIDENTIAL USE TYPES</b>	<b>NUMBER OF PARKING SPACES REQUIRED</b>
Accessory Dwelling Units	
Studios	None
1+ Bedrooms	1 per dwelling. For exceptions, see Chapter <u>19.60</u> (Accessory Dwelling Units)
Caretaker/Employee Housing	2 per dwelling
Community Care Facility, Small	2 per dwelling
Community Care Facility, Large	2 per dwelling plus 0.5 per sleeping room (a maximum of 2 spaces may be located within the front setback)
Dwelling	
Multi-Family	
Studio	1.5 per unit, plus guest parking (see below)
1 Bedroom	1.5 per unit, plus guest parking (see below)
2+ Bedrooms	2 per unit, plus guest parking (see below)
Senior Citizen Apartments	1 per unit, plus guest parking (see below)
Guest Parking	Projects with 10 or more dwelling units shall provide 1 additional space for each 10 dwelling units or portion thereof
Single-Family and Two-Family	2 per dwelling
Family Day Care Home, Small	2 per dwelling plus 1 space for loading
Family Day Care Home, Large	2 per dwelling plus 1 space per employee not residing in the home, plus loading areas as required by Section <u>19.46.020(B)</u>
Mobile Home Park	2 per dwelling unit plus 1 guest space for each 10 dwelling units or portion thereof



Rooming and Boarding Houses	2 per dwelling plus 0.5 per sleeping room (a maximum of 2 spaces may be located within the front setback)
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4. Commercial use types shall provide off-street parking spaces as follows, but no fewer than four spaces for each separate commercial use or tenant:

<b>COMMERCIAL USE TYPES</b>	<b>NUMBER OF PARKING SPACES REQUIRED</b>
Adult Business Establishments	1 per 300 sq. ft.
Animal Sales and Service	
Grooming and Pet Stores	1 per 300 sq. ft.
Kennels	Minimum 10 spaces
Veterinary Clinic	1 per 150 sq. ft.
Veterinary Hospital	1 per 150 sq. ft.

Automotive and Equipment	
Automotive Rentals	1 per 300 sq. ft. of office plus 1 per 1,000 sq. ft. of fleet or vehicle storage area
Automotive Repairs	1 per 400 sq. ft. plus 1 per bay plus 1 for every company vehicle
Automotive Sales	1 per 1,000 sq. ft. of indoor and outdoor display area
Car Wash and Detailing	
Full Service	10 spaces or 3 times internal washing capacity, whichever is greater; additional parking required for drying or vacuum areas and 100 lineal feet for stacking
Self-Service	4 spaces; additional parking required for drying or vacuum areas and 20 lineal feet in front of each bay for stacking
Automatic Car Wash Service	1 space per drying and vacuum areas plus 100 linear feet in front of car wash for stacking
Commercial Parking	As determined as part of the design review approval
Equipment Rental and Sales	1 per 300 sq. ft. of office plus 1 per 1,000 sq. ft. of outdoor display area
Gasoline Sales	

<b>COMMERCIAL USE TYPES</b>	<b>NUMBER OF PARKING SPACES REQUIRED</b>
With Neighborhood Commercial Sales	1 per 300 sq. ft. of commercial sales area with a 5 space minimum
Without Neighborhood Commercial Sales	5 spaces
With Repair	1 per 300 sq. ft. of commercial sales area with a 5 space minimum plus 2 spaces per service bay
Impound Yards	1 per 250 sq. ft. of office plus 1 for every company vehicle
Storage of Operable Vehicles	1 per 250 sq. ft. of office plus 1 for every company vehicle
Banks and Financial Institutions	1 per 250 sq. ft. plus 1 additional space per ATM machine which may be a reserved space at the discretion of the property owner or landlord
Bars and Drinking Places	1 per 50 sq. ft.
Broadcasting and Recording Studios	As determined as part of the design review approval
Building Material Stores	1 per 300 sq. ft. of building area plus 1 per 1,000 sq. ft. of outdoor display/storage area
Business Support Services	1 per 300 sq. ft.
Commercial Recreation	
Amusement Center	1 per 200 sq. ft.
Indoor Entertainment	
Theater	1 per 3.5 fixed seats or 1 per 50 sq. ft. for non-fixed seating or as determined as part of the design review approval
Indoor Sports and Recreation	
Billiard and Pool Hall	2 per table plus additional spaces as required for other uses in the facility (e.g., restaurant)
Bowling Center	5 per lane plus additional spaces as required for other uses in the facility (e.g. restaurant)
Handball, Tennis, Racquet Ball Facilities	2 per court plus additional spaces as required for other uses in the facility (e.g., restaurant)
Health Clubs and Athletic Clubs	1 per 150 sq. ft. of weight room, pool and spa area plus 1 per 50 sq. ft. of aerobics or martial arts area plus 1 per tanning or massage room plus additional spaces as required for other uses in the facility, excluding area for locker and dressing rooms

<b>COMMERCIAL USE TYPES</b>	<b>NUMBER OF PARKING SPACES REQUIRED</b>
Indoor Sport Arenas (such as soccer, volleyball)	50 per field or sports court plus 1 per 3 fixed seats for spectator area plus additional spaces as required for other uses at the facility (e.g., retail)
Skating/Ice Rinks	1 per 175 sq. ft.
Outdoor Entertainment	As determined as part of the design review approval
Outdoor Sports and Recreation	
Amusement Parks	As determined as part of the design review approval
Driving Range	1.5 per tee plus additional spaces as required for other uses at the facility (e.g., golf course)
Golf Course	6 per hole plus additional spaces as required for other uses at the facility (e.g., driving range, restaurant, pro shop)
Handball, Tennis, Racquet Ball Facilities	2 per court plus additional spaces as required for other uses at the facility (e.g., restaurant)
Miniature Golf Course	2 per hole plus additional spaces as required for other uses at the facility (e.g., restaurant)
Swimming Pools	1 per 100 sq. ft. of pool area
Residential Recreation Facilities	As specified for the sum of all of the uses within the facility by utilizing the parking requirement for each use as outlined throughout this chapter
Large Amusement Complexes	As determined as part of the design review approval
Community Care Facilities	0.75 per unit
Day Care Centers	1 per employee plus 1 per company vehicle plus a loading space for every 8 persons at the facility. The number of persons permitted at the facility is determined as a part of the licensing by the state or county
Eating and Drinking Establishments	
Fast Food with Drive Through	1 per 100 sq. ft.
Convenience	1 per 100 sq. ft.
Full Service	1 per 100 sq. ft.
Enclosed Outdoor Seating See Chapter <u>19.52</u>	1 per 100 sq. ft.

<b>COMMERCIAL USE TYPES</b>	<b>NUMBER OF PARKING SPACES REQUIRED</b>
Food and Beverage Retail Sales	1 per 300 sq. ft.
Funeral and Interment Services	1 per 3 fixed seats or 1 per 50 sq. ft. of assembly area
Lodging Services	1 per room plus additional spaces as required for other uses in the facility
Long Term Care Facilities	1 per 3 employees for largest shift, plus 1 per 3 beds
Maintenance and Repair of Appliances	1 per 300 sq. ft.
Medical Services	
General	1 per 150 sq. ft.
Low Traffic Generating	1 per 200 sq. ft.
Medical Campus/MOB	1 per 200 sq. ft.
Neighborhood Commercial	1 per 300 sq. ft.
Nightclubs	1 space per 2 occupants based on maximum occupancy load of the building as calculated by the <u>California Building Code</u> plus bus space as determined as part of the Conditional Use Permit
Nursery, Retail	1 per 300 sq. ft. plus 1 per 1,000 sq. ft. of outdoor display/storage area
Offices, Professional	1 per 250 sq. ft. of net leasable square footage as determined with approval of the initial building shell. Where a more intensive office use, as determined by the Planning Manager (i.e., call and telemarketing centers), is proposed the required parking shall be determined as part of the Design Review Permit approval, or via a zoning clearance pursuant to the provisions of Section <u>19.26.030(B)</u> .
Personal Services	1 per 300 sq. ft.
Retail Sales and Services	
Furniture, Large Appliance, Floor Covering	1 per 400 sq. ft.
General Retail	1 per 300 sq. ft.
Shopping Centers (minimum of 4 commercial establishments, designed or planned in a coordinated fashion, utilizing such	Designed and planned at 1 per 200 sq. ft. As tenant spaces are leased, each tenant shall utilize the parking requirement for that use as outlined in this chapter

<b>COMMERCIAL USE TYPES</b>	<b>NUMBER OF PARKING SPACES REQUIRED</b>
elements as common access and parking)	
Specialized Education and Training	
ational Schools and Specialty Schools	1 per 50 sq. ft. of instructional area plus 1 per 250 sq. ft. of office area
Storage, Personal Storage Facilities	4 spaces plus 2 spaces for the manager's quarters

5. Industrial use types shall provide off-street parking spaces as follows, but no fewer than four spaces for each separate industrial use or tenant:

<b>INDUSTRIAL USE TYPES</b>	<b>NUMBER OF PARKING SPACES REQUIRED</b>
Day Care Centers, Secondary	None, see parking requirements for applicable industrial use type
Equipment and Material Storage Yards	1 per 300 sq. ft. plus 1 per 10,000 sq. ft. of yard area
General Industrial	1 per 1,000 sq. ft. Where other uses exceed 10% of the gross floor area (e.g., office, warehouse, etc.) the parking requirement shall be the combined total for each use as outlined in this chapter or as otherwise determined by design review approval
Hazardous Materials Handling	1 per 1,000 sq. ft. Where other uses exceed 10% of the gross floor area (e.g., office, warehouse, etc.) the parking requirement shall be the combined total for each use as outlined in this chapter or as otherwise determined by design review approval
Light Manufacturing	1 per 1,000 sq. ft. Where other uses exceed 10% of the gross floor area (e.g., office, warehouse, etc.) the parking requirement shall be the combined total for each use as outlined in this chapter or as otherwise determined by design review approval
Recycling, Scrap and Dismantling	
Enclosed	1 per 250 sq. ft. of office area, plus 1 per 10,000 sq. ft. of yard area
Unenclosed	
Research Services	1 per 3,000 sq. ft., plus 1 per company vehicle
Specialized Industrial	As determined as part of the design review approval
Wholesale and Distribution	

<b>INDUSTRIAL USE TYPES</b>	<b>NUMBER OF PARKING SPACES REQUIRED</b>
Light	1 per 1,000 sq. ft.
Heavy	Where other uses exceed 10% of the gross floor area (e.g., office, warehouse, etc.) the parking requirement shall be the combined total for each use as outlined in this chapter or as otherwise determined by design review approval

6. Transportation and communication use types shall provide off-street parking spaces as follows:

<b>TRANSPORTATION AND COMMUNICATION USE TYPES</b>	<b>NUMBER OF PARKING SPACES REQUIRED</b>
Antennas and Communications Facilities	
Developed Lot	None, see parking requirements for applicable use type
Undeveloped Lot	1 per full-time employee
Bus Depots	As required by Chapter <u>19.36</u>
Heliports	As determined as part of the design review approval
Intermodal Facilities	As determined as part of the design review approval

**B. Special Parking Requirements.** The number of parking spaces required for uses not specifically listed in subsection A shall be determined by the Planning Manager based on common functional, product or compatibility characteristics and activities, as provided for in Section 19.08.050 (Classification of uses not specifically listed).

**1. Uses Not Listed.** The number of parking spaces required for uses not specifically listed in subsection A shall be determined by the Planning Manager based on common functional, product or compatibility characteristics and activities, as provided for in Section 19.08.050 (Classification of uses not specifically listed).

**2. New Buildings or Development Projects Without Known Tenants.** If the type of tenants that will occupy a non-residential building are not known at the time of the development entitlement or building permit approval, the amount of parking to be provided shall be:

The minimum number of parking spaces required by subsection A for any land use allowed on the site by the applicable zoning, provided that the Planning Manager determines the proposed building as designed can reasonably accommodate such use, and provided further a zoning clearance certification is obtained to authorize the use.

**3. Mixed Use Projects.** Where a project contains more than one major use classification (such as a residential and a commercial use), the amount of parking to be provided shall be the total of that required for each use, except as otherwise provided by subsection C (adjustment to number of required parking spaces).

**4. Tenant Spaces with Multiple Functions.** When a tenant has several functions, such as sales and office, the amount of parking to be provided for the tenant shall be calculated as specified by subsection A for the primary use, using the gross floor area of the tenant space.

**5. Tenant Spaces with Accessory Storage.** When a tenant has enclosed accessory storage in excess of 2,000 square feet, the required parking for that portion of the tenant space dedicated to storage shall be calculated as specified by subsection (A)(5) for

warehousing which is one parking space per 1,000 square feet of warehousing. The required parking for the remainder of the tenant space shall be calculated as specified in subsection A using the primary use.

**6. Changes in Use.** When an existing use is enlarged, increased or intensified, or a new use having greater parking requirements than the previous use is proposed, the required number of parking spaces for the new use or existing, enlarged, increased or intensified use shall be calculated as specified by subsection A.

**7. Rounding Off.** When the required number of parking spaces is other than a whole number, the total number of spaces shall be rounded to the nearest whole number (0.49 and below round down, 0.50 and above round up).

**8. Commercial Centers.** Commercial centers and building complexes shall provide parking which is the sum of all users within the commercial center or building complex as specified in subsection A, regardless of whether or not the parking is provided on a single or multiple parcels. Where parking is provided on multiple parcels, reciprocal parking and access agreements shall be recorded to provide equal use and access to parking for all users within the commercial center or building complex.

**9. Professional Office Uses.** Professional office projects shall calculate parking based on the net leasable square footage of the proposed office building(s). Net square footage shall be 90 percent of the total square footage of the proposed building(s). The net square footage shall be determined at original building shell approval and subsequent tenant improvements shall not be granted any additional reduction for net square footage.



**C. Adjustment to Number of Required Parking Spaces.** The number of parking spaces required by subsection A may be reduced as follows:

**1. Specific Plan Provisions.** Provisions may be made in a specific plan to allow reductions in the number of required parking spaces based upon special provisions, such as providing golf cart or electric car parking where special provisions are made for golf carts or electric cars.

**2. Parking Reductions for Shared Parking.** If an applicant believes the number of parking spaces required for their building complex as specified in subsection A (which is the sum of all the users within the building complex) is not applicable because the hours of operation of different tenants/uses within the building complex will effectively allow for dual use of the parking spaces then the applicant may request an Administrative Permit, [or if within the Atlantic Street Corridor, Douglas-Harding Corridor, or Douglas-Sunrise Corridor Specific Plans may process the request as part of a Design Review Permit, pursuant to Section 19.33.070.](#) The Approving Authority shall be the Planning Manager. The applicant shall have the burden of proof for requesting a reduction in the total number of required off-street parking spaces, and documentation shall be submitted substantiating this request. Shared parking reductions shall only be approved by the Approving Authority if:

- a. A sufficient number of spaces are provided to meet the greatest parking demand of the participating uses;
- b. Satisfactory evidence is provided describing the nature of the uses and the times when the uses operate so as to demonstrate the lack of potential conflict between them;

- c. Overflow parking will not impact any adjacent use; and
- d. Additional documents, covenants, deed restrictions, or other agreements as may be deemed necessary by the Planning Manager are executed to assure that the required parking spaces provided are maintained and uses with similar hours and parking requirements as those uses sharing the parking facilities remain for the life of the project.

**3. Parking Reductions for an Individual Use.** If an applicant for a proposed use believes the number of parking spaces required for their use as specified in subsection A is not applicable because their use functions differently than the generic use type and associated parking standards established in this title, then the applicant may request an Administrative Permit, or if within the Atlantic Street Corridor, Douglas-Harding Corridor, or Douglas-Sunrise Corridor Specific Plans may process the request as part of a Design Review Permit, pursuant to Section 19.33.070. The Approving Authority shall be the Planning Manager. The applicant shall have the burden of proof for requesting a reduction in the total number of required off-street parking spaces, and documentation shall be submitted substantiating the request. Such documentation may include, but is not limited to: a parking study of another facility of the same use which is similar in size and operation, calculating the required parking spaces with field data of peak parking usage. Reduced parking shall only be approved by the Approving Authority if:

- a. Satisfactory evidence is provided describing the nature of the use, the operation and data from other facilities or similar facilities so as to demonstrate that the required

parking standards are excessive and the proposed parking standards are appropriate;  
and

b. Overflow parking will not impact any adjacent use.

**4. Parking Reductions for Eating and Drinking Establishments.** The Approving Authority for any application for a parking reduction by an eating and drinking establishment as defined in Section 19.08.090(L) **shall be the Planning Commission.**

**D. Downtown/Old Town Parking Requirements.** All principally permitted uses within the historic district (HD) and central business district (CBD) zone districts, with the exception of community assembly, colleges and universities, and new uses requiring and discretionary permit shall be permitted in the HD and CBD zone districts without the need to provide additional off-street parking.

Community assembly, college and university uses and new uses which require a discretionary permit, shall comply with the parking standards specified in subsection A, or request approval of a parking reduction or variance from the parking standards.

SECTION 4. Section 19.78.020 of Chapter 19.78 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

**19.78.020 Required public hearings, authorized Approving Authority and public notice.**

**Type “A.”** The public hearing may be waived. Notice of an intent to approve a development entitlement shall be mailed at least 10 days prior to an action to the applicant, the property

owner, the owners, as shown on the most recent secured assessor's roll, of property within 300 feet of the property involved in the application, and all persons who have requested notice, pursuant to Section 19.78.050 of this title. Should a public hearing be requested as a result of the notice, or as otherwise permitted by this title, the Approving Authority shall be as identified in Section 19.74.010 and notice of the public hearing shall be as identified in Type "B".

**Type "B."** Public hearing is required. Notice of the hearing shall be mailed at least 10 days prior to the public hearing to the applicant, the property owner, the owners, as shown on the most recent secured assessor's roll, of property within 300 feet of the property involved in the application, and each local agency expected to provide water, sewer, streets, roads, schools or other essential facilities or services to the site. Notice shall also be provided to all persons who have requested notice, pursuant to Section 19.78.050 of this title. The radius list for notice of a permit application for an adult establishment shall be expanded as required by Section 19.32.030 of this title. The radius list for notice of a permit application for a nightclub use shall be expanded as required by Section 19.49.040 of this title.

10 days prior to the public hearing, notice shall also be provided by at least one of the following methods:

1. Publication in a newspaper of general circulation within the City; or
2. Posting in at least three public places within the City and posting the application site.

**Type "C."** The public hearing may be waived. Notice of intent to approve a development entitlement shall be posted on the subject site, by the property owner, at least 10 days prior to an action to the applicant and/or the property owner(s). Should a public hearing be requested as a result of the notice, or as otherwise permitted by this title, the Approving Authority shall be as

identified in Section 19.74.010 and notice of the public hearing shall be as identified in Type “B”.

**Type “D.”** No public hearing required and no public notice is required.

**REQUIRED HEARINGS, AUTHORIZED APPROVING AUTHORITY AND PUBLIC NOTICE**

	APPROVING AUTHORITY		
	PLANNING MANAGER	DESIGN COMMITTEE	PLANNING COMMISSION
TYPE OF PERMIT OR VARIANCE	NOTICE TYPE		
Administrative Permit	A		
Conditional Use Permit			B
Development Agreement			B
Design Review Permit	A	B	
Design Review Permit, Minor	C		
Design Review Permit for Residential Subdivision			B
Extension	A		A
Flood Encroachment Permit			B
Major Project			

	APPROVING AUTHORITY		
	PLANNING MANAGER	DESIGN COMMITTEE	PLANNING COMMISSION
TYPE OF PERMIT OR VARIANCE	NOTICE TYPE		
Stage I - Preliminary Development Plan			B
Stage II - Architecture and Landscape Review			B
Stage III - Final Plans	D		
Modification	A		
Planned Development Permit			B
Tree Permit		B	B
Tree Permit, Administrative	D		
Variance			B
Variance, Administrative	A		

SECTION 5. Chapter 19.33 of Title 19 of the Roseville Municipal Code is hereby added to read as follows:

**Commercial Corridor Specific Plans**

**19.33.010 Purpose**

The Commercial Corridor Specific Plans include the Atlantic Street Corridor Specific Plan, the Douglas-Harding Corridor Specific Plan, and the Douglas-Sunrise Corridor Specific Plan (Corridor Plans). This Special Area District includes the establishment of procedures to implement the policies and development standards of the Corridor Plans and is the primary document used to guide development processes and permitted uses within the Corridor Plans. The Special Area District establishes permitted and conditionally permitted uses for various zone districts, standards for non-conforming uses and buildings, development standards and parking standards, and entitlement processes that vary from the processes establishing within Chapter 19 Title V of the Roseville Municipal Code.

**19.33.020 District Boundaries.**

**A. Atlantic Street Corridor Specific Plan:** Consists of approximately 73 acres of land and is generally bounded by Atlantic Street to the north, Shearer Street or the Dry Creek Open Space to the south, Interstate 80 to the east, and Folsom Road to the west.

**B. Douglas-Harding Corridor Specific Plan:** Consists of approximately 152 acres of land and is generally bounded by Lead Hill Road to the north, Douglas Boulevard to the south, Interstate 80 to the east, and Park Drive to the west.

**C. Douglas-Sunrise Corridor Specific Plan:** Consists of approximately 251 acres of land and is generally bounded by Lead Hill Road to the north, Coloma Road to the south, Rocky Ridge Drive to the east, and Interstate 80 to the west.

**19.33.030 Permitted Uses.**

**A. General.** Land uses within the Corridor Plans are implemented through application of zone districts. In recognition of the goals of the Specific Plan this Special Area District (District) applies to all Multifamily Residential (R3), Business Professional (BP), Neighborhood

Commercial (NC), Community Commercial (CC), and General Commercial (GC) zone districts within the Specific Plan boundaries. The District standards do not apply to any zone districts not listed in the tables below, such as the Single-Family (R1), Small-Lot (RS), or Two-Family (R2) Residential zone districts. The District customizes the permitted uses of general zone districts to reflect the unique nature and community character goals of the Specific Plan.

**B. Permitted Use Types.** Use tables are provided for each of the three Corridor Plans. The tables specify permitted uses, conditionally permitted uses, administratively permitted uses, and prohibited uses for certain zoning designations within the Specific Plan. Principally permitted uses (P) indicate that the use is allowed in the specified zone. Conditionally and administratively permitted uses require the granting of a Conditional Use Permit (CUP) or Administrative Permit (A), respectively, as provided in Chapter 19.72 and 19.74 of the Municipal Code. Prohibited uses (-) are not allowed in the specified zone district. Use type classifications are defined in Chapter 19.08 of the Municipal Code. This District relies on the classification system and definitions established in the Municipal Code.

A zone district which is not listed within the tables below is regulated in accordance with Article II. A use which is listed within the permitted use tables of Article II but is not listed below is generally prohibited. Where a use is not specifically listed in either Article II or the tables below, the Planning Manager may determine whether the use is generally consistent or of the same general character as one or more listed uses to determine whether the use is permitted. Existing buildings, structures, and uses permitted within the Specific Plan area as of the effective date of this chapter shall continue to be permitted and exempt from the requirements of this chapter as legal nonconforming.



<b>ATLANTIC STREET CORRIDOR PERMITTED USE TABLE</b>			
	<b>CC</b>	<b>GC</b>	<b>R3</b>
<b>AGRICULTURAL AND OPEN SPACE USE TYPES</b>			
Animal Keeping	-	-	P
Resource Protection and Restoration	P	P	P
Resource Related Recreation	P	P	P
<b>CIVIC USE TYPES</b>			
Community Assembly	P	P	P
Community Services	P	P	CUP
Essential Services	P	P	P
Hospital Services			
General Hospital Services	P	CUP	-
Psychiatric Hospital Services	P	CUP	-
Libraries and Museums, Private	P	P	-
Public Parking Services	P	P	-
Schools			
College and University	P	P	-
Public/Private Elementary and Secondary	CUP	CUP	CUP
Social Services			
Emergency Shelter <sup>(1)</sup>	CUP	CUP	-
Food Distribution <sup>(2)</sup>	CUP	A/CUP	-
Food Service <sup>(3)</sup>	CUP	A/CUP	-
Power Generating Facilities <sup>(4)</sup>			
Emergency	A	A	P
Supplemental/Individual Use	CUP	CUP	P
Passive Power	P	P	P
<b>RESIDENTIAL USE TYPES</b>			
Accessory Dwelling Units <sup>(5)</sup>	P	P	P
Caretaker/Employee Housing	P	P	P
Community Care Facilities, Small	P	P	P
Community Care Facilities, Large	P	P	P
Dwelling <sup>(7)</sup>			

**ATLANTIC STREET CORRIDOR PERMITTED USE  
TABLE**

	<b>CC</b>	<b>GC</b>	<b>R3</b>
Multi-Family	P	-	P
Single-Family	P/CUP <sup>(8)</sup>	CUP	P
Two-Family	P/CUP <sup>(8)</sup>	CUP	P
Family Day Care Home, Small	P	P	P
Family Day Care Home, Large <sup>(9)</sup>	P	P	P
Live/Work	P	P	P
Long Term Care Facility, Small <sup>(10)</sup>	-	-	P
Long Term Care Facility, Large	-	-	A
Low-Barrier Navigation Centers <sup>(11)</sup>	-	-	P
Mobile Home Park	-	-	CUP
Rooming and Boarding House	-	-	P
Short-Term Rental <sup>(12)</sup>	-	-	P
Single Room Occupant	-	-	-
<b>COMMERCIAL USE TYPES</b>			
<b>Animal Sales and Service</b>			
Grooming and Pet Stores	P	P	-
Kennels	-	CUP	-
Veterinary Clinic	P	P	-
Veterinary Hospital	CUP	CUP	-
<b>Automotive and Equipment</b>			
Automotive Body and Equipment Repair	-	P/CUP <sup>(13)</sup>	-
Automotive Rentals	-	P	-
Automotive Repairs	CUP	P	-
Automotive Sales	CUP	P	-
Car Wash and Detailing	CUP	P	-
Gasoline Sales <sup>(14)</sup>	P/CUP	P/CUP	-
Heavy Equipment Rental and Sales	-	P	-
Banks and Financial Services	P	P	-
Bars and Drinking Places	P	P	-
Broadcasting and Recording Studios	P	P	-
Business Support Services	P	P	-

<b>ATLANTIC STREET CORRIDOR PERMITTED USE TABLE</b>			
	<b>CC</b>	<b>GC</b>	<b>R3</b>
<b>Commercial Recreation</b>			
Amusement Center	P	P	-
Indoor Entertainment	P	P	-
Indoor Sports and Recreation	P	P	-
Large Amusement Complexes	P	CUP	-
Outdoor Entertainment	P	CUP	-
Outdoor Sports and Recreation	P	P	A
Community Care Facility, Commercial	P	P	P
Day Care Center	P	P	A
<b>Eating and Drinking Establishments</b>			
Fast Food with Drive-Through <sup>(14)</sup>	P/CUP	P/CUP	-
Convenience	P	P	-
Full Service	P	P	-
Food and Beverage Retail Sales	P	P	-
Funeral and Interment Services	P	P	-
Lodging Services	P	P	-
Long Term Care Facility	P	P	-
Maintenance and Repair	P	P	-
Medical Services, General	P	P	-
Neighborhood Commercial	P	-	-
Nightclubs <sup>(15)</sup>	CUP	CUP	-
Nursery, Retail	P	P	-
Offices, Professional	P	P	-
Personal Services	P	P	-
Retail Sales and Services	P	P	-
<b>Specialized Education and Training</b>			
Vocational Schools	P	P	-
Specialty Schools	P	P	-
Storage, Personal Storage Facility	-	P	-
<b>INDUSTRIAL USE TYPES</b>			
Laundries, Commercial	CUP	CUP	-
Printing and Publishing	-	CUP	-
Research Services	-	P	-

<b>ATLANTIC STREET CORRIDOR PERMITTED USE TABLE</b>			
	<b>CC</b>	<b>GC</b>	<b>R3</b>
Wholesaling and Distribution, Light	-	P	-
<b>TRANSPORTATION AND COMMUNICATION USE TYPES</b>			
Intermodal Facilities <sup>(16)</sup>	CUP	CUP	-
Telecommunication Facilities <sup>(17)</sup>	P/A/CUP	P/A/CUP	A/CUP

Notes:

- (1) Additional requirements are contained in Chapter 19.38.
- (2) Additional requirements are contained in Chapter 19.40.
- (3) Additional requirements are contained in Chapter 19.39.
- (4) Additional requirements are contained in Chapter 19.55.
- (5) Accessory dwelling/junior accessory dwelling units are only permitted within areas zoned to allow single-family, two-family or multi-family residential use and must be located on a lot that contains an existing or proposed single-family, two-family or multi-family dwelling unit as defined in Sections 19.08.080(F)(1) and (F)(2) (Residential Use Types). See Chapter 19.60 for additional accessory dwelling/junior accessory dwelling unit regulations.
- (6) Multifamily residential is principally permitted without a Conditional Use Permit in the GC zone where residential uses already existed on a site prior to adoption of this Specific Plan.
- (7) Transitional housing and supportive housing are residential uses types and are permitted (P) where residential uses are permitted (P) or conditionally permitted (CUP).
- (8) Single-family and two-family uses are permitted at minimum densities of 23 units/acre, but otherwise require a Conditional Use Permit, except that any parcel in a residential zone district may be developed with two single-family homes.
- (9) See Chapter 19.46 for large family day care home regulations.

(10) A long-term care facility which serves six (6) or fewer persons shall be considered a residential use of the property.

(11) Low Barrier Navigation Centers are exempt from a Design Review Permit.

(12) Short-Term Rentals are only permitted in a single-family dwelling unit. See Chapter 4.25 for additional Short- Term Rental requirements.

(13) A Conditional Use Permit is required for auto body and equipment repair uses which are within 300 feet of a residential zone (R1, R2, RS, or R3) or a single-family or multifamily home, and if located outside of this buffer are principally permitted.

(14) A conditional use permit is required for fast food with drive through establishments or gasoline sales establishments contiguous to: (a) properties with a residential zoning designation; (b) parcels designated as a public utilities easement or landscape easement which are contiguous to a property having a residential zoning designation; and (c) any other parcel of land upon which a building cannot be developed and which separates the subject parcel by less than 100 feet which is contiguous to a property having a residential zoning designation. A conditional use permit is not required for these uses if the subject parcel is separated from properties with a residential zoning designation by a public roadway.

(15) Additional requirements are contained in Chapter 19.49.

(16) Additional requirements are contained in Chapter 19.36.

(17) Additional requirements are contained in Chapter 19.34.

<b>DOUGLAS-HARDING CORRIDOR PERMITTED USE TABLE</b>					
	<b>BP</b>	<b>NC</b>	<b>CC</b>	<b>GC</b>	<b>R3</b>
<b>AGRICULTURAL AND OPEN SPACE USE TYPES</b>					
Animal Keeping	-	-	-	-	P
Resource Protection and Restoration	P	P	P	P	P

<b>DOUGLAS-HARDING CORRIDOR PERMITTED USE TABLE</b>					
	<b>BP</b>	<b>NC</b>	<b>CC</b>	<b>GC</b>	<b>R3</b>
Resource Related Recreation	P	P	P	P	P
<b>CIVIC USE TYPES</b>					
Community Assembly	CUP	P	P	P	P
Community Services	P	CUP	P	P	CUP
Essential Services	P	P	P	P	P
Hospital Services					
General Hospital Services	-	-	CUP	CUP	-
Psychiatric Hospital Services	-	-	CUP	CUP	-
Libraries and Museums, Private	-	CUP	P	P	-
Public Parking Services	P	P	P	P	-
Schools					
College and University	A	-	P	P	-
Public/Private Elementary and Secondary	-	CUP	CUP	CUP	CUP
Social Services					
Emergency Shelter <sup>(1)</sup>	-	-	-	CUP	-
Food Distribution <sup>(2)</sup>	-	-	-	A/CUP	-
Food Service <sup>(3)</sup>	-	-	-	A/CUP	-
Power Generating Facilities <sup>(4)</sup>					
Emergency	A	A	A	A	P
Supplemental/Individual Use	CUP	CUP	CUP	CUP	CUP
Passive Power	P	P	P	P	P
<b>RESIDENTIAL USE TYPES</b>					
Accessory Dwelling Units <sup>(5)</sup>	-	P	P	P	P
Caretaker/Employee Housing	-	P	P	P	P
Community Care Facilities, Small	P	P	P	P	P
Community Care Facilities, Large	CUP	CUP	CUP	CUP	P
Dwelling <sup>(6)</sup>					
Multi-Family	-	P	P	-	P
Single-Family	-	P/CUP <sup>(7)</sup>	P/CUP <sup>(7)</sup>	P/CUP <sup>(7)</sup>	P
Two-Family	-	P/CUP <sup>(7)</sup>	P/CUP <sup>(7)</sup>	P/CUP <sup>(7)</sup>	P
Family Day Care Home, Small	P	P	P	P	P
Family Day Care Home, Large <sup>(8)</sup>	-	P	P	P	P

<b>DOUGLAS-HARDING CORRIDOR PERMITTED USE TABLE</b>					
	<b>BP</b>	<b>NC</b>	<b>CC</b>	<b>GC</b>	<b>R3</b>
Live/Work	P	P	P	-	P
Long Term Care Facility, Small <sup>(9)</sup>	-	-	-	-	CUP
Long Term Care Facility, Large	-	-	-	-	P
Low-Barrier Navigation Centers <sup>(10)</sup>	-	P	P	-	P
Mobile Home Park	-	-	-	-	CUP
Rooming and Boarding House	-	-	-	-	P
Short-Term Rental <sup>(11)</sup>	-	-	-	-	P
Single Room Occupant	P	P	P	P	P
<b>COMMERCIAL USE TYPES</b>					
<b>Animal Sales and Service</b>					
Grooming and Pet Stores	-	P	P	P	-
Kennels	-	-	-	CUP	-
Veterinary Clinic	-	CUP	P	P	-
Veterinary Hospital	-	-	CUP	CUP	-
<b>Automotive and Equipment</b>					
Automotive Body and Equipment Repair	-	-	-	CUP	-
Automotive Rentals	-	-	-	P	-
Automotive Repairs	-	-	CUP	P	-
Automotive Sales	-	-	CUP	P	-
Car Wash and Detailing	-	-	CUP	P	-
Gasoline Sales <sup>(12)</sup>	CUP	P/CUP	P/CUP	P/CUP	-
Heavy Equipment Rental and Sales	-	-	-	P	-
Banks and Financial Services	P	P	P	P	-
Bars and Drinking Places	-	-	P	P	-
Broadcasting and Recording Studios	P	-	-	P	-
Business Support Services	P	-	P	P	-
<b>Commercial Recreation</b>					
Amusement Center	-	CUP	P	P	-
Indoor Entertainment	-	-	P	P	-
Indoor Sports and Recreation	-	-	P	P	-

<b>DOUGLAS-HARDING CORRIDOR PERMITTED USE TABLE</b>					
	<b>BP</b>	<b>NC</b>	<b>CC</b>	<b>GC</b>	<b>R3</b>
Large Amusement Complexes	-	-	-	CUP	-
Outdoor Entertainment	-	-	-	CUP	-
Outdoor Sports and Recreation	-	-	-	P	-
Community Care Facility, Commercial	-	-	-	-	CUP
Day Care Center	P	P	P	P	P
<b>Eating and Drinking Establishments</b>					
Fast Food with Drive-Through <sup>(12)</sup>	-	-	P/CUP	P/CUP	-
Convenience	P	P	P	P	-
Full Service	P	P	P	P	-
Food and Beverage Retail Sales	-	-	P	P	-
Funeral and Interment Services	-	-	P	P	-
Lodging Services	-	-	P	P	-
Long Term Care Facility	CUP	CUP	P	P	CUP
Maintenance and Repair	-	P	P	P	-
Medical Services, General	P	P	P	P	-
Neighborhood Commercial	P	P	-	-	A
Nightclubs <sup>(13)</sup>	-	-	CUP	CUP	-
Nursery, Retail	-	-	-	P	-
Offices, Professional	P	P	P	P	-
Personal Services	P	P	P	P	-
Retail Sales and Services	-	-	P	P	-
<b>Specialized Education and Training</b>					
Vocational Schools	-	-	P	P	-
Specialty Schools	-	CUP	P	P	-
<b>INDUSTRIAL USE TYPES</b>					
Laundries, Commercial	-	-	CUP	CUP	-
Printing and Publishing	-	-	-	CUP	-
Research Services	-	-	-	P	-
Wholesaling and Distribution, Light	-	-	-	P	-
<b>TRANSPORTATION AND COMMUNICATION USE TYPES</b>					
Intermodal Facilities <sup>(14)</sup>	CUP	CUP	CUP	CUP	-



<b>DOUGLAS-HARDING CORRIDOR PERMITTED USE TABLE</b>					
	<b>BP</b>	<b>NC</b>	<b>CC</b>	<b>GC</b>	<b>R3</b>
Telecommunication Facilities (15)	P/A/CUP	P/A/CUP	P/A/CUP	P/A/CUP	A/CUP

Notes:

- (1) Additional requirements are contained in Chapter 19.38.
- (2) Additional requirements are contained in Chapter 19.40.
- (3) Additional requirements are contained in Chapter 19.39.
- (4) Additional requirements are contained in Chapter 19.55.
- (5) Accessory dwelling/junior accessory dwelling units are only permitted within areas zoned to allow single-family, two-family or multi-family residential use and must be located on a lot that contains an existing or proposed single-family, two-family or multi-family dwelling unit as defined in Sections 19.08.080(F)(1) and (F)(2) (Residential Use Types). See Chapter 19.60 for additional accessory dwelling/junior accessory dwelling unit regulations.
- (6) Transitional housing and supportive housing are residential uses types and are permitted (P) where residential uses are permitted (P) or conditionally permitted (CUP).
- (7) Single-family and two-family uses are permitted at minimum densities of 23 units/acre, but otherwise require a Conditional Use Permit, except that any parcel in a residential zone district may be developed with two single-family homes.
- (8) See Chapter 19.46 for large family day care home regulations.
- (9) A long-term care facility which serves six (6) or fewer persons shall be considered a residential use of the property.
- (10) Low Barrier Navigation Centers are exempt from a Design Review Permit.
- (11) Short-Term Rentals are only permitted in a single-family dwelling unit. See Chapter 4.25 for additional Short- Term Rental requirements.

(12) A conditional use permit is required for fast food with drive through establishments or gasoline sales establishments contiguous to: (a) properties with a residential zoning designation; (b) parcels designated as a public utilities easement or landscape easement which are contiguous to a property having a residential zoning designation; and (c) any other parcel of land upon which a building cannot be developed and which separates the subject parcel by less than 100 feet which is contiguous to a property having a residential zoning designation. A conditional use permit is not required for these uses if the subject parcel is separated from properties with a residential zoning designation by a public roadway.

(13) Additional requirements are contained in Chapter 19.49.

(14) Additional requirements are contained in Chapter 19.36.

(15) Additional requirements are contained in Chapter 19.34.

<b>DOUGLAS-SUNRISE CORRIDOR PERMITTED USE TABLE</b>					
	<b>BP</b>	<b>NC</b>	<b>CC</b>	<b>GC</b>	<b>R3</b>
<b>AGRICULTURAL AND OPEN SPACE USE TYPES</b>					
Animal Keeping	-	-	-	-	P
Resource Protection and Restoration	P	P	P	P	P
Resource Related Recreation	P	P	P	P	P
<b>CIVIC USE TYPES</b>					
Community Assembly	CUP	P	P	P	P
Community Services	P	CUP	P	P	CUP
Essential Services	P	P	P	P	P
<b>Hospital Services</b>					
General Hospital Services	-	-	CUP	CUP	-
Psychiatric Hospital Services	-	-	CUP	CUP	-
Libraries and Museums, Private	-	CUP	P	P	-
Public Parking Services	P	P	P	P	-

<b>DOUGLAS-SUNRISE CORRIDOR PERMITTED USE TABLE</b>					
	<b>BP</b>	<b>NC</b>	<b>CC</b>	<b>GC</b>	<b>R3</b>
<b>Schools</b>					
College and University	A	-	P	P	-
Public/Private Elementary and Secondary	-	CUP	CUP	CUP	CUP
<b>Social Services</b>					
Emergency Shelter <sup>(5)</sup>	-	-	-	CUP	-
Food Distribution <sup>(3)</sup>	-	-	-	A/CUP	-
Food Service <sup>(4)</sup>	-	-	-	A/CUP	-
<b>Power Generating Facilities <sup>(9)</sup></b>					
Emergency	A	A	A	A	P
Supplemental/Individual Use	CUP	CUP	CUP	CUP	P
Passive Power	P	P	P	P	P
<b>RESIDENTIAL USE TYPES</b>					
Accessory Dwelling Units <sup>(11)</sup>	-	P	P	P	P
Caretaker/Employee Housing	-	P	P	P	P
Community Care Facilities, Small	P	P	P	P	P
Community Care Facilities, Large	CUP	CUP	CUP	CUP	P
<b>Dwelling <sup>(6)</sup></b>					
Multi-Family	-	P	P	-	P
Single-Family	-	P/CUP <sup>(7)</sup>	P/CUP <sup>(7)</sup>	P/CUP <sup>(7)</sup>	P
Two-Family	-	P/CUP <sup>(7)</sup>	P/CUP <sup>(7)</sup>	P/CUP <sup>(7)</sup>	P
Family Day Care Home, Small	P	P	P	P	P
Family Day Care Home, Large <sup>(8)</sup>	-	P	P	P	P
Live/Work	P	P	P	-	P
Long Term Care Facility, Small <sup>(9)</sup>	-	-	-	-	P
Long Term Care Facility, Large	-	-	-	-	A
Low-Barrier Navigation Centers <sup>(10)</sup>	-	P	P	-	P

<b>DOUGLAS-SUNRISE CORRIDOR PERMITTED USE TABLE</b>					
	<b>BP</b>	<b>NC</b>	<b>CC</b>	<b>GC</b>	<b>R3</b>
Mobile Home Park	-	-	-	-	CUP
Rooming and Boarding House	-	-	-	-	P
Short-Term Rental <sup>(11)</sup>	-	-	-	-	P
Single Room Occupant	-	-	-	-	-
<b>COMMERCIAL USE TYPES</b>					
<b>Animal Sales and Service</b>					
Grooming and Pet Stores	-	P	P	P	-
Kennels	-	-	-	CUP	-
Veterinary Clinic	-	CUP	P	P	-
Veterinary Hospital	-	-	CUP	CUP	-
<b>Automotive and Equipment</b>					
Automotive Body and Equipment Repair	-	-	-	CUP	-
Automotive Rentals	-	-	-	P	-
Automotive Repairs	-	-	CUP	P	-
Automotive Sales	-	-	CUP	P	-
Car Wash and Detailing	-	-	CUP	P	-
Gasoline Sales <sup>(12)</sup>	CUP	P/CUP	P/CUP	P/CUP	-
Heavy Equipment Rental and Sales	-	-	-	P	-
Banks and Financial Services	P	P	P	P	-
Bars and Drinking Places	-	-	P	P	-
Broadcasting and Recording Studios	P	-	P	P	-
Business Support Services	P	-	P	P	-
<b>Commercial Recreation</b>					
Amusement Center	-	CUP	P	P	-
Indoor Entertainment	-	-	P	P	-
Indoor Sports and Recreation	-	-	P	P	-
Large Amusement Complexes	-	-	P	CUP	-
Outdoor Entertainment	-	-	P	CUP	-
Outdoor Sports and Recreation	-	-	P	P	A
Community Care Facility, Commercial	-	-	P	P	P
Day Care Center	P	P	P	P	A

<b>DOUGLAS-SUNRISE CORRIDOR PERMITTED USE TABLE</b>					
	<b>BP</b>	<b>NC</b>	<b>CC</b>	<b>GC</b>	<b>R3</b>
<b>Eating and Drinking Establishments</b>					
Fast Food with Drive-Through <sup>(12)</sup>	-	-	P/CUP	P/CUP	-
Convenience	P	P	P	P	-
Full Service	P	P	P	P	-
Food and Beverage Retail Sales	-	-	P	P	-
Funeral and Interment Services	-	-	P	P	-
Lodging Services	-	-	P	P	-
Long Term Care Facility	CUP	CUP	P	P	-
Maintenance and Repair	-	P	P	P	-
Medical Services, General	P	P	P	P	-
Neighborhood Commercial	P	P	P	-	-
Nightclubs <sup>(13)</sup>	-	-	CUP	CUP	-
Nursery, Retail	-	-	P	P	-
Offices, Professional	P	P	P	P	-
Personal Services	P	P	P	P	-
Retail Sales and Services	-	-	P	P	-
<b>Specialized Education and Training</b>					
Vocational Schools	-	-	P	P	-
Specialty Schools	-	CUP	P	P	-
Storage, Personal Storage Facility	-	-	-	P	-
<b>INDUSTRIAL USE TYPES</b>					
Laundries, Commercial	-	-	CUP	CUP	-
Printing and Publishing	-	-	-	CUP	-
Research Services	-	-	-	P	-
Wholesaling and Distribution, Light	-	-	-	P	-
<b>TRANSPORTATION AND COMMUNICATION USE TYPES</b>					
Intermodal Facilities <sup>(14)</sup>	CUP	CUP	CUP	CUP	-
Telecommunication Facilities <sup>(15)</sup>	P/A/CUP	P/A/CUP	P/A/CUP	P/A/CUP	A/CUP

Notes:

- (1) Additional requirements are contained in Chapter 19.38.
- (2) Additional requirements are contained in Chapter 19.40.
- (3) Additional requirements are contained in Chapter 19.39.

- (4) Additional requirements are contained in Chapter 19.55.
- (5) Accessory dwelling/junior accessory dwelling units are only permitted within areas zoned to allow single-family, two-family or multi-family residential use and must be located on a lot that contains an existing or proposed single-family, two-family or multi-family dwelling unit as defined in Sections 19.08.080(F)(1) and (F)(2) (Residential Use Types). See Chapter 19.60 for additional accessory dwelling/junior accessory dwelling unit regulations.
- (6) Transitional housing and supportive housing are residential uses types and are permitted (P) where residential uses are permitted (P) or conditionally permitted (CUP).
- (7) Single-family and two-family uses are permitted at minimum densities of 23 units/acre, but otherwise require a Conditional Use Permit, except that any parcel in a residential zone district may be developed with two single-family homes.
- (8) See Chapter 19.46 for large family day care home regulations.
- (9) A long-term care facility which serves six (6) or fewer persons shall be considered a residential use of the property.
- (10) Low Barrier Navigation Centers are exempt from a Design Review Permit.
- (11) Short-Term Rentals are only permitted in a single-family dwelling unit. See Chapter 4.25 for additional Short- Term Rental requirements.

(12) A conditional use permit is required for fast food with drive through establishments or gasoline sales establishments contiguous to: (a) properties with a residential zoning designation; (b) parcels designated as a public utilities easement or landscape easement which are contiguous to a property having a residential zoning designation; and (c) any other parcel of land upon which a building cannot be developed and which separates the subject parcel by less than 100 feet which is contiguous to a property having a residential zoning designation. A conditional use permit is not required for these uses if the subject parcel is separated from properties with a residential zoning designation by a public roadway.

(13) Additional requirements are contained in Chapter 19.49.

(14) Additional requirements are contained in Chapter 19.36.

(15) Additional requirements are contained in Chapter 19.34.

**C. Uses and Zone Districts Not Listed.** A use which is listed within the Municipal Code but is not listed below is generally prohibited. Where a use is not specifically listed in either the table below or within the other sections of Title 19 of the Municipal Code, the Planning Manager may determine whether the use is generally consistent or of the same general character as one or more listed uses to determine whether the use is permitted. For parcels within the Single-Family (R1), Small-Lot (RS), or Two-Family (R2) Residential zone district, refer to the list of allowable uses in Section 19.10.020 of the Zoning Ordinance. For parcels within the Industrial (M2) zone district, refer to the list of allowable uses in Section 19.14.020 of the Zoning Ordinance. For parcels within the Floodway (FW) and Floodway Fringe (FF) zone district, refer to Section 19.18.040 of the Zoning Ordinance.

**D. Legal Nonconforming Uses.** Existing buildings, structures, and uses permitted within the Corridor Plan boundaries as of the effective date of this chapter shall continue to be permitted and exempt from the requirements of this chapter as legal nonconforming. Uses which would require a Conditional Use Permit or Administrative Permit but which were previously permitted prior to adoption of this District shall be deemed to have obtained the required Conditional Use Permit or Administrative Permit.

### **19.33.040 Nonconforming Use Regulations.**

**A. General.** The Corridor Plans include many properties where the existing use of the land is nonconforming, which means the use is not permitted within the underlying zone. In order to facilitate greater investment in and improvement of older nonconforming buildings and properties, this District provides for some degree of expansion of use. The following section supersedes Municipal Code Chapter 19.24.020, Nonconforming Uses and Structures.

**B. Nonconforming Uses and Structures.** A nonconforming use may be continued, and may only be enlarged or increased, or extended to occupy a greater area than that which it lawfully occupied before becoming a nonconforming use, as follows below. For the purposes of this section, expansion includes enlargement, extension, reconstruction, or structural alteration of a building or site.

- 1. Nonresidential Uses and Buildings Contiguous to Residential Uses<sup>1</sup>.** The use or buildings shall not be expanded closer to contiguous residential uses, except for landscaping. The use or buildings shall not be operationally changed or expanded in a

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<sup>1</sup> For the purposes of this section, "contiguous to residential uses" is defined to mean where the property is contiguous to (a) properties with a residential zoning designation, (b) parcels designated as a public utilities easement or landscape easement which are contiguous to a property having a residential zoning designation, or (c) any other parcel of land upon which a building cannot be developed and which separates the subject parcel by less than 100 feet which is contiguous to a property having a residential zoning designation.



manner which will subject contiguous residential uses to increased noise, odor, or other nuisance conditions. Expansions or enlargements of a use which meet these criteria are permitted with an Administrative Permit, provided they conform to the Specific Plan Design Guidelines.

**2. Nonresidential Uses and Buildings not Contiguous to Residential Uses.** A nonconforming use may be expanded or modified with approval of an Administrative Permit, provided the project conforms to the Specific Plan Design Guidelines.

**3. Residential Uses and Buildings.** The nonconforming use of a residential building in a zoning district where such use is not permitted may continue subject to the residential zone development standards requirements of Section 19.10.030(A) (R1 district), until such time as the building is condemned, removed, or converted. Enlargement, extension, reconstruction, or structural alteration of a building designed as a dwelling is permitted if such additions or improvements conform to all applicable provisions of this title, and the new construction does not expand the nonconformity.

**4. Substitution of Nonconforming Use.** A nonconforming use may be substituted with a different nonconforming use provided it has the same or a less intensive use classification, only upon approval of an Administrative Permit. Such a new nonconforming use shall be subject to the nonconforming use requirements listed above for residential and nonresidential uses, as applicable. For the purposes of this section, the intensity of a use classification shall be determined by the Planning Manager based on trip generation; parking demand; and nuisance conditions such as lighting, noise, or odor generation.

#### **19.33.050 Multifamily Residential (R3) Development Standards.**

<b>STANDARD</b>	<b>REQUIREMENT</b>
Area, interior lot	6,000 sq ft
Area, corner lot	7,500 sq ft
Width, interior	60 ft
Width, corner	75 ft
Maximum number of primary dwellings	As provided by General Plan, and a minimum of 3 dwellings
Maximum number of accessory/junior accessory dwelling units per lot	Up to 2 dwellings
Setbacks and Lot Coverage	As provided by the Specific Plan Design Guidelines
Height limits	Maximum of 45 feet or as provided by the Specific Plan Design Guidelines

**19.33.060 Off-Street Parking Standards**

**A. Parking Standards.** The below off-street parking standards shall apply to projects within the Douglas-Sunrise Corridor Specific Plan and to projects east of Folsom Road in the Douglas-Harding Corridor Specific Plan.

<b>USE TYPE</b>	<b>STANDARD</b>
Non-Residential Uses	Pursuant to Municipal Code Chapter 19.26 <sup>1</sup>
Mixed Uses	Sum of non-residential and residential requirements <sup>1</sup>
Residential < 25 units per acre	Pursuant to Municipal Code Chapter 19.26
Residential ≥ 25 units per acre	Zero to one bedroom – 1 space per unit Two to three bedrooms – 1.5 spaces per unit Four or more bedrooms – 2 spaces per unit AND one guest parking space for every 10 units (rounded up)

1. A Parking Reduction may be requested as part of design review pursuant to the Entitlements and Permit Requirements section of this District.

**19.33.070 Entitlements and Permit Requirements**

**A. General.** These procedures simplify and streamline the development review process and remove barriers to reinvestment, particularly for high density housing and commercial reinvestment. These procedures are also applicable to project consistent with the Atlantic Street Corridor Policy 2.2 or Douglas-Harding Corridor Specific Plan Policy 1.5 regarding preservation and reuse.

**B. Façade Improvements and Minor Alterations.** Façade improvements and other minor alterations consistent with the provisions of the Specific Plan Design Guidelines will be approved through the Minor Design Review Permit process. Façade improvements include color changes and/or the introduction of new exterior building materials, doors, or windows; wall murals; the addition of exterior ornamentation such as awnings and lighting; or other exterior alterations or exterior remodels to existing buildings or structures. Other minor alterations include changes which in substantial conformance with the existing site development and/or previously approved permit and do not create the need for new parking or affect existing parking or access designs.

**C. Minor Additions and Minor Site Improvements – Non-Residential.** An addition to existing structures that is no greater than 15% of the total existing building footprint on the site is considered minor, for the purposes of this section. Minor site improvements include changes to landscaping, lighting, utilities, parking, access, or circulation which do not require supporting technical studies such as a short-term traffic study, water supply assessment, or similar, subject to the discretion of the Planning Manager. Minor additions and site improvements will be approved through the Minor Design Review Permit process. At the discretion of the Planning

Manager, this process may also be used for projects incorporating preservation or adaptive reuse, if applicable, as defined and described by the Atlantic Street Corridor or Douglas-Harding Corridor Specific Plan.

This streamlined process may only be used one time during the duration of the Specific Plans; subsequent additions will be subject to the City's standard Design Review Permit or Design Review Permit Modification process. To qualify for the streamlined process, additions, site improvements, and associated renovations to existing structures will be required to enhance the opportunity of the building and existing onsite improvements to meet the criteria of the Design Guidelines (e.g., sidewalk widening) and must conform to design guidelines and standards.

**D. Additions and New Construction – High Density Residential.** Design Review Permits for High Density Residential projects (including vertical mixed-use projects) with a minimum density of 25 units per acre which are consistent with the provisions of the Specific Plan Design Guidelines will be processed consistent with Municipal Code Chapter 19.78.020 “Type A” projects, provided they conform to the applicable development standards and design guidelines. Projects which do not conform are not eligible for this process. If the property has existing site improvements, the project will be required to enhance the opportunity of the existing improvements on the site to meet the criteria of the Specific Plan Design Guidelines (e.g., sidewalk widening). Note that projects providing a minimum of 20% of the units for extremely low, very low, or low-income households are eligible to use the City's ministerial Objective Design Standards process.

**E. Parking Reduction.** If an applicant believes the number of required parking spaces is not applicable, they may request a parking reduction pursuant to Municipal Code Chapter 19.26.030. However, where a parking reduction is requested as part of a Design Review Permit application for development or redevelopment pursuant to this District, the parking reduction will not require a separate Administrative Permit; the request shall be part of the Design Review entitlement.

SECTION 6. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

SECTION 7. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this \_\_\_ day of \_\_\_\_\_, 20\_\_, by the following vote on roll call:

AYES            COUNCILMEMBERS:

NOES            COUNCILMEMBERS:

ABSENT        COUNCILMEMBERS:

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MAYOR

ATTEST:

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City Clerk