

ORDINANCE NO. \_\_\_\_

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTION 2.3.2 OF CHAPTER 2 OF THE ROSEVILLE DOWNTOWN CODE REGARDING ALLOWED LAND USES, SECTION 3.4 OF CHAPTER 3 REGARDING PARKING REQUIREMENTS, SECTION 4.6.2 OF CHAPTER 4 REGARDING VERNON STREET DISTRICT DEVELOPMENT STANDARDS, AND SECTION 7.11 OF CHAPTER 7 REGARDING DOWNTOWN MURALS

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Background and Purpose: In 2009, the City Council, by Ordinance No. 4728, added Chapter 19.31 to the Roseville Municipal Code which adopted and incorporated by reference the Downtown Code. The proposed amendment of the Downtown Code would amend Downtown Code Chapter 2 (Land Use and Zoning) to update the permitted use table to reflect changes in state law, including adding community care facilities (small and large) and long-term care facilities (small and large) as uses permitted in districts where residential uses are permitted, adding low barrier navigation centers as a permitted use where multifamily uses are permitted, adding electric vehicle charging centers as a use type (to reflect this emerging new use), modifying “gasoline sales” to “fuel sales” to recognize alternative fuels, and adding a table note clarifying that transitional and supportive housing uses are permitted where residential uses are permitted or conditionally permitted; amend Downtown Code Chapter 3 (Regulatory Incentives) to add a note indicating that parking standards may be reduced by sections of the Government Code related to density bonuses, proximity to transit, and other sections of law; amend Downtown Code Chapter 4 (District Standards) to amend Section 4.6.2 to require 80% of ground floor space be non-residential, instead of requiring 80% be retail and 20% be office; and to amend Chapter 7 (Downtown Specific Ordinances) to clarify and simplify Section 7.11 relating to Downtown Murals.

SECTION 2. Amendment of Downtown Code. Chapter 2, Chapter 3, Chapter 4, and Chapter 7 is hereby amended as shown in Exhibit A.

SECTION 3. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

SECTION 4. 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 Downtown Code a certificate or notation stating the time and place of said publication by posting. The Planning Manager is directed to replace pages of the Downtown Code with the revised pages as shown in Exhibit A.

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

**2.3.2 Detailed Land Use Matrix**

The following land use matrix specifies permitted uses, conditionally permitted uses, administratively permitted uses, permitted uses with a zoning clearance, and prohibited uses, for each of the ten Specific Plan districts (excludes Royer Park which is not a development district). Principally permitted uses indicate that the use is allowed in the specified zone. Conditionally permitted, administratively permitted uses, and uses permitted by a zoning clearance require the granting of a Conditional Use Permit, Administrative Permit, or Zoning Clearance, respectively, as provided in Chapter 19.72 and 19.74 of the Municipal Code. Prohibited uses are not allowed in the specified district. The Director may determine that uses that are not specifically listed in the land use matrix are of the same general character of uses listed in the matrix.

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 non-conforming. The expansion of, addition to, or modification of an existing building, structure, or use may be permitted subject to development plan review and approval of the Director to ensure that the proposed expansion is consistent with the policies and standards of this chapter and the Municipal Code.

**Permitted Use Types:** Use type classifications are defined in Chapter 19.08 of the City's Zoning Ordinance. This chapter of the **Downtown Code** relies on the classification system established in the Zoning Ordinance.

Primary uses for the various zone districts are exhibited in the table on the following pages, and are designated as follows:

- *Principally permitted use, designated as "P";*
- *Conditionally permitted use, designated as "CUP";*
- *Administratively permitted use, designated as "A";*
- *Zoning Clearance permitted use, designated as "ZC"; and*
- *Primary use types not listed or designated by a dash(-) are not permitted in that zone district.*



## 2.0 Land Use and Zoning

	Washington Corridor	Washington Corridor (Intensified)	Old Town Bungalow Residential	Old Town Commercial	Old Town Commercial (Extension)	Vernon Street	Dry Creek Mixed-Use	Creek View Residential	Vernon Bungalow Residential	Douglas Boulevard
	DT-1	DT-2	DT-3	DT-4	DT-5	DT-6	DT-7	DT-9	DT-10	DT-11
<b>AGRICULTURE &amp; OPEN SPACE USE TYPES</b>										
Resource Protection & Restoration	-	-	-	-	P	P	P	P	-	P
Resource Related Recreation	P	P	P	P	P	P	P	P	P	P
<b>CIVIC USE TYPES</b>	DT-1	DT-2	DT-3	DT-4	DT-5	DT-6	DT-7	DT-9	DT-10	DT-11
Community Assembly (1)	P	-	-	CUP	-	CUP	-	CUP	-	P
Community Services	P	P	P	P	P	P	P	P	P	P
Essential Services	P	P	P	P	P	P	P	P	P	P
<b>Hospital Services</b>										
General Hospital Services	P	-	-	-	-	-	-	-	-	P
Psychiatric Hospital Services	CUP	-	-	-	-	-	-	-	-	CUP
Libraries & Museums, Private	P	-	-	P	P	P	P	-	-	P
Public Parking Services	P	P	P	P	P	P	P	P	P	P
<b>Schools</b>										
College & University	P	-	-	-	-	P	P	P	-	P
Elementary & Secondary	P	-	-	-	-	-	CUP	-	-	P
Private Elementary & Secondary	P	-	-	-	-	-	CUP	-	-	P
<b>Power Generating Facilities (2)</b>										
Emergency	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
Supplemental/Individual Use	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Passive Power	P	P	P	P	P	P	P	P	P	P
<b>RESIDENTIAL USE TYPES (13)</b>	DT-1	DT-2	DT-3	DT-4	DT-5	DT-6	DT-7	DT-9	DT-10	DT-11
Live/Work (3)	P	P	P	P	-	P	P	P	P	P
Mixed Use (4)	P	P	-	P	P	P	P	P	-	P

## 2.0 Land Use and Zoning

	Washington Corridor	Washington Corridor (Intensified)	Old Town Bungalow Residential	Old Town Commercial	Old Town Commercial (Extension)	Vernon Street	Dry Creek Mixed-Use	Creek View Residential	Vernon Bungalow Residential	Douglas Boulevard
	DT-1	DT-2	DT-3	DT-4	DT-5	DT-6	DT-7	DT-9	DT-10	DT-11
<b>Dwelling</b>										
<a href="#">Community Care Facilities, Small</a>	P	P	P	P	-	P	P	P	P	P
<a href="#">Community Care Facilities, Large</a>	P	P	A	P	-	P	P	P	A	P
Multi-Family (13 du's/ Acre min. density) (5)	P	P	-	P	-	P	P	P	-	P
Single-Family	-	-	P	-	-	-	CUP	CUP	P	-
Two-Family (6)	-	-	P	-	-	-	CUP	CUP	P	-
Family Day Care Home, Small	-	-	P	-	-	-	P	P	P	-
Family Day Care Home, Large	CUP	CUP	CUP	CUP	-	CUP	CUP	P	CUP	
<a href="#">Long-Term Care Facility, Small</a>	P	P	P	P	-	P	P	P	P	P
<a href="#">Long-Term Care Facility, Large</a>	P	P	A	P	-	P	P	A	A	P
<a href="#">Low Barrier Navigation Centers</a>	P	P	-	P	-	P	P	P	-	P
Single Room Occupant	-	-	-	CUP	-	CUP	-	-	-	-
High Efficiency Residential Units (7)	-	-	-	P/ CUP	-	P/ CUP	P/ CUP	P/ CUP	-	-
<b>COMMERCIAL USE TYPES</b>	<b>DT-1</b>	<b>DT-2</b>	<b>DT-3</b>	<b>DT-4</b>	<b>DT-5</b>	<b>DT-6</b>	<b>DT-7</b>	<b>DT-9</b>	<b>DT-10</b>	<b>DT-11</b>
<b>Animal Sales &amp; Service</b>										
Grooming & Pet Stores	P	-	-	CUP	CUP	CUP	-	-	-	P
Veterinary Clinic	P	-	-	CUP	CUP	-	-	-	-	P
Veterinary Hospital	CUP	-	-	-	CUP	-	-	-	-	CUP
<b>Automotive &amp; Equipment</b>										
Automotive Repairs	CUP	-	-	-	CUP	CUP	-	-	-	CUP
Commercial Parking (8)	CUP	-	-	CUP	P	CUP	-	-	-	CUP

## 2.0 Land Use and Zoning

<del>Gasoline-Fuel</del> Sales	CUP	-	-	-	CUP	-	-	-	-	CUP
<a href="#">Electric Vehicle Charging Centers</a>	<a href="#">CUP</a>	=	=	=	<a href="#">CUP</a>	=	=	=	=	<a href="#">CUP</a>
<b>Banks &amp; Financial Services</b>	P	P	-	P	p	P	P	P	-	P
<b>Bars &amp; Drinking Places</b>	CUP	CUP	-	P	P	P	CUP	-	-	CUP
<b>Broadcasting &amp; Recording Studios</b>	-	-	-	P	P	P	-	-	-	-
<b>Business Support Services</b>	P	P	-	P	P	P	P	-	-	P
<b>Commercial Recreation</b>										
Amusement Center	CUP	CUP	-	P	P	P	P	-	-	CUP

## 2.0 Land Use and Zoning

	Washington Corridor	Washington Corridor (Intensified)	Old Town Bungalow Residential	Old Town Commercial	Old Town Commercial (Extension)	Vernon Street	Dry Creek Mixed-Use	Creek View Residential	Vernon Bungalow Residential	Douglas Boulevard
	DT-1	DT-2	DT-3	DT-4	DT-5	DT-6	DT-7	DT-9	DT-10	DT-11
Indoor Entertainment	CUP	CUP	-	P	P	P	P	-	-	CUP
Indoor Sports & Recreation	P	-	-	P	P	P	-	-	-	P
Outdoor Entertainment	-	-	-	-	-	-	P	-	-	-
<b>Community Care Facility</b>	P	-	-	-	-	P	P	P	-	P
<b>Day Care Center</b>	P	-	-	-	-	P	P	-	-	P
<b>Eating &amp; Drinking Establishments</b>										
Convenience	P	P	-	P	P	P	P	-	-	P
Full Service	P	P	-	P	P	P	P	-	-	P
<b>Food &amp; Beverage Retail Sales<sup>(12)</sup></b>	P	P	-	P	-	P	P	P	-	P
<b>Funeral &amp; Internment Services</b>	-	-	-	-	-	CUP	-	-	-	CUP
<b>Lodging Services</b>	P	-	-	P	-	P	P	-	-	P
<b>Long Term Care Facility</b>	CUP	-	-	-	-	-	CUP	-	-	CUP
<b>Maintenance &amp; Repair</b>	P	-	-	P	P	P	-	-	-	P
<b>Medical Services (General)</b>	P	-	-	P	-	P	P	-	-	P
<b>Neighborhood Commercial</b>	P	P	-	P	P	P	P	P	-	P
<b>Nightclubs (9)</b>	-	-	-	ZC / A	A	A		-	-	-
<b>Offices, Professional (10)</b>	P	P	ZC	P	P	P	P	-	ZC	P
<b>Personal Services (11)</b>	P	P	ZC	P	CUP	P	P	-	ZC	P
<b>Retail Sales &amp; Services (12)</b>	P	P	-	P	P	P	P	-	-	P
<b>Specialized Education &amp; Training</b>										
Vocational Schools	P	-	-	P	-	P	P	-	-	P
Specialty Schools	CUP	CUP	-	P	-	P	P	-	-	CUP

## 2.0 Land Use and Zoning

	Washington Corridor	Washington Corridor (Intensified)	Old Town Bungalow Residential	Old Town Commercial	Old Town Commercial (Extension)	Vernon Street	Dry Creek Mixed-Use	Creek View Residential	Vernon Bungalow Residential	Douglas Boulevard
	DT-1	DT-2	DT-3	DT-4	DT-5	DT-6	DT-7	DT-9	DT-10	DT-11
INDUSTRIAL USE TYPES	DT-1	DT-2	DT-3	DT-4	DT-5	DT-6	DT-7	DT-9	DT-10	DT-11
Equipment & Materials Storage Yard	-	-	-	-	CUP	-	-	-	-	-
Light Manufacturing	-	-	-	-	CUP	-	-	-	-	-
Printing & Publishing	-	-	-	-	CUP	-	-	-	-	-
Research Services	-	-	-	-	P	-	-	-	-	-
Telecommunication Facilities	P/AP/CUP	P/AP/CUP	P/AP/CUP	P/AP/CUP	P/AP/CUP	P/AP/CUP	P/AP/CUP	P/AP/CUP	P/AP/CUP	P/AP/CUP
Intermodal Facilities	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP

### Notes:

- 1) Community Assembly uses such as churches, fraternal lodges, non-profit clubs, etc... shall be prohibited from occupying the ground floor of the buildings in the Old Town Commercial and Vernon Street Districts.
- 2) Additional requirements are contained in Chapter 19.32 of the Zoning Ordinance.
- 3) Additional requirements are contained in Chapter 7 of the **Downtown Code** addressing Live/Work units.
- 4) Additional requirements are contained in Chapter 7 of the **Downtown Code** addressing Mixed Use development.
- 5) Multi-family will have a minimum density of 13 units per acre when anticipated to be a mixed use, multi-family or live work product. The Vernon Street district prohibits multi-family projects that are not a mixed-use development between Lincoln Street and Taylor Street.
- 6) Additional development standards are provided in Chapter 7 of the **Downtown Code** addressing development types allowed as Two-family or medium density product type.
- 7) High Efficiency units are further defined in and additional regulations are included in Chapter 7 of the **Downtown Code**.
- 8) Commercial parking in this Specific Plan Area does not allow for the storage of inoperable vehicles. It is intended to provide parking for surrounding businesses within the planning area.
- 9) Additional development standards are provided in Chapter 7 of the **Downtown Code** addressing nightclub uses as a principally permitted use in the Old Town Commercial district.
- 10) Additional development standards are provided in Chapter 4 of the **Downtown Code**, addressing the location of office uses in the Old Town Commercial, Vernon Street, Old Town Bungalow and Vernon Street Bungalow districts. Additionally, cash advance, and Bail Bonds offices are not permitted as office uses in the Downtown. Standards for residential to office conversions are provided in Chapter 7 of the **Downtown Code**.
- 11) Tattoo shops, body piercing, massage, smoke shops, hooka lounges and smoking lounges are restricted from occupying the ground floor of buildings in the Old Town Commercial and Vernon Street Districts. Additionally, to locate these personal services within these districts a Conditional Use Permit (CUP) is required. Only those personal services listed in Chapter 7.10 of the Downtown Code are permitted in the Bungalow District. See additional standards in Chapter 4. Existing uses operating at the time of the adoption of this document will be considered legal non-conforming uses.
- 12) Additional development standards are provided in Chapter 7 of the **Downtown Code**, addressing retail uses in the Downtown. Pawn Shops are not permitted as a retail use in the Downtown. Liquor Stores are not permitted as a Food and Beverage use in the Downtown.
- 13) Transitional Housing and Supportive Housing, as defined in the City of Roseville Zoning Ordinance, are considered a residential use type [and are permitted \(P\) where residential uses are permitted \(P\) or conditionally permitted \(CUP\)](#).

### 3.4 Parking Requirements/Incentives<sup>1</sup>

#### 3.4.1 Parking Strategy

Reduction of on-site parking requirements for the uses within the Plan Area is a way to encourage and incentivize redevelopment. Analysis of the existing on-site parking requirements for the Plan Area indicated that they were not appropriate to a pedestrian-friendly downtown. By reducing the emphasis on the automobile, it will help create an environment that is more urban and vibrant in nature. To accomplish this, a “park once” mentality needs to be instituted and accepted by the stakeholders, residents and customers within the Downtown.

To effectively develop a higher FAR, gain the desired land uses, and development density Downtown, it will be necessary to relax existing off-street parking regulations. Relaxing the off-street parking regulations will also provide an incentive to developers and property owners to develop and/or redevelop parcels in the downtown. An overall parking strategy for the plan area was developed with the following implementation measures:

- *Maximize the on-street parking and continual turnover in high use areas through a comprehensive parking management plan and parking meters;*
- *Provide structured public parking to offset off-street parking requirements;*
- *Utilize an in-lieu parking fee with a graduated cost structure to help fund the cost of the public parking structures and act as a development incentive;*
- *Reduce the off-street parking requirements for desired uses including office, retail, restaurant and commercial services;*
- *Amend the parking requirements to allow off-site parking (such as on-street spaces in front of a business) to count towards meeting the overall parking requirement through the application of a lot square footage ratio;*
- *Create new at-grade public parking within the Historic Old Town;*
- *Utilize diagonal parking within the public right-of-way, when possible to maximize parking;*
- *Institute a parking credit for combining and developing two or more parcels; and,*
- *Enhance the appearance of existing parking areas to contribute to the overall character of the Plan Area.*



<sup>1</sup> [Parking requirements may be reduced by sections of the Government Code pertaining to density bonuses, projects in proximity to transit and other sections of law, including Government Code Section 65585 and 65915.](#)



## 3.0 Regulatory Incentives

### 3.4.2 Required Parking/In lieu Fee

One of the strategies for encouraging development in the Downtown is to relax the requirement for off-street parking for future uses. The number of parking spaces required for each use type is defined in Table 3.4.1, and is based on gross floor area unless otherwise noted. Where the parking requirement is established based on the number of units (i.e. 1 space per unit), the term unit means per dwelling unit, and each live/work unit is classified as one unit. All use types that are not specified in this table shall be parked per the requirements of the Zoning Ordinance.

[The City may impose or enforce the below parking standards as requirements, except as otherwise provided within the California Government Code.](#) Parking requirements can also be satisfied through the payment of a parking in-lieu fee that is meant to work as an incentive to development in the plan area. Since it is a monetary incentive, the discussion of this component of the parking strategy has been included in Section 3.5.1 of this Chapter.

**Table 3.4.1**

USE TYPE	PARKING REQUIREMENTS
<b>CIVIC USE TYPES</b>	
Community Assembly	1 per 3 fixed seats, or 1 per 50 sq. ft. for non-fixed seats in the assembly area, plus one per classroom.
Community Services	Determined as part of the Design Review approval
<b>Hospital Services</b>	
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
Libraries and Museums, Private	1 per 500 sq. ft.
<b>Schools</b>	
College and University	As determined by the Design Review approval
Elementary and Secondary	2 per classroom, plus 60 lineal feet of loading area for every 100 students
Private Elementary and Secondary	2 per classroom, plus 60 lineal feet of loading area for every 100 students
<b>RESIDENTIAL USE TYPES</b>	
Live/Work (1)	Studio/1 bedroom = 1 space/unit 2 bedrooms and above = 1.5 spaces/unit Guest Parking: Projects with more than 10 units shall provide 1 space for every 10 units



## 4.0 District Standards Quick Reference Guide

### 4.6.2 Vernon Street District Development Standards

#### C. Special Provisions

1. New development fronting onto Vernon Street shall provide (and new tenants and tenant improvements in existing buildings shall maintain) 80% of the ground floor space as non-residential retail use, ~~and 20% can be occupied as office.~~
2. Multi-family residential is not permitted between Taylor Street and Lincoln Street.
3. Multi-family residential at a minimum of 36 units per acre is allowed with approval of a conditional use~~r~~ permit in the area extending from Bulen Street to Taylor Street on the southern end of the District, and from Lincoln Street to Folsom Road on the northern end of the District.
4. A maximum of 10,000 square feet of single use ground floor retail/office can be developed as an individual use, anything above this requires a conditional use permit.
5. The following sites have been designated as catalyst sites:
  - 300-330 Vernon Street
  - 401 Vernon Street
  - 623-627 Vernon Street

The design for these properties has been developed as pre-design concepts and are addressed in Chapter 9.

### 7.11 Downtown Murals

#### A. Purpose

In order to effectively implement a successful mural program for the Downtown that will ensure [process](#) consistency and [community aesthetic benefits](#)~~aesthetic value in the community~~, it is important that potential applicants adhere to the following policy and standards. The policy and standards that follow are intended to provide a reasonable process that will safeguard the interests of the community, [properties adjacent to sites with murals](#), as well as those of the individual building/property owner.

#### B. Applicability

The purpose of the Downtown mural program is to [support the creation and maintenance of a visually engaging environment](#)~~enhance the commercial activity~~ in the various commercial districts within the Specific Plan area. The following Downtown Specific Plan Districts will allow murals: Washington Boulevard, Washington Boulevard Intensified, Old Town Commercial, Vernon Street, Douglas Boulevard and the Dry Creek Districts. For purposes of the Downtown Code, murals shall not be considered signs as defined by Title 17 of the Roseville Municipal Code.

#### C. Permit Required

Prior to the application of any mural to a building façade, a minor design review permit (MDRP) as described in Chapter 19.74 C(1) of the Zoning Ordinance, shall be obtained from the City of Roseville Planning and Redevelopment Department.

#### D. Design Criteria

The following provides the design criteria that needs to be considered as part of the development of a building mural:

##### 1. ~~Location~~

~~Murals shall be constructed on a building face that is clearly visible to pedestrians and motorists. Specific to the building itself, and to the extent possible, the mural image should be located on the sides/walls of buildings that are readily visible from the street/sidewalk.~~

##### 2. ~~Design Characteristics~~

~~Given the historical nature and area of Downtown, the mural shall be of historical significance, reflecting the growth and development of the City of Roseville and the surrounding area, or should be of such high quality and relevance to downtown Roseville,~~



## 7.0 Downtown Specific Ordinances

~~as appropriate. The mural shall provide a public art benefit to the area and shall not add visual clutter. Potential subject matter may include images representative of historic eras important to Roseville, such as the citrus and vineyard industry periods; significant local historical figures, such as early settlers, community members, etc. who have made valuable contributions to the community; significant buildings/structures; or significant events/activities.~~

### 3. Materials

Murals shall be of exceptional design and quality and incorporate high-quality materials that enhance the overall development and appearance of the site. The materials used may include paint (~~preferred method~~) or other artistic mediums, such as tile or mosaic which are appropriate for an outdoor location. Materials used to produce the mural shall be long lasting and graffiti-resistant to the greatest extent possible.

### 4. Colors

~~Vibrant mural~~ Mural colors are encouraged, ~~but~~ should be complimentary and harmonious with the exterior colors of the building structure. Under no circumstances will neon, fluorescent or reflective type colors/materials be permitted.

### 5. Size

~~The size of the mural will be dependent upon the size of the building surface selected. The size of the mural can vary dependent upon the overall uninterrupted wall space that the mural is proposing to occupy.~~ The overall size of the mural shall be based on how the mural integrates with the building architecture and will be reviewed as part of the Design Review process.

### 6. Advertising

A mural shall not contain commercial advertising, defined as any text displaying business logos, names, or services, and imagery with a commercial message (as defined by the Sign Ordinance). Commercial advertising is regulated by the Sign Ordinance and Downtown Code Chapter 8, not by this section. Murals may contain design content that references business activities at the site (ex: a cornucopia mural on a grocery store), provided it does not contain commercial advertising. The exception will be the inclusion of a historic advertising theme that is unrelated to business activities within the building/structure (ex: a mural of historic fruit packing crates, provided none of the brands displayed currently exist). Additionally, the mural artist's signature may appear on the finished mural provided that it does not detract from the mural display.



### 7. Building Architecture

The mural, by its design, construction, and location shall enhance and not obscure or detract from the overall building architecture ~~significant architectural features of the selected structure.~~

### 8. Relation to adjacent properties

~~A mural shall not have an adverse impact on adjacent properties or the permitted use thereof, and should contribute to the unique character and quality of the pedestrian environment within Roseville's downtown.~~

### E. Care and Maintenance

#### 1. Responsibility

Any mural produced on a private structure shall become the physical property of the property owner. As such, the building owner is responsible for the care and maintenance of the mural, and any costs associated with maintenance, repair, and/or removal of the mural.

#### 2. Neglect of Maintenance

If, for whatever reason, the City has found that the mural is in a state of poor condition, the building owner will be notified in writing, and required to make the necessary repairs

within 60 days of official notification. If the repairs are not made within the specified time period, the City reserves the right to repair or remove the mural at the property owner's expense.

### F. Approval Process

The approval process shall be a Minor Design Review Permit as established in Chapter 19.74 of the Zoning Ordinance.

#### 1. Formal Application

Any entity desiring to construct a mural on a building in the Downtown shall submit a Minor Design Review permit application. Accompanying the application will be a color scale rendering of the proposed project which shall be submitted to the Director, or his/her designee. This application will be reviewed for appropriateness of design, content accuracy, proposed building location and any other information required to complete the process. Mural designs that do not meet all of the design criteria may be denied, or accepted with required modifications.



## 7.0 Downtown Specific Ordinances

### 2. Appeal of decision

Mural designs that do not receive approval may be appealed. The Director's decision to deny an application may be appealed to the Design Committee, following filing of a written appeal and payment of the required appeal fee as described in Chapter 19.80 of the City's Zoning Ordinance.

### 3. Schedule

Applicants are required to begin their mural project within 60 days of approval and are required to complete the mural project within nine months of the approved Minor Design Review Permit.

### 4. Building Owner Authorization

The Minor Design Review Permit application must be signed by the property owner. This signature represents the owner authorization to proceed with a mural at the site.

