

ORDINANCE NO. _____

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING
TITLE 19 REGARDING ZONING OF THE ROSEVILLE MUNICIPAL CODE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The section of the Roseville Municipal Code listed above is hereby amended to read as shown on Attachment “A”.

SECTION 2. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

SECTION 3. 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:

MAYOR

ATTEST:

City Clerk

ATTACHMENT "A"

Title 19. Zoning

Article II. Regulations for the Principal and Special Purpose Zones

Chapter 19.08. USE TYPE CLASSIFICATIONS

§ 19.08.080. Residential use types.

Residential use types include the occupancy of living accommodations on a wholly or primarily non-transient basis and includes uses which are typically associated with and provide support to residential areas but exclude institutional living arrangements providing 24-hour skilled nursing or medical care and those providing forced residence, such as asylums and prisons. Transitional housing and supportive housing are considered residential uses. Specific residential use types referred to in this title are:

- A. Accessory Dwelling Unit/Junior Accessory Dwelling Unit.** An accessory dwelling unit shall be as defined by Government Code Section 65852.2, as it now exists or may hereafter be amended, and means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons. The unit shall be located on a permanent foundation, have an independent exterior access, and shall include permanent provisions or infrastructure to support permanent provisions (such as stubbing gas, water or sewer lines) for living, sleeping, eating, cooking, and sanitation on the same parcel as where a single-family, two-family or multi-family dwelling unit is situated or proposed to be situated. Accessory dwelling units can also include efficiency units, as defined in Section 17958.1 of the Health and Safety Code, manufactured homes, as defined in Section 18007 of the Health and Safety Code, second dwelling units, granny flats, in-law quarters, carriage units, and tiny houses as long as such units otherwise meet this definition. A junior accessory dwelling unit shall be as defined by Government Code Section 65852.22, as it now exists or may hereafter be amended, and means a unit that is no more than 500 square feet in size and contained entirely within a single-family dwelling. At minimum, a junior accessory dwelling unit must contain an efficiency kitchen as defined in Section 19.95.030. A junior accessory dwelling unit may include separate sanitation facilities or may share sanitation facilities with the existing structure. (Also see Chapter 19.60.)
- B. Caretaker/employee housing,** includes permanent or temporary housing that is secondary or accessory to the primary use of the property. Such housing is used for caretakers employed on the site of a non-residential use where a caretaker is needed for security or to provide 24-hour care or monitoring of facilities, equipment, or other conditions on the site.
- C. Community care facility, small,** includes a dwelling where non-medical care is provided to six or fewer persons on a 24-hour basis. Small community care facilities shall be licensed by the State Department of Social Services.
- D. Community care facility, large,** includes a dwelling where non-medical care is provided to no less than seven and no more than 12 persons on a 24-hour basis and which is operated and occupied by the owners. Large community care facilities shall be licensed by the State Department of Social Services, shall permit no more than two persons per bedroom and shall be designed so as to be compatible with the residential character of the neighborhood.
- E. Efficiency units,** includes a room or group of internally connected rooms that have independent sleeping, cooking, eating and sanitation facilities, which constitutes an independent housekeeping unit, occupied by or intended for one household on a long-term basis.
- F. Dwelling,** includes a room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities, ~~but not more than one kitchen,~~ which constitutes an independent housekeeping

unit, occupied by or intended for one household on a long-term basis. A dwelling may contain only one kitchen or in the case of a junior accessory dwelling unit either one efficiency kitchen or one kitchen, as defined in Section 19.95.030. A dwelling may contain one or more wet bars in addition to a kitchen, as defined in Section 19.95.030. Types of dwellings include single-family dwellings, duplexes, accessory dwelling units, multi-family dwellings, mobile homes, condominiums, and townhouses, all of which are separately defined.

1. **Multi-family**, includes a building designed and intended for occupancy by three or more families living independently of each other, each in a separate dwelling unit, which may be owned individually or by a single landlord. Includes apartments, condominiums, rowhouses, triplexes and fourplexes.
 2. **Single-family**, includes an attached or detached building designed exclusively for occupancy by one family. Includes houses, half-plexes and townhomes.
 3. **Two-family**, includes a duplex, or other buildings designed for occupancy by two families living independently of each other, where both dwellings are located on a single lot.
- G. Family day care homes, small**, includes a dwelling unit where providers dwell in that provides care, protection and supervision for eight or fewer children, including children under 10 years of age who reside at the home, for periods of less than 24 hours or as otherwise provided by State law.
- H. Family day care homes, large**, includes a dwelling unit where providers dwell in that provides care, protection and supervision for seven to 14 children, inclusive, including children under 10 years of age who reside at the home, as set forth in Section **1597.465** of the Health and Safety Code, as may be amended from time to time. (Also see Chapter **19.46**.)
- I. Live/work**, includes units that are occupied by business operators who live in the same structure that contains commercial activity. The units function primarily as a workspace with incidental residential accommodations.
- J. Long-term care, small**, is a residential home with a capacity of no more than six beds, which provides inpatient care, including medical supervision, 24-hour nursing and supportive care, and other medical services (such other medical services are defined by Health and Safety Code Section **1250(i)(1)**, congregate living health facility, as may be amended from time to time).
- K. Long-term care, large**, includes a dwelling with a capacity of no less than seven and no more than 12 beds, which provides inpatient care, including medical supervision, 24-hour nursing and supportive care, and other medical services (such other medical services are defined by Health and Safety Code Section **1250(i)(1)**, congregate living health facility, as may be amended from time to time).
- L. Low-barrier navigation centers**, means a “housing first,” low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. (Also see Chapter **19.47**.)
- M. Mobile home park**, includes any site that is planned and improved to accommodate two or more mobile homes used for residential purposes, or on which two or more mobile home lots are rented, leased, or held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate mobile homes used for residential purposes. (Also see Chapter **19.48**.)
- N. Rooming and boarding houses**, includes the renting of individual bedrooms within a dwelling by a property owner or other manager in residence to three or more people, whether or not meals are provided; or a single-family dwelling occupied by six or more unrelated people, living together as a single housekeeping unit; by prearrangement for definite periods greater than 30 calendar days, with compensation (typically monetary compensation).

- O. Short-Term Rental.** A short-term rental as defined in Chapter **4.25** (Short-Term Rentals) means any single-family dwelling unit located in a residential or commercial zone that is rented in whole or in part on a short-term basis, which is 30 calendar days or less.
- P. Single room occupant,** includes lodging establishments providing a room(s) which does not include a kitchen or bathroom. These establishments include a communal bathroom and may have a communal kitchen and/or living area. This is not a temporary or transitional housing type and is typically found on the second story above a retail use.
- Q. Supportive housing,** includes housing with no limit on length of stay, that is occupied by the target population as defined in Health and Safety Code Section **53260(d)**, and that is linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live, and when possible, work in the community. (California Health and Safety Section 50675.14(b).)
- 1. Target population,** includes adults with low income having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people. (California Health and Safety Section 53260(d).)
- R. Transitional housing and transitional housing development,** includes buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. (California Health and Safety Section 50675.2(h).)

(Ord. 5428 § 1, 2014; Ord. 5974 § 6, 2019; Ord. 6198 § 1, 2020; Ord. 6538 § 2, 2022; Ord. 6662 § 1, 2023)

Article VI. Regulations for the Principal and Special Purpose Zones

Chapter 19.95. DEFINITIONS OF TERMS AND PHRASES

§ 19.08.080. Residential use types.

A.

1. **Accessory Building or Structure:** (See Building, Accessory).
2. **Act:** The Fair Housing Amendments Act of 1988.
3. **Amendment:** Any change, modification, deletion, or addition to the wording, text or substance of this title or any change, modification, deletion, or addition to the application of this title to property within the City of Roseville, including any alteration in the boundaries of a zone district, when adopted by ordinance passed by the City Council in the manner prescribed by law.
4. **Antenna:** A device used in communications which transmits or receives radio signals. Common forms of antennae are panel arrays and whip antennas. Panel arrays are designed to concentrate a radio signal in a particular area and are typically flat and rectangular in design. Whip antennas transmit a signal 360 degrees and are cylindrical with an 18-foot height limit.
 - a. **Co-Location.** Locating wireless communications equipment from more than one provider on a single site.
 - b. **Telecommunication Facility.** A land use facility supporting antennas and microwave dishes that sends and/or receives radio-frequency signals. Communication facilities include structures (aka monopole, towers) and accessory buildings.
 - c. **Dish Antenna.** A dish-like antenna used to link communication sites together by wireless transmission of voices or data. Also called microwave antenna or microwave dish antenna.
 - d. **Equipment Building, Shelter or Cabinet.** A structure designed and used to house equipment used by telecommunication providers at a facility.
 - e. **Monopole.** A structure of a single spire used to support communications equipment.
 - f. **Related Equipment.** All equipment ancillary to the transmission and reception of voice and data via radio frequencies. Such equipment may include, but is not limited to, cable, conduit and connectors.
 - g. **Satellite Antennas.** A satellite antenna is a dish like antenna used to link communications sites together by wireless transmission of voice or data. Also called microwave antenna or microwave dish antenna.
 - h. **Stealth Facility.** Any communications facility which is designed to blend into the surrounding environment. Examples of stealth facilities may include architecturally screened roof-mounted antennas, building mounted antennas painted to match the existing structure, antennas integrated into architectural elements, and antenna structures designed to link like light poles. Also called concealed antennas.
 - i. **Telecommunication Tower.** A mast, pole, monopole or guyed or lattice, freestanding tower designed and primarily used to support antennas, to include dishes, arrays and similar devices.

5. **Appellate Approving Authority:** As designated in Section 19.80.020, it is either the Planning Commission or the City Council that is authorized to hear and act on appeals to actions and decisions provided by this title.

6. **Approving Authority:** As designed in Section 19.80.020, it means one of the following depending on the nature of the application: City Council, Planning Commission, Design Committee, Planning Manager, or designee.

B.

1. **Building:** Any structure having a roof supported by columns and/or walls and intended for the shelter, housing and enclosure of any individual, animal, process, equipment, vehicles, goods or materials of any kind or nature.

2. **Building or Structure, Accessory:** A building or structure detached from a principal building on the same lot and incidental to the principal building.

3. **Building or Structure, Nonconforming:** A building or structure, or portion thereof, which was lawfully erected, altered or maintained, prior to the effective date of the ordinance codified in this title, but which, because of the application of this title to it, no longer conforms to the specific regulations applicable to the zoning district in which it is located.

4. **Building(s), Primary:** A building(s) devoted primarily to the principal or conditionally permitted use of the lot or building site on which it is situated, as permitted by this title.

5. **Bus Depot or Station:** A place of business serving as a point of arrival or departure for passengers traveling by intercity or interstate bus, except those buses operated by a governmental entity.

C.

1. **City:** The City of Roseville, California.

2. **City Council:** The City Council of the City of Roseville.

3. **Clear Vision Triangle, Commercial:** That portion of both private property and public right-of-way located at any corner where two streets intersect. The clear vision triangle is defined by the triangular area created by the diagonal connection of two points measured 30 feet back from the intersection of the prolongation of points measured along the front and corner street side back of curb (see figure below). The dimensions of the clear vision triangle may be required to be increased if the Director of Public Works determines that additional area is needed to ensure that a potential traffic hazard is not created.

4. **Clear Vision Triangle, Residential:** The clear vision triangle is defined by the path of travel of a vehicle making a right turn at an intersection, and is intended to preserve appropriate line-of-sight for the driver and pedestrians at a turn. The clear vision triangle is the area created by the diagonal connection of two points measured 25 feet along the back of curb on the right-hand side of the vehicle as it approaches the intersection to turn right, and 75 feet along the perpendicular side of the back of curb on the right-hand side of the vehicle as it completes the turn and departs the intersection (see figure below).

5. **Clear Vision Triangle, Residential Driveway:** The clear vision triangle is defined by the path of travel of a vehicle exiting a driveway and is intended to preserve appropriate line-of-sight for the driver and pedestrians at the driveway-street interface. The clear vision triangle is the area created by the diagonal connection of two points measured 10 feet along the edge of driveway on the right- or left-hand side of the vehicle as it approaches the street, and 10 feet along the perpendicular side of the back of curb on the right- or left-hand side of the vehicle as it enters the street (see figure below).

6. **Compact Residential Development:** Attached or detached single-family housing units on a parcel or

parcels with a General Plan land use designation of medium density residential or higher (seven dwelling units per acre or higher, as depicted on the General Plan Land Use Map).

7. **Condominium:** An estate in real property consisting of an undivided interest in common in portions of a parcel of real property together with a separate interest in a dwelling, industrial or commercial building on such real property, such as an apartment, office, warehouse or store. A condominium may include, in addition, a separate interest in other portions of such real property.
8. **Condominium Conversion:** Condominium conversion occurs whenever a multiple residential dwelling unit building or a residential housing project containing three or more dwelling units under the same ownership, or such a project that has been granted an occupancy permit is subdivided so that individual dwelling units are available for sale as condominiums within the meaning of Civil Code Section 783.

9. **Cooking:** As referred to in Section 19.08.080 and Chapter 19.60, "cooking" means that the unit will contain a residential stove/oven/cooktop requiring dedicated utility connections such as large amperage wiring or a dedicated gas connection.

a. **Efficiency kitchen:** As referred to in Section 19.08.090 and Chapter 19.60, an "efficiency kitchen" provides provisions for cooking and food preparation and must at minimum include a kitchen sink with minimum 1.5" drain line, a minimum 110V receptacle, a cooking appliance, a refrigerator with a minimum capacity of 5 cubic feet, a counter for food preparation, and storage cabinets. The sink and cooking appliance must each have a clear working space of not less than 30 inches. Cooking appliances include, but are not limited to, built-in or tabletop ovens and built-in or countertop ranges. Pursuant to Civil Code Section 1941.1, as it now exists or may hereafter be amended, in order to be tenantable an efficiency kitchen must include a stove maintained in good working order that is capable of safely generating heat for cooking. Efficiency kitchens must be located within a communal area of the dwelling.

b. **Kitchen:** As referred to in Section 19.08.080 and Chapter 19.60, a "kitchen" provides permanent provisions for cooking and food preparation and includes a kitchen sink with a minimum drain size of 1.5", either a minimum 220V receptacle or a dedicated gas line for a permanent cooking appliance (a 110V for a microwave, toaster, hotplate, or other tabletop appliance is not a permanent provision), a permanent cooking appliance, a refrigerator with a minimum capacity of 5 cubic feet, a counter for food preparation, and a food storage area. The sink and cooking appliance must each have a clear working space of not less than 30 inches. Kitchens must be located within a communal area of the dwelling.

c. **Wet bar:** As referred to in Section 19.08.080, a "wet bar" is an area or space located within an open communal area of the dwelling (such as a living room, family room, or recreation room) with a counter intended for the preparation of beverages but not for the preparation or cooking of food. A wet bar is permitted to have one sink with a waste drain not to exceed 1.5" in diameter, a refrigerator or freezer with a maximum capacity of 5 cubic feet, and up to 110V AC power outlets. A wet bar may not include any built-in appliances for the heating or cooking of food.

9-10. **Council, or City Council:** The City Council of the City of Roseville, California.

10-11. **Construction Trailer:** A trailer used as an off-site office only during actual construction of an approved building site.