

SECTION 5. Chapter 19.33 of Title 19 of the Roseville Municipal Code is hereby added

to read as follows:

### **Commercial Corridor Specific Plans**

#### **19.33.010 Purpose**

The Commercial Corridor Specific Plans include the Atlantic Street Corridor Specific Plan, the Douglas-Harding Corridor Specific Plan, and the Douglas-Sunrise Corridor Specific Plan (Corridor Plans). This Special Area District includes the establishment of procedures to implement the policies and development standards of the Corridor Plans and is the primary document used to guide development processes and permitted uses within the Corridor Plans.

The Special Area District establishes permitted and conditionally permitted uses for various zone districts, standards for non-conforming uses and buildings, development standards and parking standards, and entitlement processes that vary from the processes establishing within Chapter 19 Title V of the Roseville Municipal Code.

#### **19.33.020 District Boundaries.**

**A. Atlantic Street Corridor Specific Plan:** Consists of approximately 73 acres of land and is generally bounded by Atlantic Street to the north, Shearer Street or the Dry Creek Open Space to the south, Interstate 80 to the east, and Folsom Road to the west. The map in Exhibit A at the end of this chapter shows the boundaries of the Atlantic Street Corridor Specific Plan.

**B. Douglas-Harding Corridor Specific Plan:** Consists of approximately 152 acres of land and is generally bounded by Lead Hill Road to the north, Douglas Boulevard to the south, Interstate 80 to the east, and Park Drive to the west. The map in Exhibit A at the end of this chapter shows the boundaries of the Douglas-Harding Corridor Specific Plan.

**C. Douglas-Sunrise Corridor Specific Plan:** Consists of approximately 251 acres of land and is generally bounded by Lead Hill Road to the north, Coloma Road to the south, Rocky Ridge Drive to the east, and Interstate 80 to the west. The map in Exhibit A at the end of this chapter shows the boundaries of the Douglas-Sunrise Corridor Specific Plan.

### **19.33.030 Permitted Uses.**

**A. General.** Land uses within the Corridor Plans are implemented through application of zone districts. In recognition of the goals of the Specific Plan this Special Area District (District) applies to all Multifamily Residential (R3), Business Professional (BP), Neighborhood Commercial (NC), Community Commercial (CC), and General Commercial (GC) zone districts within the Specific Plan boundaries. The District standards do not apply to any zone districts not listed in the tables below, such as the Single-Family (R1), Small-Lot (RS), or Two-Family (R2) Residential zone districts. The District customizes the permitted uses of general zone districts to reflect the unique nature and community character goals of the Specific Plan.

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

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

<b>ATLANTIC STREET CORRIDOR PERMITTED USE TABLE</b>			
	<b>CC</b>	<b>GC</b>	<b>R3</b>
<b>AGRICULTURAL AND OPEN SPACE USE TYPES</b>			
Animal Keeping	-	-	P
Resource Protection and Restoration	P	P	P
Resource Related Recreation	P	P	P
<b>CIVIC USE TYPES</b>			
Community Assembly	P	P	P
Community Services	P	P	CUP
Essential Services	P	P	P
<b>Hospital Services</b>			
General Hospital Services	P	CUP	-
Psychiatric Hospital Services	P	CUP	-
Libraries and Museums, Private	P	P	-
Public Parking Services	P	P	-
<b>Schools</b>			
College and University	P	P	-
Public/Private Elementary and Secondary	CUP	CUP	CUP
<b>Social Services</b>			
Emergency Shelter <sup>(1)</sup>	CUP	CUP	-
Food Distribution <sup>(2)</sup>	CUP	A/CUP	-

<b>ATLANTIC STREET CORRIDOR PERMITTED USE TABLE</b>			
	<b>CC</b>	<b>GC</b>	<b>R3</b>
Food Service <sup>(3)</sup>	CUP	A/CUP	-
<b>Power Generating Facilities <sup>(4)</sup></b>			
Emergency	A	A	P
Supplemental/Individual Use	CUP	CUP	P
Passive Power	P	P	P
<b>RESIDENTIAL USE TYPES</b>			
Accessory Dwelling Units <sup>(5)</sup>	P	P	P
Caretaker/Employee Housing	P	P	P
Community Care Facilities, Small	P	P	P
Community Care Facilities, Large	P	P	P
<b>Dwelling <sup>(7)</sup></b>			
Multi-Family	P	-	P
Single-Family	P/CUP <sup>(8)</sup>	CUP	P
Two-Family	P/CUP <sup>(8)</sup>	CUP	P
Family Day Care Home, Small	P	P	P
Family Day Care Home, Large <sup>(9)</sup>	P	P	P
Live/Work	P	P	P
Long Term Care Facility, Small <sup>(10)</sup>	-	-	P
Long Term Care Facility, Large	-	-	A
Low-Barrier Navigation Centers <sup>(11)</sup>	-	-	P
Mobile Home Park	-	-	CUP
Rooming and Boarding House	-	-	P
Short-Term Rental <sup>(12)</sup>	-	-	P
Single Room Occupant	-	-	-
<b>COMMERCIAL USE TYPES</b>			
<b>Animal Sales and Service</b>			
Grooming and Pet Stores	P	P	-
Kennels	-	CUP	-
Veterinary Clinic	P	P	-
Veterinary Hospital	CUP	CUP	-

<b>ATLANTIC STREET CORRIDOR PERMITTED USE TABLE</b>			
	<b>CC</b>	<b>GC</b>	<b>R3</b>
<b>Automotive and Equipment</b>			
Automotive Body and Equipment Repair	-	P/CUP <sup>(13)</sup>	-
Automotive Rentals	-	P	-
Automotive Repairs	CUP	P	-
Automotive Sales	CUP	P	-
Car Wash and Detailing	CUP	P	-
Gasoline Sales <sup>(14)</sup>	P/CUP	P/CUP	-
Heavy Equipment Rental and Sales	-	P	-
Banks and Financial Services	P	P	-
Bars and Drinking Places	P	P	-
Broadcasting and Recording Studios	P	P	-
Business Support Services	P	P	-
<b>Commercial Recreation</b>			
Amusement Center	P	P	-
Indoor Entertainment	P	P	-
Indoor Sports and Recreation	P	P	-
Large Amusement Complexes	P	CUP	-
Outdoor Entertainment	P	CUP	-
Outdoor Sports and Recreation	P	P	A
Community Care Facility, Commercial	P	P	P
Day Care Center	P	P	A
<b>Eating and Drinking Establishments</b>			
Fast Food with Drive-Through <sup>(14)</sup>	P/CUP	P/CUP	-
Convenience	P	P	-
Full Service	P	P	-
Food and Beverage Retail Sales	P	P	-
Funeral and Interment Services	P	P	-
Lodging Services	P	P	-
Long Term Care Facility	P	P	-
Maintenance and Repair	P	P	-
Medical Services, General	P	P	-

<b>ATLANTIC STREET CORRIDOR PERMITTED USE TABLE</b>			
	<b>CC</b>	<b>GC</b>	<b>R3</b>
Neighborhood Commercial	P	-	-
Nightclubs <sup>(15)</sup>	CUP	CUP	-
Nursery, Retail	P	P	-
Offices, Professional	P	P	-
Personal Services	P	P	-
Retail Sales and Services	P	P	-
<b>Specialized Education and Training</b>			
Vocational Schools	P	P	-
Specialty Schools	P	P	-
Storage, Personal Storage Facility	-	P	-
<b>INDUSTRIAL USE TYPES</b>			
Laundries, Commercial	CUP	CUP	-
Printing and Publishing	-	CUP	-
Research Services	-	P	-
Wholesaling and Distribution, Light	-	P	-
<b>TRANSPORTATION AND COMMUNICATION USE TYPES</b>			
Intermodal Facilities <sup>(16)</sup>	CUP	CUP	-
Telecommunication Facilities <sup>(17)</sup>	P/A/CUP	P/A/CUP	A/CUP

Notes:

- (1) Additional requirements are contained in Chapter 19.38.
- (2) Additional requirements are contained in Chapter 19.40.
- (3) Additional requirements are contained in Chapter 19.39.
- (4) Additional requirements are contained in Chapter 19.55.
- (5) Accessory dwelling/junior accessory dwelling units are only permitted within areas zoned to allow single-family, two-family or multi-family residential use and must be located on a lot that contains an existing or proposed single-family, two-family or multi-family dwelling unit as defined in Sections 19.08.080(F)(1) and (F)(2) (Residential Use Types). See Chapter 19.60 for additional accessory dwelling/junior accessory dwelling unit regulations.

- (6) Multifamily residential is principally permitted without a Conditional Use Permit in the GC zone where residential uses already existed on a site prior to adoption of this Specific Plan.
- (7) Transitional housing and supportive housing are residential uses types and are permitted (P) where residential uses are permitted (P) or conditionally permitted (CUP).
- (8) Single-family and two-family uses are permitted at minimum densities of 23 units/acre, but otherwise require a Conditional Use Permit, except that any parcel in a residential zone district may be developed with two single-family homes.
- (9) See Chapter 19.46 for large family day care home regulations.
- (10) A long-term care facility which serves six (6) or fewer persons shall be considered a residential use of the property.
- (11) Low Barrier Navigation Centers are exempt from a Design Review Permit.
- (12) Short-Term Rentals are only permitted in a single-family dwelling unit. See Chapter 4.25 for additional Short- Term Rental requirements.
- (13) A Conditional Use Permit is required for auto body and equipment repair uses which are within 300 feet of a residential zone (R1, R2, RS, or R3) or a single-family or multifamily home, and if located outside of this buffer are principally permitted.

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

(15) Additional requirements are contained in Chapter 19.49.

(16) Additional requirements are contained in Chapter 19.36.

(17) Additional requirements are contained in Chapter 19.34.

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

<b>DOUGLAS-HARDING CORRIDOR PERMITTED USE TABLE</b>					
	<b>BP</b>	<b>NC</b>	<b>CC</b>	<b>GC</b>	<b>R3</b>
College and University	A	-	P	P	-
Public/Private Elementary and Secondary	-	CUP	CUP	CUP	CUP
<b>Social Services</b>					
Emergency Shelter <sup>(1)</sup>	-	-	-	CUP	-
Food Distribution <sup>(2)</sup>	-	-	-	A/CUP	-
Food Service <sup>(3)</sup>	-	-	-	A/CUP	-
<b>Power Generating Facilities <sup>(4)</sup></b>					
Emergency	A	A	A	A	P
Supplemental/Individual Use	CUP	CUP	CUP	CUP	CUP
Passive Power	P	P	P	P	P
<b>RESIDENTIAL USE TYPES</b>					
Accessory Dwelling Units <sup>(5)</sup>	-	P	P	P	P
Caretaker/Employee Housing	-	P	P	P	P
Community Care Facilities, Small	P	P	P	P	P
Community Care Facilities, Large	CUP	CUP	CUP	CUP	P
<b>Dwelling <sup>(6)</sup></b>					
Multi-Family	-	P	P	-	P
Single-Family	-	P/CUP <sup>(7)</sup>	P/CUP <sup>(7)</sup>	P/CUP <sup>(7)</sup>	P
Two-Family	-	P/CUP <sup>(7)</sup>	P/CUP <sup>(7)</sup>	P/CUP <sup>(7)</sup>	P
Family Day Care Home, Small	P	P	P	P	P
Family Day Care Home, Large <sup>(8)</sup>	-	P	P	P	P
Live/Work	P	P	P	-	P
Long Term Care Facility, Small <sup>(9)</sup>	-	-	-	-	CUP
Long Term Care Facility, Large	-	-	-	-	P
Low-Barrier Navigation Centers <sup>(10)</sup>	-	P	P	-	P
Mobile Home Park	-	-	-	-	CUP
Rooming and Boarding House	-	-	-	-	P
Short-Term Rental <sup>(11)</sup>	-	-	-	-	P
Single Room Occupant	P	P	P	P	P
<b>COMMERCIAL USE TYPES</b>					
Animal Sales and Service					

<b>DOUGLAS-HARDING CORRIDOR PERMITTED USE TABLE</b>					
	<b>BP</b>	<b>NC</b>	<b>CC</b>	<b>GC</b>	<b>R3</b>
Grooming and Pet Stores	-	P	P	P	-
Kennels	-	-	-	CUP	-
Veterinary Clinic	-	CUP	P	P	-
Veterinary Hospital	-	-	CUP	CUP	-
<b>Automotive and Equipment</b>					
Automotive Body and Equipment Repair	-	-	-	CUP	-
Automotive Rentals	-	-	-	P	-
Automotive Repairs	-	-	CUP	P	-
Automotive Sales	-	-	CUP	P	-
Car Wash and Detailing	-	-	CUP	P	-
Gasoline Sales <sup>(12)</sup>	CUP	P/CUP	P/CUP	P/CUP	-
Heavy Equipment Rental and Sales	-	-	-	P	-
Banks and Financial Services	P	P	P	P	-
Bars and Drinking Places	-	-	P	P	-
Broadcasting and Recording Studios	P	-	-	P	-
Business Support Services	P	-	P	P	-
<b>Commercial Recreation</b>					
Amusement Center	-	CUP	P	P	-
Indoor Entertainment	-	-	P	P	-
Indoor Sports and Recreation	-	-	P	P	-
Large Amusement Complexes	-	-	-	CUP	-
Outdoor Entertainment	-	-	-	CUP	-
Outdoor Sports and Recreation	-	-	-	P	-
Community Care Facility, Commercial	-	-	-	-	CUP
Day Care Center	P	P	P	P	P
<b>Eating and Drinking Establishments</b>					
Fast Food with Drive-Through <sup>(12)</sup>	-	-	P/CUP	P/CUP	-
Convenience	P	P	P	P	-
Full Service	P	P	P	P	-

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

Notes:

- (1) Additional requirements are contained in Chapter 19.38.
- (2) Additional requirements are contained in Chapter 19.40.
- (3) Additional requirements are contained in Chapter 19.39.
- (4) Additional requirements are contained in Chapter 19.55.

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

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

(13) Additional requirements are contained in Chapter 19.49.

(14) Additional requirements are contained in Chapter 19.36.

(15) Additional requirements are contained in Chapter 19.34.

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

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

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

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

Notes:

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

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

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

(13) Additional requirements are contained in Chapter 19.49.

(14) Additional requirements are contained in Chapter 19.36.

(15) Additional requirements are contained in Chapter 19.34.

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

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

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

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

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

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

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

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

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

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

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

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

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

**19.33.060 Off-Street Parking Standards**

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

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

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

**19.33.070 Entitlements and Permit Requirements**

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

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

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

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

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

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

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