

Title 19. Zoning

Article II. Regulations for the Principal and Special Purpose Zones

Chapter 19.08. USE TYPE CLASSIFICATIONS

§ 19.08.090. Commercial use types.

Commercial use types include the distribution, sale and rental of goods, and the provision of services other than those classified as civic or industrial use types. Specific commercial use types referred to in this title are:

- A. **Adult-oriented businesses**, include those uses specifically referred to in Chapters 9.11 and 19.32 of this Code and include any adult arcade, adult bookstore, adult cabaret, adult hotel/motel, adult motion picture theater, adult theater or modeling studio defined therein. Any reference in this Code to "adult business establishment" shall mean adult-oriented business, as provided herein.
- B. **Animal sales and services**, includes establishments primarily engaged in animal-related sales and services. The following are animal sales and services use types:
 - 1. **Grooming and pet stores**, includes grooming or selling of dogs, cats, and similar small animals with limited indoor boarding. Typical uses include dog bathing and clipping salons, pet grooming shops, and pet stores.
 - 2. **Kennels**, includes indoor and outdoor kennel services for dogs, cats, and similar small animals. Typical uses include boarding kennels, pet hotels, and dog training centers.
 - 3. **Veterinary clinic**, includes a fully enclosed veterinary facility containing only enough cage arrangements as necessary to provide services for small animals requiring acute medical or surgical care, as well as boarding and grooming.
 - 4. **Veterinary hospital**, includes a veterinary facility conducted in an enclosed building and an outdoor space which provides long-term medical care, boarding and grooming.
- C. **Automotive and equipment**, includes establishments primarily engaged in automotive-related or heavy equipment sales or services. The following are automotive and equipment use types:
 - 1. **Automotive body and equipment repair**, includes automobile body repair and painting; repair of equipment such as aircraft, boats, recreational vehicles, and trucks; and the installation and servicing of tractor-trailer, semi-trucks and heavy construction equipment.
 - 2. **Automotive rentals**, includes rental from the premises of automobiles, light trucks, and recreational vehicles. Typical uses include car rental agencies.
 - 3. **Automotive repairs**, includes repair of automobiles and the sale, installation, and servicing of automobile equipment and parts completely within an enclosed building, but excluding body repair and painting. Typical uses include muffler shops, automobile repair garages, automobile glass shops, and minor services including oil change, tuneup/lube shops, tire installation, and stereo and car accessory installation.
 - 4. **Automotive sales**, includes the sale, retail or wholesale, of automobiles, light trucks, boats, recreational vehicles, motorcycles, motor homes, and trailers together with associated

- enclosed repair services and parts sales, but excluding body repair and painting. Typical uses include automobile dealers and recreational vehicle sales agencies.
5. **Car wash and detailing**, includes washing and polishing of automobiles. Typical uses include automobile detailing services and car washes.
 6. **Commercial parking**, includes parking of operable motor vehicles on a temporary basis within a privately owned off-street parking area with or without a fee. Typical uses include commercial parking lots and garages.
 7. **Heavy equipment rental and sales**, includes rental and sales of heavy equipment such as aircraft, trucks, tractor-trailer, semi-trucks and heavy construction equipment.
 8. **Fuel sales**, includes establishments primarily engaged in the retail sale, from the premises, of petroleum, natural gas, or other fuel products (not including hydrogen, separately defined) primarily for use by individual vehicles with the incidental sale of tires, batteries, and replacement items, lubricating services, or minor repair services and may include drive through car washes, convenience eating places and neighborhood commercial. Typical uses include automobile service stations, filling stations and neighborhood commercial uses with gas sales.
 9. **Electric vehicle charging center**, includes establishments primarily engaged in the provision, from the premises, of charging for electric vehicles, with the incidental sale of tires, batteries, and replacement items, lubricating services, or minor repair services and may include drive-through car washes, convenience eating places and neighborhood commercial. This definition does not include accessory use electric vehicle charging stations, which are individual electric vehicle charging stations located in parking lots on parcels which support residential, commercial, or employment uses as the primary use, and are principally permitted as an accessory use pursuant to Chapter **19.22**.
 10. **Hydrogen fuel sales**, includes establishments primarily engaged in the provision, from the premises, of hydrogen fuel primarily for use by individual vehicles, with the incidental sale of replacement items, lubricating services, or minor repair services and may include drive-through car washes, convenience eating places and neighborhood commercial uses.
- D. **Banks and financial services**, includes financial institutions including banks and trust companies; lending and thrift institutions, credit agencies; brokers and dealers in securities and commodity contracts; security and commodity exchanges; holding (but not predominantly operating) companies; and other investment companies; vehicle finance leasing agencies. Automated teller machines (ATMs) located away from banks are included under the definition of "personal services."
 - E. **Bars and drinking places**, includes establishments within a building where alcoholic beverages are sold for on-site consumption, that are not part of a restaurant. Includes bars, taverns, pubs, brew pubs, wine bars and similar establishments where any food service is subordinate to the sale of alcoholic beverages. Dance floors are not permitted.
 - F. **Broadcasting and recording studios**, includes commercial and public communications uses including telegraph, telephone, radio and television broadcasting and receiving stations and studios, and television production and sound recording studios, with facilities entirely within buildings. Private transmission and receiving apparatus, such as towers, reflectors and antennas are included under the definition of "antennas, communications facilities."
 - G. **Building material stores**, includes retail establishments selling lumber (which may include the cutting of precut lumber) and other large building materials, and also including paint, wallpaper, glass, fixtures, nursery stock, lawn and garden supplies (which may also be sold in hardware

stores, included under the definition of "retail sales and services"). Includes all such stores selling to the general public, even if contractor sales account for a larger proportion of total sales.

- H. **Business support services**, includes establishments within buildings, providing other businesses with services including maintenance, repair and service, testing, rental, etc., also includes:
1. Blueprinting;
 2. Business equipment repair services (except vehicle repair, see "Automotive repair");
 3. Commercial art and design (production);
 4. Computer-related services (rental, repair, maintenance);
 5. Equipment rental businesses within buildings;
 6. Film processing laboratories;
 7. Mail advertising services (reproduction and shipping);
 8. Outdoor advertising services;
 9. Photocopying; and
 10. Photo-finishing.
- I. **Commercial recreation**, includes establishments primarily engaged in the provision of sports, entertainment, or recreation for participants or spectators. The following are commercial recreation use types:
1. **Amusement center**, includes public places of amusement or public places of business in which four or more ~~coin-operated~~ [pay-for-play](#) amusement devices are installed and includes any place open to the public, whether or not the primary use of the premises is devoted to the operation of such devices.
 2. **Indoor entertainment**, includes predominantly spectator uses conducted within an enclosed building, excluding uses classified under adult oriented businesses. (See Chapter **19.32.**) Typical uses include motion picture theaters, and live theater.
 3. **Indoor sports and recreation**, includes predominantly participant sports and health activities conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice and roller skating rinks, indoor racquetball courts, soccer arenas, athletic clubs, and health clubs.
 4. **Outdoor entertainment**, includes predominantly spectator uses conducted in open or partially enclosed or screened facilities. Typical uses include outdoor amphitheaters, concert halls and sports arenas, BMX tracks, racing facilities, drive in theaters, and zoos.
 5. **Outdoor sports and recreation**, includes predominantly participant sports conducted in open or partially enclosed or screened facilities. Typical uses include amusement parks, driving ranges, miniature golf courses, golf courses, swimming pools, and tennis courts.
 6. **Residential recreation facilities**, includes predominantly participant sports which are normally associated with a country club, or private residential community. Typical uses include country clubs, racquet clubs, golf courses, swimming pools, tennis courts, and other secondary uses including restaurants, and retail sales.

7. **Large amusement complexes**, includes a theme park or similar complex open to the public which exceeds 100,000 square feet and which:
- a. Includes outdoor amusement attractions such as mechanized or carnival-type rides or water slides; and
 - b. Meets any two of the following three criteria:
 - i. The complex has a maximum daily capacity of more than 500 users per day,
 - ii. The complex is required to provide off-street parking for more than 200 vehicles, or
 - iii. The complex operates during any part of the year during the hours after 6:00 p.m. This does not apply to publicly owned or operated parks or facilities.
- J. **Community care facility**, includes any facility serving as a residence where non-medical care is provided on a 24-hour basis with central or private kitchen facilities, dining, recreational and other facilities. Typical uses include assisted living facilities and facilities licensed by the State Department of Social Services. Does not include long-term care facilities.
- K. **Day care centers**, includes commercial or non-profit facilities that provide care, protection and supervision of 13 or more minor children or adults in need of assistance for periods of less than 24 hours per day, typically while parents or family are working, and/or before or after daily attendance at an elementary school, as defined by Chapter 3.6 of the **Health and Safety Code**, commencing with Section 1597.30 includes preschools
- L. **Eating and drinking establishments**, includes establishments primarily engaged in the sale of prepared food and beverages for on-premises consumption, but excludes those uses classified under "bars and drinking places" and "nightclubs." An eating and drinking establishment that provides amplified live or recorded music and that provides space(s) for dancing or hold public dances under Municipal Code Chapter **9.45** shall be considered a nightclub per subsection **T** of this section. Eating and drinking establishment use types include:
1. **Fast food with drive-through**, includes establishments primarily engaged in the preparation and retail sale of food and beverages at a walk up counter and at a drive through window, and may include seating.
 2. **Convenience**, includes establishments primarily engaged in the preparation and retail sale of food and beverages, at a walk up counter and which does not include a drive through or provide for ordering at the tables, if any. Typical uses include pizza parlors, ice cream parlors, ~~and~~ sandwich shops, [and brewpubs](#).
 3. **Full service**, includes establishments primarily engaged in the preparation and retail sale of food and beverages, where food is ordered and served at a table, and which may include sales of alcoholic beverages as an accessory or secondary service. Fixed seating or tables and chairs are provided for the seating of each patron or customer at all times. Typical uses include full service restaurants [and brewpubs](#).
- M. **Food and beverage retail sales**, includes establishments primarily engaged in the retail sale of food and beverages for home consumption. Typical uses include groceries, liquor stores, and delicatessens.
- N. **Funeral and interment services**, includes establishments primarily engaged in the provision of services involving the care, preparation, or disposition of human remains other than in cemeteries.
- O. **Lodging services**, includes establishments primarily engaged in the provision of commercial lodging on a less than monthly basis to the general public. Lodging services includes incidental food, drink, and other sales and services intended for the convenience of guests. Typical uses

include hotels, motels, and bed-and-breakfasts

- P. Long-term care facility**, includes an institution or a portion of an institution that is licensed or approved to provide health care under medical supervision for 24 or more consecutive hours as defined by **Health and Safety Code** Section 1267.16, as may be amended from time to time. Typical uses include extended care facilities, intermediate care facilities, skilled nursing facilities, hospices and other facilities licensed by the State Department of Health Services.
- Q. Maintenance and repair**, includes all uses that provide maintenance and repair services for furniture, appliances and equipment normally used within a building. Typical uses include sewing machine and appliance repair.
- R. Medical services**, includes establishments primarily engaged in the provision of personal health services on an outpatient basis ranging from prevention, diagnosis and treatment, or rehabilitation services provided by physicians, dentists, nurses, and other health personnel as well as the provision of medical testing and analysis-services, but excludes uses classified under any civic use type. Medical services use types include:
1. **General**, includes the range of medical services described above. Typical uses include individual medical and dental offices, dental and medical laboratories, health maintenance organizations, substance abuse treatment clinics, immediate care facilities and offices for physical therapists, chiropractors, and acupuncturists.
 2. **Low traffic generating**, includes medical services with a low patient frequency or longer than average patient appointment time which creates a lower parking demand. Typical uses include dialysis clinics and imaging services.
 3. **Medical campus/medical office building (MOB)**, includes a cluster of buildings or a singular building that provides a range of outpatient services such as medical offices, dental or medical laboratories, imaging, physical therapists, and pharmacy services, with a range of parking demands.
- S. Microbrewery**, includes any alcoholic beverage manufacturing facility that produces fifteen thousand barrels of beer per year or less on site and sells 75 percent or more of its beer off-site, in accordance with a valid alcohol production license from the state of California, and may include an on-site convenience restaurant (see Section 19.08.090.L) and/or bar that serves its locally crafted beer.
- S.T. Neighborhood commercial**, includes establishments primarily engaged in the provision of frequently or recurrently needed small personal items or services for residents within a reasonable walking distance. These uses are compatible with residential development due to low traffic and noise generation and include various retail sales and personal services of an appropriate size and scale to meet the above criteria. Typical uses include neighborhood grocery stores, drug stores, beauty salons, and offices, but do not include drive-through restaurants, bars and drinking places, or liquor stores.
- T.U. Nightclubs**, includes establishments or places of entertainment within a building, open primarily at night, usually but not necessarily serving alcohol, and providing floor space for amplified live or recorded music, or having spaces for "public dances" as per Chapter 9.45 of the Roseville Municipal Code. Fixed seating or chairs are not provided for the seating of each patron or customer. Meals or refreshments may be served and an admission may be charged. Excludes uses classified under this section as commercial use types as "eating or drinking establishments," "commercial recreation," and Chapter 19.32, "Location and Amortization of Adult-Oriented Businesses." Additional requirements are contained in Chapter 19.49.

U.V. Nursery, retail, includes establishments primarily engaged in the sale of nursery goods, landscaping materials, chips, rocks, sand, soil and merchandise. This use type is typically conducted primarily outdoors. The sale of nursery goods, landscaping materials, chips, rocks, sand, soil and merchandise indoors is permitted under retail sales and services.

V.W. Offices, professional, includes professional or government offices including:

1. Accounting, auditing and bookkeeping services;
2. Advertising agencies;
3. Architectural, engineering, interior design, and surveying services;
4. Attorneys;
5. Call and telemarketing centers;
6. Computer software designers;
7. Court reporting services;
8. Data processing and computer services;
9. Detective agencies and similar services;
10. . Secretarial and word processing services;
11. Government offices including agency and administrative office facilities;
12. Insurance agencies;
13. Management, public relations and consulting services;
14. Real estate agencies; and
15. Writers, photographers and artists offices outside the home.

W.X. Personal services, includes establishments primarily engaged in the prov1s1on of personal improvement or appearance, and similar non-business related or non-professional services, but excludes services classified under other use types. Typical uses include barber shops, beauty salons, tailors, shoe repair shops, massage therapist, tattoo studios, tutoring services, ~~and~~ dry cleaning pick up stations, [and permanent make-up/micro-blading establishments](#).

X.Y. Retail sales and services, includes establishments primarily engaged in the sale of goods and merchandise, but excludes those classified under animal sales and services, automotive and equipment, business support services, building materials stores, neighborhood commercial, food and beverage retail sales, and gasoline sales. Typical uses include:

1. Auto parts;
2. Bakeries, retail;
3. Bicycle sales;
4. Department stores;
5. Drug and discount stores;
6. Furniture stores;

7. Hardware;
8. Orthopedic supplies;
9. Photography studios;
10. Self-service laundries/dry cleaning stores; and
11. Sporting goods and equipment.

Y.Z. **Specialized education and training**, includes private establishments providing training or educational programs. Typical uses include:

1. **Vocational schools**, includes businesses, secretarial schools and vocational schools offering specialized trade and commercial courses and establishments furnishing educational courses by mail or online. Facilities, institutions and conference centers are included that offer specialized programs in personal growth and development (including fitness, environmental awareness, arts, communications, and management, as examples).
2. **Specialty schools**, includes specialized non-degree granting schools such as: music schools; dramatic schools; language schools; driver education schools; martial arts studios; ballet and other dance studios.

Z.AA. **Storage, personal storage facility**, includes a structure or group of structures containing generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces. This use type does not include the outdoor storage of boats, cars, recreational vehicles, or equipment, and does not include the rental of trucks or other equipment. (Also see Chapter 19.54)

Title 19. Zoning

Article II. Regulations for the Principal and Special Purpose Zones

Chapter 19.10. RESIDENTIAL ZONES

§ 19.10.020. Permitted use types.

Primary uses are permitted in residential zones subject to the requirements of this title as designated below:

- A. Principally permitted use, designated as "P."
- B. Conditionally permitted use, designated as "CUP"; and
- C. Administratively permitted use, designated as "A."

Primary use types not listed or designated by a dash (-) are not permitted in that zone district.

	R1	RS	R2	R3	RMU
AGRICULTURE AND OPEN SPACE USE TYPE					
Animal Keeping	P	P	P	P	P
Resource Protection and Restoration	P	P	P	P	P
Resource Related Recreation	P	P	P	P	P
CIVIC USE TYPES					
Community Assembly	CUP	CUP	CUP	P	P
Community Services	CUP	CUP	CUP	CUP	P
Essential Services	P	P	P	P	P
Schools, Public/Private Elementary and Secondary	CUP	CUP	CUP	CUP	P
Power Generating Facilities ⁽³⁾					
Emergency	P	P	P	P	P
Passive Power	P	P	P	P	P
RESIDENTIAL USE TYPES					
Accessory Dwelling Units ⁽¹⁾	P	P	P	P	P
Community Care Facilities, Small	P	P	P	P	P
Community Care Facilities, Large	A	A	A	P	P
Dwelling ⁽⁵⁾					
Multi-Family	-	-	-	P	P
Single-Family	P	P	P	P	P
Two-Family	-	-	P	P	P
Caretaker/Employee Housing	P	P	P	P	P

Family Day Care Homes, Small	P	P	P	P	P
Family Day Care Homes, Large ⁽²⁾	P	P	P	P	P
Long-Term Care Facility, Small ⁽⁷⁾	P	P	P	P	P
Long-Term Care Facility, Large	A	A	A	A	A
Low-Barrier Navigation Centers ⁽⁸⁾	-	-	-	-	P
Mobile Home Park	CUP	CUP	CUP	CUP	P
Rooming and Boarding House	-	-	-	P	P
Short-Term Rental ⁽⁶⁾	P	P	P	P	P
COMMERCIAL USE TYPES					
Commercial Recreation, Residential Recreation Facilities	CUP	CUP	CUP	CUP	P
Community Care Facility	-	-	-	P	P
Day Care Center	CUP	CUP	CUP	CUP	P
Long-Term Care Facility	-	-	-	CUP	P
Neighborhood Commercial	-	-	-	CUP	P
TRANSPORTATION AND COMMUNICATION USE TYPES					
Telecommunication Facilities ⁽⁴⁾	A/CUP	A/CUP	A/CUP	A/CUP	A/CUP

Notes:

- (1) 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.
- (2) See Chapter 19.46 for large family day care home regulations.
- (3) See Chapter 19.55 for power generating facilities requirements.
- (4) See Chapter 19.34 for antennas and communications facilities requirements.
- (5) Transitional housing and supportive housing are considered residential use types and are permitted (P) where residential uses are permitted (P) or conditionally permitted (CUP). [For supportive housing the total floor area dedicated to administrative office space shall not exceed 25 percent of the total floor area and must provide the minimum supportive services/service area defined in Government Code Section 65651, as may be amended from time to time.](#)
- (6) Short-term rentals are only permitted in a single-family dwelling unit. See Chapter 4.25 for additional short-term rental requirements.
- (7) A long-term care facility which serves six or fewer persons shall be considered a residential use of the property.
- (8) Low-barrier navigation centers are exempt from a design review permit.

Title 19. Zoning

Article II. Regulations for the Principal and Special Purpose Zones

Chapter 19.12. COMMERCIAL ZONES

§ 19.12.020. Permitted use types.

Primary uses are permitted in commercial zones subject to the requirements of this title as designated below:

- A. Principally permitted use, designated as "P";
- B. Conditionally permitted use, designated as "CUP"; and
- C. Administratively permitted use, designated as "A."

Refer to the Downtown Code for permitted uses within the CBD and HD zones.

COMMERCIAL ZONE DISTRICTS PERMITTED USES							
	BP	NC	CC	GC	HC	RC	CMU
AGRICULTURAL AND OPEN SPACE USE TYPES							
Resource Protection and Restoration	CUP	CUP	CUP	CUP	CUP	CUP	P
Resource Related Recreation	P	P	P	P	P	CUP	P
CIVIC USE TYPES							
Community Assembly	CUP	P	P	P	-	-	P
Community Services	P	CUP	P	P	P	P	P
Essential Services	P	P	P	P	P	P	P
Hospital Services							
General Hospital Services	-	-	CUP	CUP	-	-	P
Psychiatric Hospital Services	-	-	CUP	CUP	-	-	P
Libraries and Museums, Private	-	CUP	P	P	P	P	-
Public Parking Services	P	P	P	P	P	P	P
Schools							
College and University	A	-	P	P	-	P	P
Public/Private Elementary and Secondary	-	CUP	CUP	CUP	-	-	P
Social Services							
Emergency Shelter ⁽⁵⁾	-	-	-	CUP	CUP	-	CUP
Food Distribution ⁽³⁾	-	-	-	A/CUP	A/CUP	-	A/CUP
Food Service ⁽⁴⁾	-	-	-	A/CUP	A/CUP	-	A/CUP
Power Generating Facilities ⁽⁹⁾							
Emergency	A	A	A	A	A	A	A
Supplemental/Individual Use	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Passive Power	P	P	P	P	P	P	P
RESIDENTIAL USE TYPES							
Accessory Dwelling Units ⁽¹¹⁾	-	P	P	P	P	-	P
Caretaker/Employee Housing	-	CUP	CUP	CUP	CUP	CUP	P
Community Care Facilities, Small	P	P	P	P	-	P	P

Community Care Facilities, Large Dwelling ⁽¹⁰⁾	CUP	CUP	CUP	CUP	-	CUP	P
Multi-Family ^(13,14)	-	CUP/A	CUP/A	-	-	P ⁽¹⁵⁾	P
Single-Family ⁽¹⁴⁾	-	CUP	CUP	CUP	CUP	-	P
Two-Family ⁽¹⁴⁾	-	CUP	CUP	CUP	CUP	-	P
Family Day Care Home, Small	P	P	P	P	-	P	P
Family Day Care Home, Large	-	CUP	CUP	CUP	-	-	P
Single Room Occupant	-	-	-	-	-	-	CUP
Low-Barrier Navigation Center	-	-	-	-	-	-	P
	BP	NC	CC	GC	HC	RC	CMU
COMMERCIAL USE TYPES							
Adult-Oriented Businesses ⁽²⁾	-	-	-	P	-	P	P
Animal Sales and Service							
Grooming and Pet Stores	-	P	P	P	-	P	P
Kennels	-	-	-	CUP	CUP	CUP	P
Veterinary Clinic	-	CUP	P	P	-	-CUP	P
Veterinary Hospital	-	-	CUP	CUP	-	-	P
Automotive and Equipment							
Automotive Body and Equipment Repair	-	-	-	CUP	-	CUP	CUP
Automotive Rentals	-	-	-	P	P	P	P
Automotive Repairs	-	-	CUP	P	P	P	P
Automotive Sales	-	-	CUP	P	-	P	P
Car Wash and Detailing	-	-	CUP	P	-	P	P
Commercial Parking	P	-	-	P	P	-	P
Electric Vehicle Charging Center ⁽¹²⁾	P	P	P	P	P	P	P
Fuel Sales ⁽¹²⁾	CUP	P/CUP	P/CUP	P/CUP	P/CUP	P/CUP	P/CUP
Hydrogen Fuel Sales	P	P	P	P	P	P	P
Heavy Equipment Rental and Sales	-	-	-	P	-	P	P
Banks and Financial Services	P	P	P	P	-	P	P
Bars and Drinking Places	-	-	P	P	-	P	P
Broadcasting and Recording Studios	P	-	-	P	-	-	P
Building Material Stores	-	-	CUP	P	-	P	P
Business Support Services	P	-	P	P	-	-	P
Commercial Recreation							
Amusement Center	-	CUP	P	P	-	P	P
Indoor Entertainment	-	-	P	P	-	P	P
Indoor Sports and Recreation	-	-	P	P	-	P	P
Large Amusement Complexes	-	-	-	CUP	CUP	P	P
Outdoor Entertainment	-	-	-	CUP	-	CUP	P
Outdoor Sports and Recreation	-	-	-	P	CUP	P	P
Community Care Facility	P	P	P	P	-	-	P
Day Care Center	P	P	P	P	-	P	P
Eating and Drinking Establishments							
Fast Food with Drive-Through ⁽¹²⁾	-	-	P/CUP	P/CUP	P/CUP	P/CUP	P/CUP
Convenience	P	P	P	P	P	P	P
Full Service	P	P	P	P	P	P	P
Food and Beverage Retail Sales	-	-	P	P	-	-	P
Funeral and Interment Services	-	-	P	P	-	-	P
Lodging Services	-	-	P	P	P	P	P

Long-Term Care Facility	CUP	CUP	P	P	-	-	P
Maintenance and Repair	-	P	P	P	-	-	P
Medical Services, General	P	P	P	P	P	P	P
Neighborhood Commercial	P	P	-	-	-	-	P
Nightclubs ⁽⁶⁾	-	-	CUP	CUP	-	CUP	CUP
Nursery, Retail	-	-	-	P	-	P	P
Offices, Professional	P	P	P	P	-	P	P
Personal Services	P	P	P	P	P	P	P
Retail Sales and Services	-	-	P	P	P	P	P
Specialized Education and Training							
Vocational Training	-	-	P	P	-	-	P
Specialty Schools	-	CUP	P	P	-	P	P
Storage, Personal Storage Facility	-	-	CUP	P	-	-	P
INDUSTRIAL USE TYPES							
Laundries, Commercial	-	-	CUP	CUP	-	-	P
Printing and Publishing	-	-	-	CUP	-	-	P
Research Services	-	-	-	P	-	-	P
Wholesaling and Distribution, Light	-	-	-	P	-	-	P
TRANSPORTATION AND COMMUNICATION USE TYPES							
Heliport	CUP	CUP	CUP	CUP	CUP	CUP	P
Intermodal Facilities ⁽⁸⁾	CUP	CUP	CUP	CUP	CUP	CUP	P
Telecommunication Facilities ⁽⁷⁾	P/A/CUP	P/A/CUP	P/A/CUP	P/A/CUP	P/A/CUP	P/A/CUP	P/A/CUP

Notes:

- (1) Reserved.
- (2) Additional requirements are contained in Chapter **19.32**.
- (3) Additional requirements are contained in Chapter **19.40**.
- (4) Additional requirements are contained in Chapter **19.39**.
- (5) Additional requirements are contained in Chapter **19.38**.
- (6) Additional requirements are contained in Chapter **19.49**.
- (7) Additional requirements are contained in Chapter **19.34**.
- (8) Additional requirements are contained in Chapter **19.36**.
- (9) Additional requirements are contained in Chapter **19.55**.
- (10) Transitional housing and supportive housing are considered residential use types and are permitted (P) where residential uses are permitted (P) or conditionally permitted (CUP). [For supportive housing the total floor area dedicated to administrative office space shall not exceed 25 percent of the total floor area and must provide the minimum supportive services/service area defined in Government Code Section 65651, as may be amended from time to time.](#)
- (11) 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 which has an approved CUP as defined in Section 19.08.080(F)(1) and (F)(2) (Residential Use Types). See Chapter **19.60** for additional accessory dwelling/junior accessory dwelling unit regulations.
- (12) A Conditional Use Permit is required for fast food with drive-through establishments, fuel sales establishments, or electric vehicle charging centers contiguous to: (a) proper- ties 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) Multi-family uses are permitted with an Administrative Permit in the NC and CC zone districts when the housing development is constructed on or adjacent to a site occupied by a nonprofit organization, and a nonprofit organization will offer supportive services to the proposed residents. Examples of supportive services include transportation, child care, education assistance, and the provision of clothing and other supplies.
- (14) For sites within a specific plan, residential units are only permitted with a CUP if the specific plan has allocated units to the site. If no units are allocated or if fewer units are allocated than are proposed, a unit transfer or Specific Plan Amendment is required in addition to the CUP.
- (15) Multi-family units are permitted by right in the RC zone district if the specific plan has al- located units to the site. If no units are allocated or if fewer units are allocated than are proposed, a unit transfer or Specific Plan Amendment will berequired.
(Ord. 5428 § 1, 2014; Ord. 5974 § 9, 2018; Ord. 6198 § 1, 2020; Ord. 6538 § 7, 2022; Ord. 6662 § 3, 2023; Ord. No. 6813, 5/1/2024; Ord. 6829, 6/19/2024)

Title 19. Zoning Article

Article II. Regulations for the Principal and Special

Purpose Zones

Chapter 19.14. INDUSTRIAL AND MANUFACTURING ZONES

§ 19.14.020. Permitted use types.

Primary uses are permitted in industrial zones subject to the requirements of this title as designated below:

- A. Principally permitted use, designated as "P";
- B. Conditionally permitted use, designated as "CUP"; and
- C. Administratively permitted use, designated as "A."

Primary use types not listed or designated by a dash (-) are not permitted in that zone district.

INDUSTRIAL ZONE DISTRICTS PERMITTED USES				
	MP	M1	M2	MMU
AGRICULTURAL AND OPEN SPACE USE TYPES				
Agricultural	-	P	P	P
Resource Protection and Restoration	P	P	P	P
CIVIC USE TYPES				
Community Assembly	CUP	CUP	CUP	P
Community Services	P	P	P	P
Essential Services	P	P	P	P
Intensive Public Facilities	-	-	CUP	P
Power Generating Facilities ⁽⁷⁾				
Emergency	A	A	A	A
Supplemental/Individual Use	CUP	CUP	CUP	CUP
General Power Production	CUP	CUP	CUP	CUP
Passive Power	P	P	P	P
Public Parking Services	P	P	P	P
Schools				
College and University	P	P	CUP	P
Public/Private Elementary and Secondary	CUP	-	-	P
Social Services				
Emergency Shelter ⁽⁴⁾	P	CUP	CUP	CUP
Food Distribution ⁽²⁾	-	A/CUP	A/CUP	A/CUP
Food Service ⁽³⁾	-	A/CUP	A/CUP	A/CUP
RESIDENTIAL USE TYPES				
Caretaker/Employee Housing	CUP	A	A	P

COMMERCIAL USE TYPES				
Adult Oriented Businesses	-	P	P	P
Animal Sales and Service				
Kennels	-	P	P	P
Veterinary Clinic	P	P	P	P
Veterinary Hospital	-	P	P	P
Automotive and Equipment				
Automotive Body and Equipment Repair	CUP	P	P	P
Automotive Rental	CUP	CUP	-	P
Automotive Repairs	P	P	CUP	P
Automotive Sales	CUP	-	-	P
Car Wash and Detailing	P	P	CUP	P
Commercial Parking	P	P	P	P
Gasoline Sales ⁽⁸⁾	P/CUP	P/CUP	P/CUP	P/CUP
Heavy Equipment Rental and Sales	CUP	P	P	P
Impound Yards	CUP	CUP	P	P
Broadcasting and Recording Studios	P	P	P	P
Building Material Stores	P	P	P	P
Business Support Services	P	P	CUP	P
Commercial Recreation				
Indoor Entertainment	CUP	CUP	CUP	P
Indoor Sports and Recreation	P	P	P	P
Large Amusement Complexes	-	CUP	CUP	P
Outdoor Entertainment	-	CUP	CUP	P
Outdoor Sports and Recreation	CUP	P	P	P
Eating and Drinking Establishments, Convenience ⁽⁸⁾	P/CUP	P/CUP	P/CUP	P/CUP
Maintenance and Repair	P	CUP	CUP	P
Medical, General	-	-	-	-
Microbreweries	P	P	P	P
Neighborhood Commercial	P	CUP	CUP	P
Nightclubs ⁽¹⁾	CUP	CUP	CUP	P
Nursery, Retail	CUP	P	P	P
Offices, Professional	P	P	P	P
Personal Services	P	CUP	CUP	P
Retail Sales and Services	P	-	-	P
Specialized Education and Training				
Vocational Schools	P	P	CUP	P
Specialty Schools	P	P	CUP	P
Storage, Personal Storage Facility	P	P	P	P
	MP	M1	M2	MMU
INDUSTRIAL USE TYPES				
Day Care Center, Secondary (Employees Only)	CUP	CUP	-	CUP
Equipment and Materials Storage Yards	-	CUP	P	P
General Industrial	-	CUP	P	P
Hazardous Materials Handling	-	CUP	P	P
Laundries, Commercial	P	P	P	P
Light Manufacturing	P	P	P	P
Printing and Publishing	P	P	P	P

Recycling, Scrap and Dismantling				
Enclosed	P	P	P	P
Unenclosed	-	CUP	P	P
Research Services	P	P	P	P
Specialized Industrial	CUP	CUP	CUP	P
Wholesale and Distribution				
Light	P	P	P	P
Heavy	-	CUP	P	P
TRANSPORTATION AND COMMUNICATION USE TYPES				
Antennas and Communication Facilities⁽⁵⁾				
Developed Lot	P	P	P	P
Undeveloped Lot	CUP	CUP	CUP	CUP
Heliport	-	CUP	CUP	P
Intermodal Facilities ⁽⁶⁾	P	P	P	P
Telecommunication Facilities ⁽⁵⁾	P/AP/CUP	P/AP/CUP	P/AP/CUP	P/AP/CUP

Notes:

- (1) Additional requirements are contained in Chapter **19.49**.
- (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 **19.38**.
- (5) Additional requirements are contained in Chapter **19.34**.
- (6) Additional requirements are contained in Chapter **19.36**.
- (7) Additional requirements are contained in Chapter **19.55**.
- (8) 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.

(Ord. 5428 § 1, 2014; Ord. 6198 § 1, 2020)

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Chapter 19.22. ACCESSORY USES AND STRUCTURES

§ 19.22 .020. Accessory uses.

- A. Accessory Uses Encompassed by Primary Use.** In addition to the primary uses expressly included in a use classification, each use classification shall be deemed to include such accessory uses which are specifically identified by these regulations; and such other accessory uses which are necessarily and customarily associated with, and are appropriate, incidental, and subordinate to, such primary uses. It shall be the responsibility of the Planning Manager to determine if a proposed accessory use is necessarily and customarily associated with, and is appropriate, incidental, and subordinate to the primary use, based on the Planning Manager's evaluation of the resemblance of the proposed accessory use to those uses specifically identified as accessory to the primary uses and the relationship between the proposed accessory use and the primary use. Determinations by the Planning Manager shall be subject to appeal pursuant to Chapter **19.80**, and a record of all such determinations shall be maintained by the Planning Manager.
- B. Accessory Uses Subject to Regulations.** Accessory uses shall be regulated in the same manner as the primary uses within each use classification, except as otherwise expressly provided by these regulations.
- C. Permitted Accessory Uses for a Dwelling Use Type.**
1. Home occupation, as permitted in Chapter **19.42**.
 2. Garage/yard sales, with the following limitations:
 - a. Three sales per calendar year at the same address;
 - b. Not to exceed three calendar days per event; and
 - c. Operating during daylight hours only.
 3. Off-street parking areas and parking structures for use by persons living or visiting the premises.
 4. Repair and maintenance of automobiles or other vehicles if work is being done on a vehicle registered to a resident of the premises or not more than one automobile or other vehicle at a time if work is being done on a vehicle registered to someone other than a resident of the premises. Notwithstanding the above, repair or maintenance of any tractor trucks or semi-trucks is not permitted in any residential zone district.
 5. Rental and sales offices for the leasing and sales of units located in the same apartment or condominium complex.
 6. Portable on-demand storage containers ordinarily and customarily associated with a residential use (e.g. POD containers) subject to the following restrictions:
 - a. Allowed within the designated parking area of a front- or side-yard setback for no more than thirty (30) days in a twelve (12) month period, provided the container does not impair motor vehicle operator view or block any portion of public right-of-way.
 - b. Containers must be delivered and maintained in good condition free from rust, peeling paint, graffiti, and/or other forms of deterioration.

c. Containers must display a notice that includes company contact information and delivery and removal dates.

D. Permitted Accessory Uses for Schools, Community Assembly and Community Services Use Types.

1. Recycling collection center for collection of newspapers only, by nonprofit organizations, when operated in conformance with Chapter **19.56** (Recycling Collection Centers).
2. Fundraising sale and events.

E. Permitted Accessory Uses for Commercial and Industrial Use Types.

1. Automatic teller machine.
2. Cafeteria, delicatessen and food vending with an area of less than 1,000 square feet.
3. Fleet storage of company owned vehicles within a parking lot.
4. Open air vending facilities, as permitted by Chapter **19.50**.
5. Outdoor storage, provided that:
 - a. All outdoor storage in commercial zones shall be screened from public view through a combination of building design, landscaping and berming, and/or location. Any outdoor storage that is not completely screened, as determined by the Planning Manager, is subject to an Administrative Permit;
 - b. There shall be no visible storage of motor vehicles, trailers, airplanes, boats, or their composite parts except where authorized by an automobile, trailer, airplane, or boat sales business in commercial zones.
6. Recreational facilities (indoors or outdoors) for use of employees. Such facilities include, but are not limited to: basketball courts, ballfields, putting greens and volleyball courts.
7. Recycling collection center, as permitted by Chapter **19.56**.
8. Used goods collection center, as permitted by Chapter **19.68**.
9. Plazas.
10. Caretaker residence when associated with a personal storage facility.

§ 19.22.030. Accessory structures.

A. Accessory Structures Included With Permitted Uses. In addition to the primary structures associated with permitted uses, each use classification shall be deemed to include such accessory structures which are specifically identified by these regulations, and such other accessory structures which are necessarily and customarily associated with, and are appropriate, incidental, and subordinate to, such primary structures. It shall be the responsibility of the Planning Manager to determine if a proposed accessory structure is necessarily and customarily associated with, and is appropriate, incidental, and subordinate to the primary structure, based on the Planning Manager's evaluation of whether the proposed accessory structure is necessary or customarily associated with the use for which the development was constructed. Determinations by the Planning Manager shall be subject to appeal pursuant to Chapter **19.80**, and a record of all such determinations shall be maintained by the Planning Manager. All accessory structures shall be located in compliance with all other applicable requirements of the zone district in which they are located and any other permits required (e.g., Design Review Permit).

B. Accessory Structures Subject to Regulations. Accessory structures shall be regulated in the same

manner as the primary structures within each zoning district, except as otherwise expressly provided by these regulations. Accessory structures may be established concurrently or following the construction of a primary structure.

C. Permitted Accessory Structures to Dwelling Use Type (Single-Family and Two-Family).

- 1. Decks and Balconies.** Uncovered decks under 30 inches in height at the top of the deck sheathing are permitted anywhere on a parcel, without respect to required setbacks. Any deck or balcony (uncovered or covered) which is 30 inches or taller in height, when measured as outlined in Section 19.95.030(H)(1) (Height, Building and Other Structures), shall maintain a minimum side yard setback of two times the required interior side yard setback for the primary structure, a rear yard setback of one-half the required rear yard setback for the primary structure, a 10-foot front yard setback, and shall be located consistent with the residential clear vision triangle requirements of Section **19.10.030(B)**.
- 2. Unenclosed structures,** including, but not limited to, shade structures, carports, boat and RV covers, patio covers and gazebos located on the ground floor. Such structures are subject to the following requirements:
 - a. The structure shall not enclose any area equal to or greater than 20 percent on any side not attached to the residence;
 - b. The structure shall not be constructed of materials which would create a year round livable area;
 - c. Less than seven feet in height:
 - i. Interior Lot. Unenclosed structures less than seven feet in height may be located anywhere within a parcel, but shall maintain the required front yard setback;
 - ii. Corner Lot. On the street side of a corner lot, the structure shall maintain a five-foot setback as measured from the back of the sidewalk or, in the absence of a sidewalk, the right-of-way;
 - iii. On the street side of a corner lot located adjacent to a key lot, the structure shall maintain a 10-foot setback as measured from the back of the sidewalk or, in the absence of a sidewalk, the right-of-way.
 - d. Greater than seven feet in height:
 - i. The structure shall maintain the required front yard setback and a five-foot rear and side yard setback;
 - ii. The structure shall not exceed 15 feet in height and one story. For each foot in height above 10 feet the required setback, except the front yard setback, shall be increased by one foot. Structures integrated into the existing roofline of the primary structure, and exceeding the height limit, or constructed concurrently with the main residence shall be considered attached to (and part of) the primary structure for purposes of this article;
 - iii. On the street side of a corner lot, the structure shall maintain a five-foot setback as measured from the back of the sidewalk or, in the absence of a sidewalk, the right-of-way;
 - iv. On the street side of a corner lot located adjacent to a key lot, the structure shall maintain a 10-foot setback as measured from the back of the sidewalk or, in the absence of a sidewalk, the right-of-way.
- 3. Enclosed structures** are subject to the following requirements:
 - a. Less than seven feet in height:
 - i. The minimum setback is five feet from the back of sidewalk or right-of-way, whichever is

greater, on the street side for corner lots;

- ii. The minimum setback is 10 feet from the back of sidewalk or right-of-way, whichever is greater, when adjacent to a key lot; and
- iii. No setback is required adjacent to the rear or interior side property lines.

b. Greater than seven feet in height:

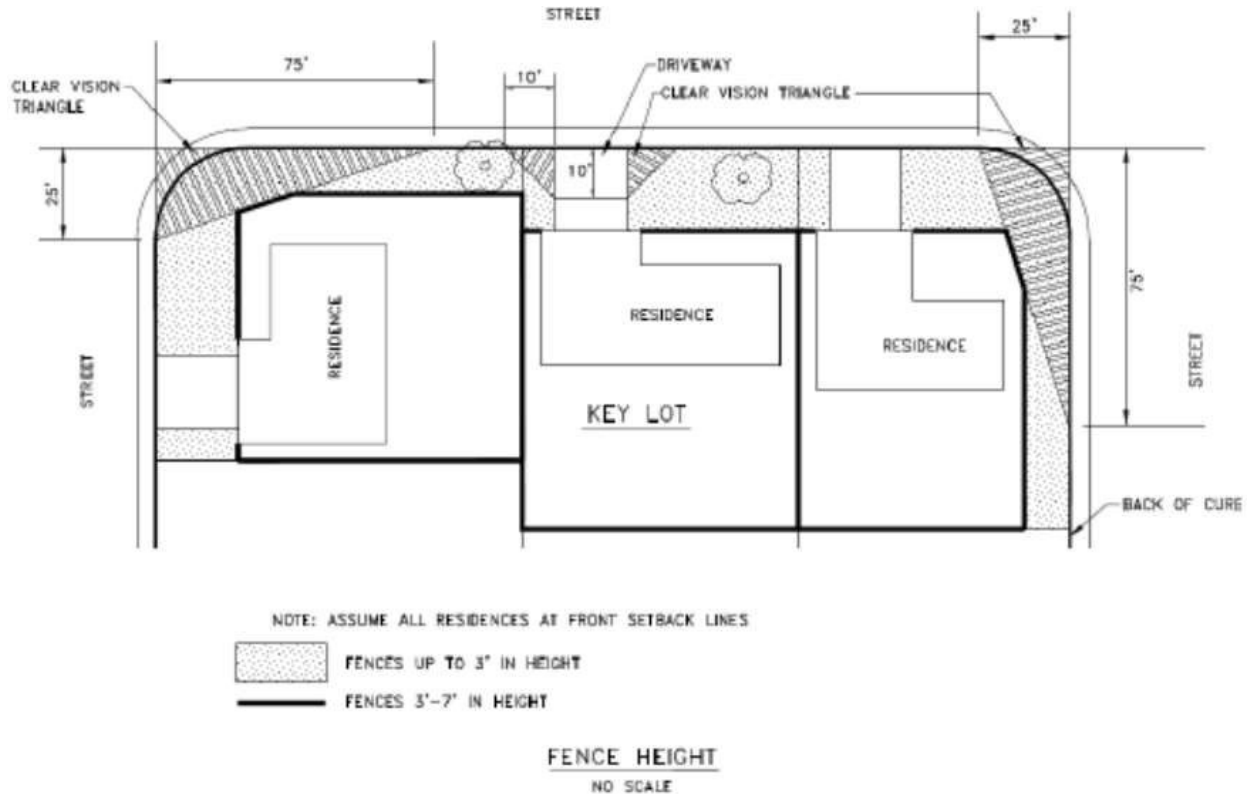
- i. The maximum height is 15 feet and one story;
- ii. The minimum setback is five feet from the rear and side property lines;
- iii. The minimum setback is 12.5 feet from the back of sidewalk or edge of right-of-way on corner lots; and
- iv. For each foot in height above 10 feet, the required setback, except for the front yard setback, shall be increased by one foot.

c. General.

- i. If the building or structure is located within a required rear yard setback, the total size of the building or buildings, cumulatively, shall be less than 50 percent of the required rear yard area.
- ii. The required front yard of the applicable residential zone district shall be maintained.
- iii. A maximum of 700 square feet of detached building(s) or structure(s) is permitted on the same lot. Additional square footage of detached accessory building(s) or structure(s) (excluding accessory dwelling units), in excess of 700 square feet, may be permitted upon approval of an Administrative Permit.
- iv. An extension of the main building or accessory building roof (e.g., a breezeway) may connect the accessory building to the primary building, but it shall not be considered part of (attached to) the main (primary) building, except as specified below. The breezeway and accessory building must maintain required side yard setbacks.
- v. Any accessory structure located less than six feet from the primary building shall be considered attached to (and part of) the primary building for purposes of this article, and shall be subject to the development standards for the primary building. Additions to primary structures are regulated pursuant to Section **19.10.030** (Residential zone general development standards).

4. Fences and Walls. A maximum seven-foot high fence (including lattice and similar attachments) or wall may be located on a parcel consistent with the following requirements:

- a. The maximum height shall be reduced to three feet if located:
 - i. Within a residential or residential driveway clear vision triangle (see Chapter **19.95** , Definitions);
 - ii. Within a required front setback; or
 - iii. Within five feet of the back of the sidewalk of a street side for a corner lot. In the absence of a sidewalk, the five-foot setback is measured from the back of the right-of-way.



- b. When there is a difference in the ground level between two adjoining parcels, the height of any fence or wall constructed along a common property line shall be determined by using the finished grade of the highest contiguous parcel.
 - c. The height of a fence or wall may be increased a maximum of one foot to provide for noise attenuation or buffering of adjacent land uses, subject to approval of an Administrative Permit. Fences and walls in excess of eight feet may be permitted subject to the approval of a Conditional Use Permit.
 - d. The provisions of this section shall not apply to any fence or wall required by any law or regulation of the City or State.
5. **Flag Poles.** The pole may be a maximum of 35 feet in height and shall maintain a minimum five-foot setback from any property line.
 6. **Security facilities,** including security gates and gate houses at a project entrance.
 7. **Antennas,** including HAM radio, radio and television receiving antennas subject to requirements of Chapter 19.34.
 8. **Children's play equipment,** including playsets, playhouses and tree houses.
 9. **Recreation facilities,** including recreation activity courts and facilities (excluding associated fencing and netting), swimming pools, spas and hot tubs, which are customarily associated with residential use, are permitted in the rear and side yards. Recreational facilities shall not include automated pitching equipment or similar noise generating recreation equipment not typically associated with residential use.
 10. **Satellite Dishes.** Satellite dishes as allowed in Chapter 19.34.
 11. **Entry Arbors.** Entry arbors may be located within the required front yard setback provided they do not cover more than 25 square feet in area and do not exceed a height of 10 feet.

12.Landscape Features. Landscape features including fountains less than seven feet in height may be located within the front yard setback provided the feature is located outside of the clear vision triangle and does not exceed 25 square feet in area.

13.Mailboxes. United States Postal Service (USPS) mailboxes may be located within the required front yard setback provided the mailbox is located outside of the clear vision triangle and does not exceed six square feet in area. The mailbox must also comply with the USPS requirements.

14.Outdoor Living Elements Outdoor living elements including but not limited to, outdoor fireplaces and outdoor kitchens, are not permitted in the required front yard and shall adhere to the development requirements for enclosed accessory structures.

14.15. Shipping Containers. Shipping containers are not ordinarily and customarily associated with residential uses and are prohibited on residential property.

15.16. Exceptions to Setbacks. Notwithstanding the requirements of subsection **A** of this section, the following structures are permitted to encroach into the required development setbacks, as follows:

- a. Architectural features, such as, but not limited to: cornices, eaves and similar features, but not any flat wall may encroach up to two feet into any required setback.

16.17. Exceptions to Accessory Structure Requirements. Unless otherwise noted that a Conditional Use Permit is required, an exception to the requirements of this section may be approved subject to the approval of an Administrative Permit.

D. Permitted Accessory Structures to Dwelling Use Type (Multi-Family).

1. Bicycle lockers and off-street parking areas.

2. Decks and Balconies. Uncovered decks under 30 inches in height at the top of the deck sheathing are permitted anywhere on a parcel, without respect to required setbacks. Any deck or balcony (uncovered or covered) of 30 inches or taller in height, when measured as outlined in Section 19.95.030(H)(1)(Height, Building and Other Structures), shall maintain a minimum side yard setback of two times the required interior side yard setback for the primary structure, a rear yard setback of one-half the required rear yard setback for the primary structure, a 10-foot front yard setback, and shall be located consistent with the residential clear vision triangle requirements of Section **19.10.030(8.)**

3. Unenclosed structures, including detached shade structures, covered patios, arbors, and gazebos located on the ground floor. Such structures are subject to the following requirements:

- a. The structure shall not enclose any area equal to or greater than 20 percent on any side;
- b. The structure shall not be constructed of materials which would create a year round livable area;
- c. The structure shall not exceed 15 feet in height and one story. For each foot in height above 10 feet the required setback, except the front yard setback, shall be increased by one foot;
- d. The structure shall maintain a 15-foot front yard setback and a five-foot rear and side yard setback;
- e. On the street side of a corner lot, the structure shall maintain a five-foot setback as measured from the back of the sidewalk or, in the absence of a sidewalk, the right-of-way;
- f. On the street side of a corner lot located adjacent to a key lot, the structure shall maintain a 10-foot setback as measured from the back of the sidewalk or right-of-way; and
- g. The size or location of the structure does not violate any requirements of an approved site review, design review or Administrative Permit.

4. Fences and Walls. A maximum seven-foot high fence (including lattice and similar attachments) or wall may be located anywhere on a parcel consistent with the following requirements:

- a. The maximum height shall be reduced to three feet if located:
 - i. Within a residential or residential driveway clear vision triangle (see Chapter **19.95**, Definitions);
 - ii. Within a required front setback; or
 - iii. Within five feet of the back of the sidewalk of a street side for a corner lot. In the absence of a sidewalk, the five-foot setback is measured from the back of the right-of-way.
- b. When there is a difference in the ground level between two adjoining parcels, the height of any fence or wall constructed along a common property line shall be determined by using the finished grade of the highest contiguous parcel.
- c. The height of a fence or wall may be increased a maximum of one foot to provide for noise attenuation or buffering of adjacent land uses, subject to approval of an Administrative Permit. Fences and walls in excess of eight feet may be permitted subject to the approval of a Conditional Use Permit.
- d. The provisions of this section shall not apply to any fence or wall required by any law or regulation of the City or State.

5. Flag Poles. The pole may be a maximum of 35 feet in height and shall maintain a minimum five-foot setback from any property line.

6. Security facilities, including security gates and gate houses at a project entrance.

7. Antennas, including HAM radio, radio and television receiving antennas subject to the requirements of Chapter **19.34**.

8. Recreation facilities, including recreation activity courts and facilities, children's play equipment, swimming pools, spas and hot tubs.

9. Satellite Dishes. Satellite dishes as allowed in Chapter **19.34**.

10. Signs, as permitted by Title 17 of this Code.

11. Transit facilities.

12. Trash enclosures and recycling facilities.

13. Exceptions to Accessory Structure Requirements. Unless otherwise noted that a Conditional Use Permit is required, an exception to the requirements of this section may be approved subject to the approval of an Administrative Permit.

E. Permitted Accessory Structures to Commercial and Industrial Use Types.

1. Bicycle lockers, and off-street parking areas and structures.

2. Unenclosed structures, including arbors and gazebos.

3. Detached enclosed storage.

4. Detached unenclosed storage buildings and pole buildings associated with the outdoor display of building materials, nursery stock, or other materials which are typically displayed outdoors or under a canopy.

5. Fences and walls, except that no fence or wall in excess of three feet may be located within a commercial clear vision triangle (see Definition);

6. Flag Poles. The pole may be a maximum of 35 feet in height and shall maintain a minimum five-

foot setback from any property line.

7. **Security facilities**, including security gates and gate houses at a project entrance.
8. **Antennas**, including HAM radio, radio and television receiving antennas subject to the requirements of Chapter **19.34**.
9. **Recreation facilities**, including recreation activity courts and facilities for use by employees.
10. **Satellite Dishes**. Satellite dishes as allowed in Chapter **19.34**.
11. **Signs**, as permitted by Title 17 of this Code.
12. **Transit facilities**.
13. **Trash enclosures and recycling facilities**.

F. Prohibited Accessory Uses and Structures Within All Zone Districts and Use Types.

1. **Outdoor Storage**. Storage of loose rubbish, garbage, junk or their receptacles shall not be visible from any public right-of-way. Outdoor storage of other materials and equipment may be permitted consistent with the use types and permit requirements of Article II of this title.
2. **Vehicles for Sale**. No vehicles shall be stored or displayed for sale on any undeveloped parcel or on any property zoned for commercial or industrial uses except where authorized for automobile sales pursuant to this title.
3. **Fences**. The use of barbed wire, electrified fence, razor wire or similar security devices in conjunction with any fence, wall, or hedge, or by itself is prohibited, except in the following circumstances:
 - a. For security purposes in non-residential zones, where the barbed wire, electrified wire, or razor wire is located a minimum of six feet above the ground;
 - b. Where property is zoned urban reserve and is still being primarily utilized for agricultural purposes; and
 - c. Where required by any permit condition, law or regulation of the City or state

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Chapter 19.26. OFF-STREET PARKING AND LOADING

§ 19.26.030. Parking space requirements by use type.

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.

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. 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.
2. **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. 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.
3. **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~~ Manager. The Planning Commission shall be the Approving Authority for any application requesting a parking reduction where the request would result in a cumulative parking reduction of 15% or more for the ~~property~~ center in which the eating and drinking establishment is located.

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Chapter 19.28. RESIDENTIAL DENSITY BONUS

§ 19.28.040. Eligibility for bonus.

A developer of a housing development containing five or more units may qualify for a density bonus and at least one other incentive as provided by this chapter if the developer does one of the following:

- A. Agrees to construct and maintain at least five percent of the units for rental or sale dedicated to very low income households (includes a shared housing building development, in which case minimum unit size or bedroom requirements shall not conflict with the definition of "shared housing building");
- B. Agrees to construct and maintain at least 10 percent of the units for rental or sale dedicated to lower income households (includes a shared housing building development, in which case minimum unit size or bedroom requirements shall not conflict with the definition of "shared housing building");
- C. Agrees to construct and maintain at least 10 percent of the units of a housing development to be sold to moderate income households, provided that all units in the development are offered to the public for purchase, consistent with **Government Code** Section 65915, as may be amended from time to time;
- D. Agrees to construct and maintain a senior citizen housing development (~~"development" includes a shared housing building development~~), as defined in ~~Section 19.28.020 of this chapter~~[Sections 51.3 and 51.12 of the California Civil Code](#), or a mobilehome park that limits residency based on age requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the California **Civil Code**, as may be amended from time to time; For the purposes of this subparagraph, "development" includes a shared housing building development and a residential care facility for the elderly, as defined in Section 1569.2 of the Health and Safety Code.
- E. Donates land to the City dedicated for the construction of very low income units pursuant to Section **19.28.080** of this chapter;
- F. Includes a qualifying child care facility as described in Section **19.28.070** of this chapter in addition to providing housing as described in subsections **A** through **C** of this section;
- G. Agrees to construct and maintain at least 10 percent of the units of a housing development for transitional foster youth, as defined in Section 66025.9 of the California **Education Code**, as may be amended from time to time, disabled veterans, as defined in Section 18541 of the California **Government Code**, as may be amended from time to time, or homeless persons, as defined in the Federal McKinney-Vento Homeless Assistance Act (42 U.S.C. Section 11301 et seq.), as may be amended from time to time,

dedicated to very low income households;

- H. Agrees to construct and maintain at least 20 percent of the units for lower income students in a student housing development pursuant to Section **19.28.085** of this chapter; or
- I. Agrees to construct and maintain 100 percent of the units, including total units and density bonus units, but exclusive of a manager's unit or units, dedicated to lower income households, except that up to 20 percent of the units, including total units and density bonus units, may be dedicated to moderate income households (includes a shared housing building development).

§ 19.28.060. Eligibility and application requirements for incentives.

- A. **Available Incentives.** A housing development qualifying for a density bonus may be entitled to at least one incentive. Incentives may include, but are not limited to:
 - 1. A reduction in site development standards such as:
 - a. Reduced minimum lot sizes and/or dimensions.
 - b. Reduced minimum lot setbacks.
 - c. Reduced minimum outdoor and/or private outdoor living area.
 - d. Increased maximum lot coverage.
 - e. Increased maximum building height and/or stories.
 - f. Reduced on-site parking requirements.
 - g. Reduced street standards.
 - 2. A reduction in architectural design requirements.
 - 3. A density bonus greater than the amount required by this chapter.
 - 4. Other regulatory incentives proposed by the developer or the City, which result in identifiable, financially sufficient, and actual cost reductions.
- B. **Parking Requirements.** If an applicant qualifies for a density bonus pursuant to this chapter, the applicant may request, in addition to any requested incentive(s), that reduced parking requirements be applied to the project in place of the City's current parking requirements. The parking requirement is inclusive of accessible and guest parking for the entire housing development, but shall not include on-street parking spaces in the count towards the parking requirement. The housing development may provide on-site parking through tandem or uncovered parking, but not through on-street parking. In calculating the number of parking spaces required for a development, if the total number of parking spaces is other than a whole number, the number shall be rounded

up to the next whole number.

1. Except as otherwise provided in this subsection, the following parking requirements shall apply:
 - a. One bedspace in a student housing development, as defined by Section 65915 of the Government Code, as may be amended from time to time: zero parking spaces.
 - ~~a.~~b. Zero to one bedroom: one on-site parking space.
 - ~~b.~~c. Two to three bedrooms: one and one-half on-site parking spaces.
 - ~~c.~~d. Four or more bedrooms: two and one-half on-site parking spaces.
2. If the housing development includes at least 20 percent lower income units or at least 11 percent very low income units, is located within one-half mile of a major transit stop, and there is unobstructed access to the major transit stop from the development, then the parking requirement shall be one-half on-site parking space per unit.
3. If a housing development consists solely of rental units, exclusive of a manager's unit or units, with an affordable housing cost to lower income families, as provided in Section 50052.5 of the California **Health and Safety Code** as may be amended from time to time, then no parking spaces shall be required as long as the development meets either of the following criteria:
 - a. The development is located within one-half mile of a major transit stop and there is unobstructed access to the major transit stop from the development; or
 - b. The development is a for-rent housing development for individuals who are 62 years of age or older that complies with Sections 51.2 and 51.3 of the California **Civil Code** as may be amended from time to time, and the development has either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.
4. If a housing development consists solely of rental units, exclusive of a manager's unit or units, with an affordable housing cost to lower income families, as provided in Section 50052.5 of the California **Health and Safety Code**, as may be amended from time to time, and the development is either a special needs housing development, as defined in Section 51312 of the California **Health and Safety Code**, as may be amended from time to time, or a supportive housing development, as defined in Section 50675.14 of the California **Health and Safety Code**, as may be amended from time to time, then no parking spaces shall be required. A development that is a special needs housing development shall have either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.
5. Upon the request of the developer, the parking requirement (inclusive of parking for persons with a disability and guests) shall be 0.5 spaces per bedroom if all of the following are met:
 - a. The housing development includes at least 40 percent moderate income units and at least 10 percent of the units of the housing development are sold to moderate income households, provided that all units in the development are offered to the public for purchase; and

- b. The housing development is located within one-half mile of a major transit stop, as defined in **Public Resources Code** Section 21155(b), as may be amended from time to time; and
- c. The residents of the development have unobstructed access to the major transit stop from the development.

C. Eligibility for Incentives. Incentives are available to a housing developer as follows:

1. One incentive for housing developments that: (a) restrict at least 10 percent of the total units to lower income households, at least five percent for very low income households, or at least 10 percent for persons and families of moderate income in a development in which the units are for sale; or (b) are for senior housing.
2. [Once incentive or concession for projects that include at least 20 percent of the total units for lower income students in a student housing development. If a project includes at least 23 percent of the total units for lower income students in a student housing project, the applicant shall instead receive two incentives or concessions.](#)
- ~~2.3.~~ Two incentives for housing developments that restrict at least 17 percent of the total units to lower income households, at least 10 percent for very low income households, or at least 20 percent for persons and families of moderate income in a development in which the units are for sale.
- ~~3.4.~~ Three incentives for housing developments that restrict at least 24 percent of the total units for lower income households, at least 15 percent for very low income households, or at least 30 percent for persons and families of moderate income in a development in which the units are for sale.
- ~~4.5.~~ Five incentives for housing developments that restrict 100 percent of the units, including total units and density bonus units, but exclusive of a manager's unit or units, dedicated to lower income households, except that up to 20 percent of the units, including total units and density bonus units, may be dedicated to moderate income households. If the project is located within one-half mile of a major transit stop, the applicant shall also receive a height increase of up to three additional stories, or 33 feet.
- ~~5.6.~~ One incentive for projects that include at least 20 percent of the total units for lower income students in a student housing development.
- ~~6.7.~~ Four incentives for projects that include at least 16 percent of the units for very low income households or at least 45 percent for persons and families of moderate income in a development in which the units are for sale.

§ 19.28.085. Student housing.

- A. Student Housing Density Bonus Requirements.** In order for a student housing development to be eligible for a density bonus under Section **19.28.040** of this chapter, the student housing development must meet the following requirements:
1. All units in the student housing development shall be used exclusively for undergraduate, graduate, or professional students enrolled full time at an institution

of higher education accredited by the Western Association of Schools and Colleges or the Accrediting Commission for Community and Junior Colleges. The developer shall, as a condition of receiving a certificate of occupancy, provide evidence to the City that the developer has entered into an operating agreement or master lease with one or more institutions of higher education for the institution or institutions to occupy all units of the student housing development with students from that institution or institutions.

2. The applicable 20 percent units shall be used for lower income students. For purposes of this clause, "lower income students" means students who have a household income and asset level that does not exceed the level for Cal Grant A or Cal Grant B award recipients as set forth in paragraph (1) of subdivision (k) of Section 69432.7 of the California **Education Code**.
3. The rent provided in the applicable units of the development for lower income students shall be calculated at 30 percent of 65 percent of the area median income for a single-room occupancy unit type.
4. The development shall provide priority for the applicable affordable units for lower income students experiencing homelessness.
- ~~4.5.~~ For student housing developments that meet the aforementioned criteria, the density bonus shall be 35 percent of the student housing units.

- B. **Definition of Units.** For purposes of calculating a density bonus granted for a student housing development, the term "unit" means one rental bed and its pro rata share of associated common area facilities.

Title 19. Zoning

Article IV. Special Area and Specific Use

Requirements Chapter 19.30

Chapter 19.33. Commercial Corridor Specific Plans

§ 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 Corridor Plans 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 within the Corridor Plans. 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 Chapters 19.72 and 19.74 of the Roseville Municipal Code. Prohibited uses (-) are not allowed in the specified zone district. Use type classifications are defined in Chapter 19.08 of the Roseville Municipal Code. This district relies on the classification system and definitions established in the Roseville Municipal Code.

A zone district which is not listed within the tables below is regulated in accordance with Article II of Title 19. A use which is listed within the permitted use tables of Article II of Title 19, but is not listed below is generally prohibited. Where a use is not specifically listed in either Article II of Title 19 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.

ATLANTIC STREET CORRIDOR PERMITTED USE TABLE			
	CC	GC	R3
AGRICULTURAL AND OPEN SPACE USE TYPES			
Animal Keeping	-	-	P
Resource Protection and Restoration	P	P	P
Resource Related Recreation	P	P	P
CIVIC USE TYPES			
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 ⁽¹⁾	CUP	CUP	-
Food Distribution ⁽²⁾	CUP	A/CUP	-
Food Service ⁽³⁾	CUP	A/CUP	-
Power Generating Facilities ⁽⁴⁾			
Emergency	A	A	P
Supplemental/Individual Use	CUP	CUP	P
Passive Power	P	P	P
	CC	GC	R3
RESIDENTIAL USE TYPES			
Accessory Dwelling Units ⁽⁵⁾	P	P	P
Caretaker/Employee Housing	P	P	P
Community Care Facilities, Small	P	P	P
Community Care Facilities, Large	P	P	P
Dwelling ⁽⁷⁾			
Multi-Family	P ⁽¹⁸⁾	-	P ⁽¹⁸⁾
Single-Family	P/CUP ⁽⁸⁾	CUP	P
Two-Family	P/CUP ⁽⁸⁾	CUP	P
Family Day Care Home, Small	P	P	P
Family Day Care Home, Large ⁽⁹⁾	P	P	P
Live/Work	P	P	P
Long Term Care Facility, Small ⁽¹⁰⁾	-	-	P
Long Term Care Facility, Large	-	-	A
Low-Barrier Navigation Centers ⁽¹¹⁾	-	-	P
Mobile Home Park	-	-	CUP
Rooming and Boarding House	-	-	P
Short-Term Rental ⁽¹²⁾	-	-	P
Single Room Occupant	-	-	-
COMMERCIAL USE TYPES			
Animal Sales and Service			
Grooming and Pet Stores	P	P	-
Kennels	-	CUP	-
Veterinary Clinic	P	P	-
Veterinary Hospital	CUP	CUP	-
Automotive and Equipment			
Automotive Body and Equipment Repair	-	P/CUP ⁽¹³⁾	-
Automotive Rentals	-	P	-
Automotive Repairs	CUP	P	-
Automotive Sales	CUP	P	-

Car Wash and Detailing	CUP	P	-
Gasoline Sales ⁽¹⁴⁾	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	-
Commercial Recreation			
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
Day Care Center	P	P	A
Eating and Drinking Establishments			
Fast Food with Drive-Through ⁽¹⁴⁾	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 ⁽¹⁵⁾	CUP	CUP	-
Nursery, Retail	P	P	-
Offices, Professional	P	P	-
Personal Services	P	P	-
Retail Sales and Services	P	P	-
Specialized Education and Training			
Vocational Schools	P	P	-
Specialty Schools	P	P	-
Storage, Personal Storage Facility	-	P	-
	CC	GC	R3
INDUSTRIAL USE TYPES			
Laundries, Commercial	CUP	CUP	-
Printing and Publishing	-	CUP	-
Research Services	-	P	-
Wholesaling and Distribution, Light	-	P	-
TRANSPORTATION AND COMMUNICATION USE TYPES			
Intermodal Facilities ⁽¹⁶⁾	CUP	CUP	-
Telecommunication Facilities ⁽¹⁷⁾	P/A/CUP	P/A/CUP	P/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)—(F)(3) (Residential Use Types). See Chapter 19.60 for additional accessory dwelling/junior accessory dwelling unit regulations.
- (6) Multi-family 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 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 multi-family 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.](#)
- [\(18\) Multifamily uses are permitted at minimum densities of 20 units/acre. Projects on single parcels less than or equal to 0.5 acres which have an existing single-family structure that was built before 2025 are exempted from this minimum density requirement.](#)

DOUGLAS-HARDING CORRIDOR PERMITTED USE TABLE					
	BP	NC	CC	GC	R3
AGRICULTURAL AND OPEN SPACE USE TYPES					
Animal Keeping	-	-	-	-	P
Resource Protection and Restoration	P	P	P	P	P
Resource Related Recreation	P	P	P	P	P
CIVIC USE TYPES					
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 ⁽¹⁾	-	-	-	CUP	-
Food Distribution ⁽²⁾	-	-	-	A/CUP	-
Food Service ⁽³⁾	-	-	-	A/CUP	-
Power Generating Facilities ⁽⁴⁾					
Emergency	A	A	A	A	P
Supplemental/Individual Use	CUP	CUP	CUP	CUP	CUP
Passive Power	P	P	P	P	P
RESIDENTIAL USE TYPES					
Accessory Dwelling Units ⁽⁵⁾	-	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 ⁽⁶⁾					
Multi-Family	-	P ⁽¹⁶⁾	P ⁽¹⁶⁾	-	P ⁽¹⁶⁾
Single-Family	-	P/CUP ⁽⁷⁾	P/CUP ⁽⁷⁾	P/CUP ⁽⁷⁾	P
Two-Family	-	P/CUP ⁽⁷⁾	P/CUP ⁽⁷⁾	P/CUP ⁽⁷⁾	P
Family Day Care Home, Small	P	P	P	P	-
Family Day Care Home, Large ⁽⁸⁾	-	P	P	P	P
Live/Work	P	P	P	-	P
Long Term Care Facility, Small ⁽⁹⁾	-	-	-	-	CUP
Long Term Care Facility, Large	-	-	-	-	P
Low-Barrier Navigation Centers ⁽¹⁰⁾	-	P	P	-	P
Mobile Home Park	-	-	-	-	CUP
Rooming and Boarding House	-	-	-	-	P
Short-Term Rental ⁽¹¹⁾	-	-	-	-	P
Single Room Occupant	P	P	P	P	P
COMMERCIAL USE TYPES					
Animal Sales and Service					
Grooming and Pet Stores	-	P	P	P	-
Kennels	-	-	-	CUP	-

Veterinary Clinic	-	CUP	P	P	-
Veterinary Hospital	-	-	CUP	CUP	-
Automotive and Equipment					
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 ⁽¹²⁾	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	-
Commercial Recreation					
Amusement Center	-	CUP	P	P	-
Indoor Entertainment	-	-	P	P	-
Indoor Sports and Recreation	-	-	P	P	-
Large Amusement Complexes	-	-	-	CUP	-
Outdoor Entertainment	-	-	-	CUP	-
Outdoor Sports and Recreation	-	-	-	P	-
Day Care Center	P	P	P	P	P
Eating and Drinking Establishments					
Fast Food with Drive-Through ⁽¹²⁾	-	-	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 ⁽¹³⁾	-	-	CUP	CUP	-
Nursery, Retail	-	-	-	P	-
Offices, Professional	P	P	P	P	-
Personal Services	P	P	P	P	-
Retail Sales and Services	-	-	P	P	-
Specialized Education and Training					
Vocational Schools	-	-	P	P	-
Specialty Schools	-	CUP	P	P	-
	BP	NC	CC	GC	R3
INDUSTRIAL USE TYPES					
Laundries, Commercial	-	-	CUP	CUP	-
Printing and Publishing	-	-	-	CUP	-
Research Services	-	-	-	P	-
Wholesaling and Distribution, Light	-	-	-	P	-

TRANSPORTATION AND COMMUNICATION USE TYPES					
Intermodal Facilities ⁽¹⁴⁾	CUP	CUP	CUP	CUP	-
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)—(F)(3) (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 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.
- (15)(16) [Multifamily uses are permitted at minimum densities of 20 units/acre. Projects on single parcels less than or equal to 0.5 acres which have an existing single-family structure that was built before 2025 are exempted from this minimum density requirement.](#)

DOUGLAS-SUNRISE CORRIDOR PERMITTED USE TABLE					
	BP	NC	CC	GC	R3
AGRICULTURAL AND OPEN SPACE USE TYPES					
Animal Keeping	-	-	-	-	P
Resource Protection and Restoration	P	P	P	P	P
Resource Related Recreation	P	P	P	P	P
CIVIC USE TYPES					
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 ⁽¹⁾	-	-	-	CUP	-
Food Distribution ⁽²⁾	-	-	-	A/CUP	-

Food Service ⁽³⁾	-	-	-	A/CUP	-
Power Generating Facilities⁽⁴⁾					
Emergency	A	A	A	A	P
Supplemental/Individual Use	CUP	CUP	CUP	CUP	P
Passive Power	P	P	P	P	P
RESIDENTIAL USE TYPES					
Accessory Dwelling Units ⁽⁵⁾	-	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⁽⁶⁾					
Multi-Family	-	P ⁽¹⁶⁾	P ⁽¹⁶⁾	-	P ⁽¹⁶⁾
Single-Family	-	P/CUP ⁽⁷⁾	P/CUP ⁽⁷⁾	P/CUP ⁽⁷⁾	P
Two-Family	-	P/CUP ⁽⁷⁾	P/CUP ⁽⁷⁾	P/CUP ⁽⁷⁾	P
Family Day Care Home, Small	P	P	P	P	P
Family Day Care Home, Large ⁽⁸⁾	-	P	P	P	P
Live/Work	P	P	P	-	P
Long Term Care Facility, Small ⁽⁹⁾	-	-	-	-	P
Long Term Care Facility, Large	-	-	-	-	A
Low-Barrier Navigation Centers ⁽¹⁰⁾	-	P	P	-	P
Mobile Home Park	-	-	-	-	CUP
Rooming and Boarding House	-	-	-	-	P
Short-Term Rental ⁽¹¹⁾	-	-	-	-	P
Single Room Occupant	-	-	-	-	-
COMMERCIAL USE TYPES					
Animal Sales and Service					
Grooming and Pet Stores	-	P	P	P	-
Kennels	-	-	-	CUP	-
Veterinary Clinic	-	CUP	P	P	-
Veterinary Hospital	-	-	CUP	CUP	-
Automotive and Equipment					
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 ⁽¹²⁾	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	-
Commercial Recreation					
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

Day Care Center	P	P	P	P	A
Eating and Drinking Establishments					
Fast Food with Drive-Through ⁽¹²⁾	-	-	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 ⁽¹³⁾	-	-	CUP	CUP	-
Nursery, Retail	-	-	P	P	-
Offices, Professional	P	P	P	P	-
Personal Services	P	P	P	P	-
Retail Sales and Services	-	-	P	P	-
Specialized Education and Training					
Vocational Schools	-	-	P	P	-
Specialty Schools	-	CUP	P	P	-
Storage, Personal Storage Facility	-	-	-	P	-
	BP	NC	CC	GC	R3
INDUSTRIAL USE TYPES					
Laundries, Commercial	-	-	CUP	CUP	-
Printing and Publishing	-	-	-	CUP	-
Research Services	-	-	-	P	-
Wholesaling and Distribution, Light	-	-	-	P	-
TRANSPORTATION AND COMMUNICATION USE TYPES					
Intermodal Facilities ⁽¹⁴⁾	CUP	CUP	CUP	CUP	-
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)—(F)(3) (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 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.

~~(15)~~(16) Multifamily uses are permitted at minimum densities of 20 units/acre. Projects on single parcels less than or equal to 0.5 acres which have an existing single-family structure that was built before 2025 are exempted from this minimum density requirement.

- C. **Uses and Zone Districts Not Listed.** A use which is listed within the Roseville Municipal Code, but is not listed in the tables in this chapter is generally prohibited. Where a use is not specifically listed in either the tables in this chapter or within the other sections of Title 19 of the Roseville 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 this title. For parcels within the Industrial (M2) zone district, refer to the list of allowable uses in Section 19.14.020 of this title. For parcels within the Floodway (FW) and Floodway Fringe (FF) zone district, refer to Section 19.18.040 of this title.
- 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.

(Ord. 6603 § 5, 2023)

Title 19. Zoning

Article IV. Special Area and Specific Use Requirements

Chapter 19.30

Chapter 19.60. ACCESSORY DWELLING UNITS

§ 19.60.060. Development standards for accessory dwelling units proposed within existing structures or existing living areas.

Accessory dwelling units are permitted to be developed within existing structures or within the living area of an existing primary dwelling unit. Accessory dwelling units developed within existing structures or living areas shall be allowed only in compliance with the following standards:

- A. **Setbacks.** No setback shall be required for an accessory dwelling unit, including porches, decks, balconies, stairs, and patios which are attached to and for the use of the accessory dwelling unit, built within the footprint and dimensions of an existing living area or existing structure. Garages are subject to the setbacks of Section **19.22.030** (Accessory structures).
- B. **Floor Area.** The total floor area of an attached accessory dwelling unit developed within an existing primary dwelling unit shall not exceed the floor area of the existing primary dwelling unit, except that an expansion of up to 150 square feet beyond the same physical dimensions as the existing primary dwelling unit is permitted for accommodating ingress and egress. The total floor area for a detached accessory dwelling unit developed within an existing detached accessory structure shall not exceed the floor area of the existing detached accessory structure, except that an expansion of up to 150 square feet beyond the same physical dimensions as the existing detached accessory structure is permitted for accommodating ingress and egress. Expansions beyond 150 square feet must comply with the standards set forth in Section **19.60.070** (Development standards for accessory dwelling units proposed as new construction).
- C. **Unit Sizes.**
 - 1. An accessory dwelling unit shall not be less than the minimum size for an efficiency unit, as defined in Section 17958.1 of the **Health and Safety Code**, as it now exists or may hereafter be amended.
 - 2. An accessory dwelling unit shall not be more than 850 square feet for a studio or one-bedroom or more than 1,000 square feet for an accessory dwelling unit that provides more than one bedroom.
- D. **Minimum Facilities.** Accessory dwelling units developed within existing structures or living areas shall include permanent provisions for independent living, sleeping, eating, cooking, and sanitation within the unit and must include a separate exterior entrance from the primary dwelling unit if the primary dwelling is a single-family dwelling.
- E. **Appearance.** The accessory dwelling unit shall be designed and constructed with the same architectural style, exterior materials and colors as the primary dwelling. The accessory dwelling unit shall be subordinate to the primary dwelling unit. Manufactured homes shall

meet the architectural standards set forth in Section **19.10.030(E)** (Residential zone general development standards).

- F. **Parking Requirements.** Accessory dwelling units developed within existing structures or living areas shall not be required to provide parking. A garage, carport, or covered parking structure shall be subject to the development regulations of Section **19.22.030** (Accessory structures), if the owner chooses to provide parking as part of the accessory dwelling unit. In addition, when a garage, carport, ~~or~~ covered parking structure, or uncovered parking space is converted to an accessory dwelling unit, the required off- street parking spaces for the primary dwelling unit, if eliminated, do not need to be replaced. If the property owner chooses to replace the parking spaces, the replacement spaces may be located in any configuration on the same lot as the accessory dwelling unit, including within the front yard or street side setback, and may be covered spaces subject to conformance with the applicable requirements set forth in Section 19.22.030(C)(2) (Permitted accessory structures to dwelling use type (single-family and two-family)) or Section 19.22.030(0)(3) (Permitted accessory structures to dwelling use type (multi-family)), uncovered spaces or tandem spaces. All replacement parking shall comply with the requirements set forth in Section **11.20.110** (Parking on private property prohibited), Section **19.10.030(F)** (Residential zone general development standards), and Section **19.26.040(A)** (Design and improvement of parking).
- G. **Passageways.** No passageways shall be required in conjunction with accessory dwelling units developed within existing structures or living areas.
- H. **Building and Fire Codes.** Except as otherwise provided in this chapter, accessory dwelling units developed within existing structures or living areas shall comply with all local building and fire codes. A demolition permit for a detached garage that is to be replaced with an accessory dwelling unit must be reviewed with the application of the accessory dwelling unit and issued at the same time.
- I. **Fire Sprinklers.** Accessory dwelling units developed within existing structures or living areas shall not be required to provide fire sprinklers if fire sprinklers were not required for the primary dwelling unit.
- J. **Utilities.** Accessory dwelling units developed within existing structures or living areas shall not be required to install a new or separate utility connection directly between the accessory dwelling unit and the public utility infrastructure, unless the accessory dwelling unit was constructed with a new single-family dwelling unit. However, if necessary utility infrastructure does not exist with capacity available to serve both the primary dwelling unit and the accessory dwelling unit, the property owner shall be responsible for all costs related to installation of necessary infrastructure or upsizing existing infrastructure. Property owners may install a new or separate utility connection directly between the accessory dwelling unit and the public utility infrastructure at the property owner's option and expense.
- K. **Height.** An accessory dwelling unit shall not exceed the height limits prescribed in Section **19.10.030** (Residential zone general development standards) for the zone in which the accessory dwelling unit will be located, or if not within a residential zone, the height shall not exceed the standards established in Section **19.10.030** for the single-family residential (R1) zone.
- L. **Number Permitted.** Except as otherwise permitted by subsection **M**, only one accessory dwelling unit is permitted per lot.
- M. Exceptions to Development Standards.**

1. One accessory dwelling unit and one junior accessory dwelling unit is permitted per lot with a proposed or existing single-family dwelling if all of the following apply:
 - a. The accessory dwelling unit or junior accessory dwelling unit is within the proposed space of a single-family dwelling unit or existing space of a single-family dwelling unit or accessory structure and may include an expansion of not more than 150 square feet beyond the same physical dimensions as the existing accessory structure. An expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress.
 - b. The space has exterior access from the proposed or existing single-family dwelling unit.
 - c. The side and rear setbacks are sufficient for fire and safety.
 - d. The junior accessory dwelling unit complies with the requirements of **Government Code** Section 66313, as it now exists or may hereafter be amended.
2. Multiple accessory dwelling units within portions of existing multi-family dwelling units are permitted in areas not used as livable spaces, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if all of the following apply:
 - a. Each unit complies with state building codes for dwellings.
 - b. At least one accessory dwelling unit is permitted within an existing multi-family dwelling or up to 25 percent of the existing multi-family dwelling units may be converted to accessory dwelling units, whichever is greater.
3. Two detached accessory dwelling units are permitted per lot that has an existing multi-family dwelling unit, subject to four-foot rear and side setbacks and the following height standards:
 - a. A height of 16 feet for a detached accessory dwelling unit on a lot with an existing or proposed single-family or multi-family dwelling unit.
 - b. A height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed single-family or multi-family dwelling unit that is within one-half mile of a major transit stop or a high-quality transit corridor, as those terms are defined in Section 21155 of the **Public Resources Code**, as may be amended from time to time. An additional two feet in height is also permitted when the height is to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit.
 - c. A height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed multi-family, multi-story dwelling.
 - d. A height of 25 feet or the height limitation in this Code that applies to the primary dwelling, whichever is lower, for an accessory dwelling unit that is attached to a primary dwelling. This clause shall not require City to allow an accessory dwelling unit to exceed two stories.

4. No public physical improvements shall be required for the creation or conversion of an accessory dwelling unit, including, but not limited to, sidewalk, street, or access improvements. The addition of an accessory dwelling unit shall not require the correction of nonconforming zoning conditions, per **Government Code** Sections 66314 through 66315, as it now exists or may hereafter be amended.
- N. **Waivers.** Notwithstanding anything to the contrary contained in this title, limits on height, setbacks, lot coverage, floor area ratio, open space, front setbacks, and lot sizes are hereby waived if they do not permit at least an 800-square-foot accessory dwelling unit which provides four-foot rear and side setbacks and meets the following height standards:
1. A height of 16 feet for a detached accessory dwelling unit on a lot with an existing or proposed single-family or multi-family dwelling unit.
 2. A height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed single-family or multi-family dwelling unit that is within one-half mile of a major transit stop or a high-quality transit corridor, as those terms are defined in Section 21155 of the **Public Resources Code**, as may be amended from time to time. An additional two feet in height is also permitted when the height is to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit.
 3. A height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed multi-family, multi-story dwelling.
 4. A height of 25 feet or the height limitation in this Code that applies to the primary dwelling, whichever is lower, for an accessory dwelling unit that is attached to a primary dwelling. This clause shall not require City to allow an accessory dwelling unit to exceed two stories.

§ 19.60.070. Development standards for accessory dwelling units proposed as new construction.

Newly constructed accessory dwelling units are permitted to be attached to a proposed or existing primary dwelling unit or detached from a proposed or existing primary dwelling unit as long as the newly constructed accessory dwelling unit is located on the same lot as a proposed or existing primary dwelling unit. Newly constructed accessory dwelling units shall be allowed only in compliance with the following standards:

- A. **Minimum Lot Area.** There is no minimum lot area.
- B. **Maximum Lot Coverage.** There is no maximum lot coverage.
- C. **Setbacks.** No setback shall be required for an accessory dwelling unit constructed in the same location (i.e., footprint) and to the same dimensions as an existing accessory structure. A setback of four feet from the side and rear lot lines shall be required for an accessory dwelling unit that is otherwise newly constructed, including porches, decks, balconies, stairs, and patios which are attached to and for the use of the accessory dwelling unit.
- D. **Floor Area.** The total floor area of an attached accessory dwelling unit shall not be less than 150 square feet nor exceed the standards of subsection **E** (Unit Sizes). The total floor area for a detached accessory dwelling unit shall not be less than 150 square feet nor exceed the standards of subsection **E** (Unit Sizes).
- E. **Unit Sizes.**

1. An accessory dwelling unit shall not be less than the minimum size for an efficiency unit, as defined in Section 17958.1 of the **Health and Safety Code**, as may be amended from time to time.
 2. An accessory dwelling unit shall not be more than 850 square feet for a studio or one-bedroom or more than 1,000 square feet for an accessory dwelling unit that provides more than one bedroom.
- F. Minimum Facilities.** The accessory dwelling unit shall include permanent provisions for independent living, sleeping, eating, cooking, and sanitation within the unit and must include a separate exterior entrance from the primary dwelling unit if the primary dwelling is a single-family dwelling.
- G. Appearance.** The accessory dwelling unit shall be designed and constructed with the same architectural style, exterior materials and colors as the primary dwelling. The accessory dwelling unit shall be subordinate to the primary dwelling unit. Manufactured homes shall meet the architectural standards set forth in Section **19.10.030(E)** (Residential zone general development standards).
- H. Parking Requirements.** Except as otherwise provided by this chapter, the parking required by this section is in addition to that required for the primary dwelling unit located on the lot by Chapter **19.26** (Off-Street Parking and Loading). Garages, carports, and covered parking structures attached to the accessory dwelling unit and built to satisfy the required parking standards for the accessory dwelling unit are subject to the same setbacks and other development regulations as the accessory dwelling unit.
1. Accessory dwelling units with one or more bedrooms shall provide at least one off-street parking space. Studios shall not be required to provide any parking spaces. The parking requirement for accessory dwelling units with bedrooms can be met by providing the required parking space within the front yard setback and may be located in tandem with other on-site parking as long as it complies with the requirements set forth in Section **11.20.110** (Parking on private property prohibited), Section **19.10.030(F)** (Residential zone general development standards), and Section **19.26.040(A)** (Design and improvement of parking).
 2. When a garage, carport, ~~or~~ covered parking structure, or uncovered parking structure is demolished in conjunction with the construction of an accessory dwelling unit, the required off-street parking spaces for the primary dwelling unit, if eliminated, do not need to be replaced. If the property owner chooses to replace these parking spaces, the replacement spaces may be located in any configuration on the same lot as the accessory dwelling unit, including within the front yard or street side setback, and may be covered spaces subject to conformance with the applicable requirements set forth in Section 19.22.030(C)(2) (Permitted accessory structures to dwelling use type (single-family and two-family)) or Section 19.22.030(0)(3) (Permitted accessory structures to dwelling use type (multi-family)), uncovered spaces or tandem spaces. All replacement parking shall comply with the requirements set forth in Section **11.20.110** (Parking on private property prohibited), Section **19.10.030(F)** (Residential zone general development standards), and Section **19.26.040(A)** (Design and improvement of parking).
 3. Notwithstanding the above, accessory dwelling units shall not be required to provide parking in any of the following circumstances:
 - a. When the accessory dwelling unit is located within one-half mile walking distance of public transit.

- b. When the accessory dwelling unit is located within the Old Town Historic District (DT-4) or the Central Business District (DT-6).
 - c. When the accessory dwelling unit is part of an existing or proposed primary dwelling unit or an existing accessory structure.
 - d. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.
 - e. When there is a car share vehicle located within one block of the accessory dwelling unit.
 - f. When a permit application for an accessory dwelling unit is submitted with a permit application to create a new single-family or multi-family dwelling.
- I. Passageways.** No passageways shall be required in conjunction with the construction of an accessory dwelling unit.
- J. Building and Fire Codes.** Except as otherwise provided in this chapter, newly constructed accessory dwelling units shall comply with all local building and fire codes.
- K. Fire Sprinklers.** Accessory dwelling units shall not be required to provide fire sprinklers if fire sprinklers were not required for the primary dwelling unit.
- L. Utilities.** New or separate utility connections directly between the accessory dwelling unit and the public utility infrastructure shall only be required if directed by the environmental utilities department or the electric department. In such cases, if necessary utility infrastructure does not exist with capacity available to serve both the primary dwelling unit and the accessory dwelling unit, the property owner shall be responsible for all costs related to installation of necessary infrastructure or upsizing existing infrastructure.
- M. Height.** An accessory dwelling unit shall not exceed the height limits prescribed in Section 19.10.030 (Residential zone general development standards) for the zone in which the accessory dwelling unit will be located, or if not within a residential zone, the height shall not exceed the standards established in Section 19.10.030 for the single-family residential (R1) zone.
- N. Number Permitted.** Except as otherwise permitted by subsection 0, only one accessory dwelling unit is permitted per lot.
- O. Exceptions to Development Standards.**
- 1. One newly constructed detached accessory dwelling unit that does not exceed four-foot rear and side setbacks, which may be combined with one junior accessory dwelling unit, is permitted per lot if all of the following apply:
 - a. The total floor area for the newly constructed detached accessory dwelling unit shall not exceed 800 square feet.
 - b. The newly constructed detached accessory dwelling unit shall not exceed the following height standards:
 - i. A height of 16 feet for a detached accessory dwelling unit on a lot with an existing or proposed single-family or multi-family dwelling unit.
 - ii. A height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed single-family or multi-family dwelling unit that is within one-half mile of a major transit stop or a high-quality transit corridor, as those terms are defined in Section 21155 of the **Public Resources Code**, as may be amended from time to

time. An additional two feet in height is also permitted when the height is to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit.

- iii. A height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed multi-family, multi-story dwelling.
- iv. A height of 25 feet or the height limitation in this Code that applies to the primary dwelling, whichever is lower, for an accessory dwelling unit that is attached to a primary dwelling. This clause shall not require City to allow an accessory dwelling unit to exceed two stories.

2. ~~Two newly~~Multiple constructed detached accessory dwelling units are permitted per lot that has an existing multifamily dwelling unit, ~~–~~ The number of accessory dwelling units shall not exceed the number of existing units on the lot and not more than eight detached accessory dwelling units are permitted. Accessory dwelling units are subject to the following development standards:

~~e.a.~~ A four-foot rear and side setbacks ~~and the following height standards:~~

~~d.b.~~ A height of 16 feet for a detached accessory dwelling unit on a lot with an existing or proposed single-family or multi-family dwelling unit.

~~e.c.~~ A height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed single-family or multi-family dwelling unit that is within one-half mile of a major transit stop or a high-quality transit corridor, as those terms are defined in Section 21155 of the **Public Resources Code**, as may be amended from time to time. An additional two feet in height is also permitted when the height is to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit.

~~f.d.~~ A height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed multi-family, multi-story dwelling.

~~g.e.~~ A height of 25 feet or the height limitation in this Code that applies to the primary dwelling, whichever is lower, for an accessory dwelling unit that is attached to a primary dwelling. This clause shall not require City to allow an accessory dwelling unit to exceed two stories.

3. No public physical improvements shall be required for the creation or conversion of an accessory dwelling unit, including, but not limited to, sidewalk, street, or access improvements. The addition of an accessory dwelling unit shall not require the correction of nonconforming zoning conditions, per **Government Code** Sections 66314 through 66315, as may be amended from time to time.

2.4. On a lot with a proposed multifamily dwelling, not more than two detached accessory dwelling units are permitted.

P. Waivers. Notwithstanding anything to the contrary contained in this title, limits on height, setbacks, lot coverage, floor area ratio, open space, front setbacks, and lot sizes are hereby waived if they do not permit at least an 800 square foot accessory dwelling unit which provides four-foot rear and side setbacks and meets the following height standards:

- 1. A height of 16 feet for a detached accessory dwelling unit on a lot with an existing or proposed single-family or multi-family dwelling unit.
- 2. A height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed single-family or multi-family dwelling unit that is within one-half mile of a major transit stop or a high-quality transit corridor, as those terms are defined in Section 21155 of the **Public**

- Resources Code**, as may be amended from time to time. An additional two feet in height is also permitted when the height is to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit.
3. A height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed multi-family, multi-story dwelling.
 4. A height of 25 feet or the height limitation in this Code that applies to the primary dwelling, whichever is lower, for an accessory dwelling unit that is attached to a primary dwelling. This clause shall not require City to allow an accessory dwelling unit to exceed two stories.

Title 19. Zoning

Article V. Administration and Procedures Chapter 19.70

Chapter 19.76. APPLICATION PROCESSING PROCEDURES

§ 19.76.050. Application acceptance and initial review.

The department shall review all applications for compliance with the submittal requirements. In order to be accepted for processing, an application shall include the required application, filing fees, and plans as defined in Chapter 19.76. Applications submitted without the required information are not required to be accepted for processing.

The applicant for any permit that is subject to the approval of the Design Committee, Planning Commission, or the City Council shall erect a public notification sign or signs on the project site as required by this section. The sign(s) shall be erected within 60 days after the submission of an application. An application shall not be deemed complete by City staff unless the required sign(s) have been erected. The sign(s) shall comply with the following criteria:

- A. Any project requesting a General Plan Amendment, Specific Plan Amendment, and/or Rezone shall provide signage that is four feet tall by eight feet wide, mounted on four-inch by four-inch posts. All other projects shall provide signage no smaller than two feet by three feet and no larger than four feet tall by eight feet wide;
- B. Sign(s) shall be erected adjacent to each public right-of-way street frontage that the project site abuts in a manner that does not create clear vision obstructions within the right-of-way;
- C. The sign shall include the wording "City of Roseville Planning Division" and "Development Proposal Pending" and shall include the following: applicant contact phone number(s), City of Roseville Planning Division phone number, applicant website information (if any), a list of the entitlements requested, and a brief description of the project;
- D. The applicant shall be responsible for constructing the sign(s), and for maintaining the sign(s) in a satisfactory condition, and shall remove all sign(s) within 30 days of a final determination by the appropriate City hearing body.

(Ord. 5428 § 1, 2014)

Title 19. Zoning

Article V. Administration and Procedures Chapter 19.70

Chapter 19.76. APPLICATION PROCESSING PROCEDURES

§ 19.76.210. Extension.

The period within which effectuation of a permit must occur may be extended by the Planning Manager's approval of an Extension (EXT), ~~except for major project permits~~. An application for such an extension shall be filed pursuant to this chapter.

The Planning Manager may grant an extension for a permit which has been approved but has not been effectuated. The approval of an extension extends the expiration date for a minimum of one year from the original permit date except for major permits. The permit as extended, may be conditioned to comply with any development standards which may have been enacted since the permit was initially approved. The extension shall be granted if the findings specified in Section 19.78.060(D) are made. Any extension may require a public hearing at the discretion of the Planning Manager.

(Ord. 5428 § 1, 2014; Ord. 6198 § 1, 2020; Ord. 6538 § 21, 2022)

Title 19. Zoning

Article V. Administration and Procedures Chapter 19.70

Chapter 19.82. MAJOR PROJECTS PERMIT PROCESSING

§ 19.82.030. Procedure.

A. **Review Process.** All projects subject to this section shall be processed and reviewed in three stages, as described below:

1. **General.** The required development plans for a major project shall consist of three types of plans, approved in three stages: Stage 1—Preliminary Development Plan; Stage 2—Architectural and Landscaping Plan; and Stage 3—Final Development Plans. The approved preliminary development plan shall be the basis and establish the conditions by which Stage 2—Architecture and Landscaping and Stage 3—Improvement Plans shall be applied.
2. Stage 1—While entitled “preliminary” this only refers to the level of detail of application materials required for Stage 1 processing. The preliminary development plan review shall [establish approved] configuration of buildings, parking, landscaping and open space locations, rough grading and drainage on- and off-site, vehicular and pedestrian circulation and development phasing. Stage 1 approval shall be comprehensive and shall be detailed enough to complete all required environmental review. All Stage 2 and 3 submittals and approvals shall substantially conform to the Stage 1 approval. Approval of final development plans shall be required prior to issuance of grading or building permits, unless specifically conditioned to permit earlier issuance in conjunction with preliminary development plan approval. Stage 1 review shall be performed by the Planning Commission.
3. Stage 2—Architecture and landscaping plan review shall include any conditions of approval or changes stipulated as part of the preliminary development plan approval. The architecture and landscaping plan shall be reviewed and approved by the Planning Commission.
4. Stage 3—Final plans shall include all site development, architecture and landscaping, and shall incorporate all of the conditions and changes stipulated in the preliminary development plan and architecture and landscaping plan review. Review and approval of the final plans shall be by the Planning Division.

B. Stage 1—Preliminary Development Plan.

1. **Application.** An application for a Stage 1—Preliminary development plan shall be made on the form provided by the Planning Division, accompanied by the fee established by the City Council, and shall contain all of the information listed below. Such information shall be submitted in a form as specified by the Planning Manager.
 - a. Existing and proposed general topographical grades in sufficient detail to provide an overall grading and drainage plan;
 - b. Location of, and an arborist report for, all native oak trees on site and immediately adjacent to the project site, and a tree mitigation plan pursuant to the tree preservation requirements contained in Chapter 19.66;

- c. Location of significant natural features and resources, including wetlands, intermittent and perennial streams and copies of any resource mitigation plans or permits;
- d. Location, estimated floor area and intended use of all proposed buildings, structures and other improvements, including maximum heights;
- e. An on-site pedestrian and vehicular circulation and parking plan, including a table of parking spaces to be provided for projected uses/tenants, loading areas, transit facilities, and any off-site traffic control devices or improvements necessary for public safety, and points of ingress and egress to the development;
- f. A traffic impact analysis as required by the Manager of Public Works/City Engineer;
- g. Location of proposed open space and landscaped areas, including a general “palette” of plant and landscape materials;
- h. Softline perspectives that convey the basic architectural intent/theme of the improvements. Such drawings shall not be required to include final details;
- i. A preliminary study of facilities and services required such as drainage, water, sewer, and public utilities;
- j. Location of existing and proposed public services and facilities, and easements;
- k. A plan, including any operational programs, to ensure compatibility between proposed development and adjacent land uses;
- l. If within an adopted specific plan area, a narrative statement indicating how the proposed major project conforms with the applicable plan and applicable design and landscape guidelines;
- m. A tentative construction, phasing and completion schedule, including completion of Stage 2 and Stage 3 application submittals; and
- n. Any information deemed necessary by the Planning Manager in order to complete an environmental review and as deemed necessary to complete Stage 1 review.

2. Planning Commission Review.

- a. The preliminary development plan shall be reviewed by the Planning Commission, at a duly noticed public hearing. In addition to all other required findings, the following findings must be made before approval can be granted.
 - i. The preliminary development plan is consistent with the General Plan, applicable specific plan, and adopted City design guidelines; and
 - ii. The design and installation of the preliminary development plan shall not be detrimental to the public health and safety, or be materially detrimental to the public welfare.
- b. In approving a preliminary development plan, the Planning Commission may place conditions on the project to assure that the design and installation of the project shall be consistent with the public health, safety and welfare; and may add conditions or standards applicable to Stage 3—Final Plans to assure that

the project is reviewed and developed in an orderly manner. The Planning Commission shall not take formal action or condition building architecture or landscaping materials, but may make recommendations related to these for consideration in Phase II review.

3. **Notice of Action.** Within two working days of the action by the Planning Commission, a notice of the decision shall be mailed to the applicant at the address appearing on the application, or to such other address designated in writing by the applicant, and to each City Council member and the City Manager. The notice shall contain the following information:
 - a. Findings upon which the decision was based;
 - b. The type of environmental document prepared and date ratified;
 - c. The action of the Planning Commission;
 - d. Conditions of approval;
 - e. A preliminary development plan expiration date and extension requirements;
 - f. Notice of the appeal period and a brief description of procedure to file an appeal;
 - g. Notice of need to pursue administrative remedies; and
 - h. For City Council notices only, a copy of the preliminary development plan.
4. **Appeal of Planning Commission Decision.** The Planning Commission decision on a preliminary development plan may be appealed in writing to the City Council within 10 calendar days of the decision, as provided in Chapter 19.80.
5. **Preliminary Development Plan Expiration.** An approved preliminary development plan shall expire two years from the date of the Planning Commission's action, unless building permits have been issued, substantial site work has commenced and substantial liabilities have been incurred in good faith reliance on the permits. The approval may be extended for up to two additional years. Alternatively, the Planning Commission may as a condition of approval specify a longer period of time prior to the expiration of a preliminary development plan.

A request to extend the approval shall be made on an application form provided by the Planning Manager, and shall be accompanied with a written narrative explaining the reasons for the extension and with a fee as established by the City Council. The application shall be submitted prior to the expiration of the preliminary development plan and once the application is submitted to the Planning Division, the plan shall be automatically extended for another 60 days.

~~The Planning Commission shall approve the request for an extension if the preliminary development plan is in compliance with all applicable City requirements in effect at the time such extension is considered by the Commission.~~ The Planning Manager may approve, conditionally approve, or deny a request to extend approval of a Major Project Permit if the preliminary development plan is in compliance with all applicable City requirements in effect at the time such extension is considered by the Planning Manager.