

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

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

| CIVIC USE TYPES | M1/SA-WR | M2/SA-WR |
|---|-----------|-----------|
| 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 | - | - |

| RESIDENTIAL USE TYPES | M1/SA-WR | M2/SA-WR |
|----------------------------|----------|----------|
| Caretaker/Employee Housing | - A | - |
| Congregate Residence | - | - |

| COMMERCIAL USE TYPES | M1/SA-WR | M2/SA-WR |
|--|------------|------------|
| 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 | CUP | CUP |
| Maintenance and Repair | CUP | CUP |
| Medical | | |
| Substance Abuse Treatment Clinic | CUP | CUP |

| Commercial Use Types (continued) | M1/SA-WR | M2/SA-WR |
|---|-----------------|-----------------|
| Neighborhood Commercial | CUP | CUP |
| Nightclubs (1) | CUP | CUP |
| Nursery, Retail | P | P |
| Offices, Professional | CUP | CUP |
| Personal Services | CUP | CUP |
| Retail Sales and Services | - | - |
| Specialized Education and Training | | |
| Vocational Schools | CUP | CUP |
| Specialty Schools | CUP | CUP |
| Storage, Personal Storage Facility | P | P |

| INDUSTRIAL USE TYPES | M1/SA-WR | M2/SA-WR |
|---|-----------------|-----------------|
| Day Care Center, Secondary (employees only) | CUP | - |
| Equipment and Materials Storage Yards | CUP | P |
| General Industrial | CUP | P |
| Hazardous Materials Handling | CUP | P |
| Laundries, Commercial | P | P |
| Light Manufacturing | P | P |
| Printing and Publishing | P | P |
| Recycling, Scrap and Dismantling | | |
| Enclosed | P | P |
| Unenclosed | CUP | P |
| Research Services | CUP | CUP |
| Specialized Industrial | CUP | CUP |
| Wholesale and Distribution | | |
| Light | P | P |
| Heavy | CUP | P |

| TRANSPORTATION AND COMMUNICATION USE TYPES | M1/SA-WR | M2/SA-WR |
|---|-----------------|-----------------|
| Antennas and Communication Facilities (5) | | |
| Developed Lot | P | P |
| Undeveloped Lot | CUP | CUP |
| Heliport | CUP | CUP |
| Intermodal Facilities (6) | P | P |

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. Additional Requirements contained in Chapter 19.49 of the City of Roseville Zoning Ordinance
2. Additional Requirements contained in Chapter 19.40 of the City of Roseville Zoning Ordinance
3. Additional Requirements contained in Chapter 19.39 of the City of Roseville Zoning Ordinance
4. Additional Requirements contained in Chapter 19.38 of the City of Roseville Zoning Ordinance
5. Additional Requirements contained in Chapter 19.34 of the City of Roseville Zoning Ordinance
6. Additional Requirements contained in Chapter 19.36 of the City of Roseville Zoning Ordinance