

### 2.1 Introduction

The Downtown Specific Plan introduces a variety of land use types. A greater focus on mixed use with residential in close proximity to retail uses and job centers is central to the goals of the Specific Plan. The Specific Plan provides the overall policies for the land use approach. The **Downtown Code** is the implementation tool that provides the regulating framework for implementing these uses. The following represents the land use that has been assigned to the area and the accompanying zoning requirements.

### 2.2 Land Use

#### 2.2.1 Assumed Development

The proposed land use plan assumes various absorption rates within the different land use districts. These absorption rates were developed in consultation with the project's economic analyst, Keyser Marsten. The rates represent a projection over a 20 year period of what could potentially develop in these specific areas, based on what exists today, and what will be entitled as part of the Specific Plan.

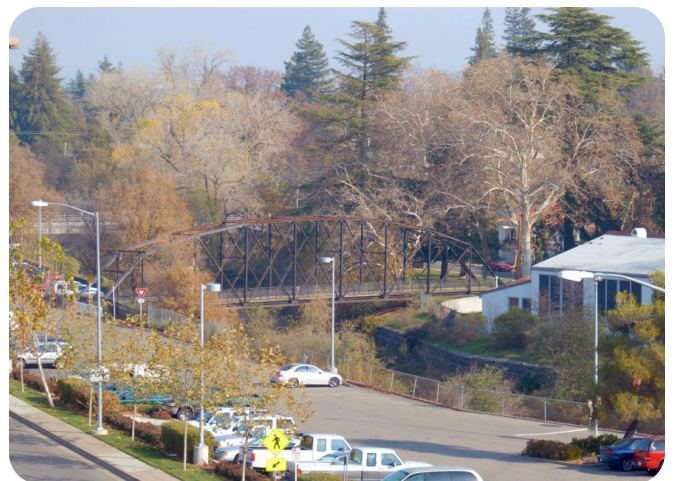
Unlike a new development area that has vacant land, the majority of the project area is developed. For redevelopment to occur, demolition of existing structures would be required on a number of properties, making the economics to develop sites much more difficult. The Specific Plan development capacity over the next 20 years has been based on assumed absorption factors for each individual district. Based on these absorption factors, the Downtown Specific Plan anticipates creating approximately 900,000 square feet of new ground floor retail use and 1,020 new residential units over a 20 year period.

The allocated units are assigned to 100% residential projects. Mixed use developments incorporating residential units will be regulated through the assigned Floor Area Ratios. During the 20 year span, the total square footage developed within the project area, including existing development, is projected to be approximately 4.4 million square feet. Tables 2.1 and 2.2 provide a full overview of the land use, zoning and units by district.



#### Downtown Specific Plan anticipates creating:

- **900,000 square feet of new ground floor retail use**
- **1,020 new residential units**
- **Approximately 4.4 million square feet development**



## 2.0 Land Use and Zoning

**Table 2 -1  
Residential Land Use, Zoning and Units by District**

Number District Name	Land Use	Zoning	Gross Acres	Net Acres	Original Units	Allocated Units	Finalized Units	Remaining Units	SRO Units	Maximum Density	20 yr. Absorption	20 yr. Buildout Projected New Units	20 yr. Buildout
DT-1 Washington Corridor	CC	CMU/SA-DT	20.10	11.86	39	178	39	139	14	15	50%	50	89
DT-2 Washington Corridor (Intensified)	CC	CMU/SA-DT	4.36	2.27	0	68	0	68	0	30	100%	68	68
DT-3 Old Town Bungalow Residential	MDR	RMU/SA-DT	12.38	8.26	77	99	77	22	0	12	100%	22	99
DT-4 Old Town Commercial	CBD	HD/SA-DT	15.95	9.89	24	316	24	292	84	32	50%	134	158
DT-5 Old Town Commercial (Extension)	IND	M1/SA-DT	2.41	2.41	0	0	0	0	0	0	15%	0	0
DT-6 Vernon Street	CBD	CBD/SA-DT	38.17	24.07	16	870	16	854	19	36	40%	332	348
DT-7 Dry Creek Mixed-Use	CC	CMU/SA-DT CMU/FF/SA-DT	15.81	12.18	21	433	21	412	0	36	70%	282	303
DT-8 Royer Park	P/R	PR PR/FW PR/FF	36.52	34.72	0	0	0	0	0	0	30%	0	0
DT-9 Creek View Residential	HDR	R3/SA-DT R3/FF/SA-DT	3.03	2.51	13	75	13	62	0	30	100%	62	75
DT-10 Vernon Bungalow	MDR	RMU/SA-DT	11.58	7.59	47	91	47	44	0	12	70%	17	64
DT-11 Douglas Corridor	CC	CMU/SA-DT CMU/FF/SA-DT	15.93	9.44	18	142	18	124	0	15	50%	53	71
<b>TOTAL</b>			<b>176.24</b>	<b>125.20</b>	<b>255</b>	<b>2272</b>	<b>255</b>	<b>2017</b>	<b>117</b>			<b>1020</b>	<b>1275</b>

Notes:

- Number: Parcel numbers are used for accounting and tracking purposes only and do not represent true Specific Plan large lot parcels
- Gross Acres: Includes right-of-way
- Net Acres: Does not include right-of-way
- Original Units: Number of pre-existing residential dwelling units prior to the Specific Plan adoption
- Finalized Units: Number of pre-existing residential dwelling units recorded with final subdivision maps (For planning areas that are built out, this is the total number of units)
- Remaining Units: Allocated Units - Finalized Units (Represents new development growth potential)
- SRO Units: Single resident occupancy units are not considered as true allocated residential dwelling units
- Density: Allocated Units / Gross Acres
- Maximum Density: Allocated Units / Net Acres (Maximum Buildout & 20 yr. Buildout projections are based on Maximum Density)
- Maximum Buildout: Net Acres x Maximum Density
- 20 yr. Absorption: Percentage of projected new development in 20 years (Based on data from the Preferred Development Plan dated April 26, 2007)
- 20 yr. Buildout: Net Acres x Maximum Density x 20 yr. Absorption



**Table 2 -2  
Overall Square Feet at 20 year horizon by District**

District Number	Land Use	Net Acres	Original SQFT	Original Buildout	Allocated SF	Finalized SF	Remaining SF	Maximum FAR	Maximum Stories	Maximum Buildout	20 yr. Absorption	20 yr. Buildout
DT-1	CC	11.86	94,071	264,629	516,622	94,071	422,551	100%	3	516,622	50%	258,311
DT-2	CC	2.27	0	0	98,881	0	98,881	100%	3	98,881	100%	98,881
DT-3	MDR	8.26	76,441	42,337	99,120	76,441	22,679	40%	2	99,120	100%	99,120
DT-4	CBD	9.89	131,704	1,291,944	1,292,425	131,704	1,160,721	300%	4	1,292,425	50%	646,213
DT-5	IND	2.41	0	52,443	52,490	0	52,490	50%	0	52,490	15%	7,873
DT-6	CBD	24.07	399,973	2,160,953	4,193,957	399,973	3,793,984	400%	5	4,193,957	40%	1,677,583
DT-7	CC	12.18	97,177	205,547	1,856,963	97,177	1,759,786	350%	4	1,856,963	70%	1,299,874
DT-8	P/R	34.72	8,000	0	n/a	8,000	n/a	n/a	n/a	n/a	n/a	n/a
DT-9	HDR	2.51	20,677	0	75,300	20,677	54,623	200%	3	75,300	100%	75,300
DT-10	MDR	7.59	59,233	0	91,080	59,233	31,847	40%	2	91,080	70%	63,756
DT-11	CC	9.44	71,875	139,555	411,206	71,875	339,331	100%	3	411,206	50%	205,603
<b>TOTAL</b>		<b>125.20</b>	<b>959,151</b>	<b>4,157,408</b>	<b>8,688,044</b>	<b>959,151</b>	<b>7,736,893</b>			<b>8,688,044</b>		<b>4,432,514</b>

These tables correlate with Exhibit 2.1, Land Use Plan, and represent the 20 year absorption that is anticipated by the specific plan. For a full discussion on the policies associated with the land use goals, policies and strategies refer to Chapter 4 of the Downtown Specific Plan.

Notes: -Number: Parcel numbers are used for accounting and tracking purposes only and do not represent true Specific Plan large lot parcels

-Gross Acres: Includes right-of-way

-Net Acres: Does not include right-of-way

-Original SQFT: Number of pre-existing building square footage prior to the Specific Plan adoption

-Original Buildout: Net Acres x 43,560 SQFT (AC/SQFT conversion) x the original FAR associated with the pre-existing land use designation prior to the Specific Plan adoption

-Finalized SF: Number of pre-existing building square footage recorded with final subdivision maps (For planning areas that are built out, this is the total square footage)

-Remaining SQFT: Allocated SQFT - Finalized SF (Represents new development growth potential)

-Maximum Stories: (Based on data from the Preferred Development Plan dated April 26, 2007)

-Maximum FAR: (Based on data from the Preferred Development Plan dated April 26, 2007)

-Maximum Buildout: Net Acres x 43,560 SQFT (AC/SQFT conversion) x Maximum FAR for non-residential districts, and Net Acres x Maximum Density x 1,000 SQFT (average size/unit assumption) for residential districts

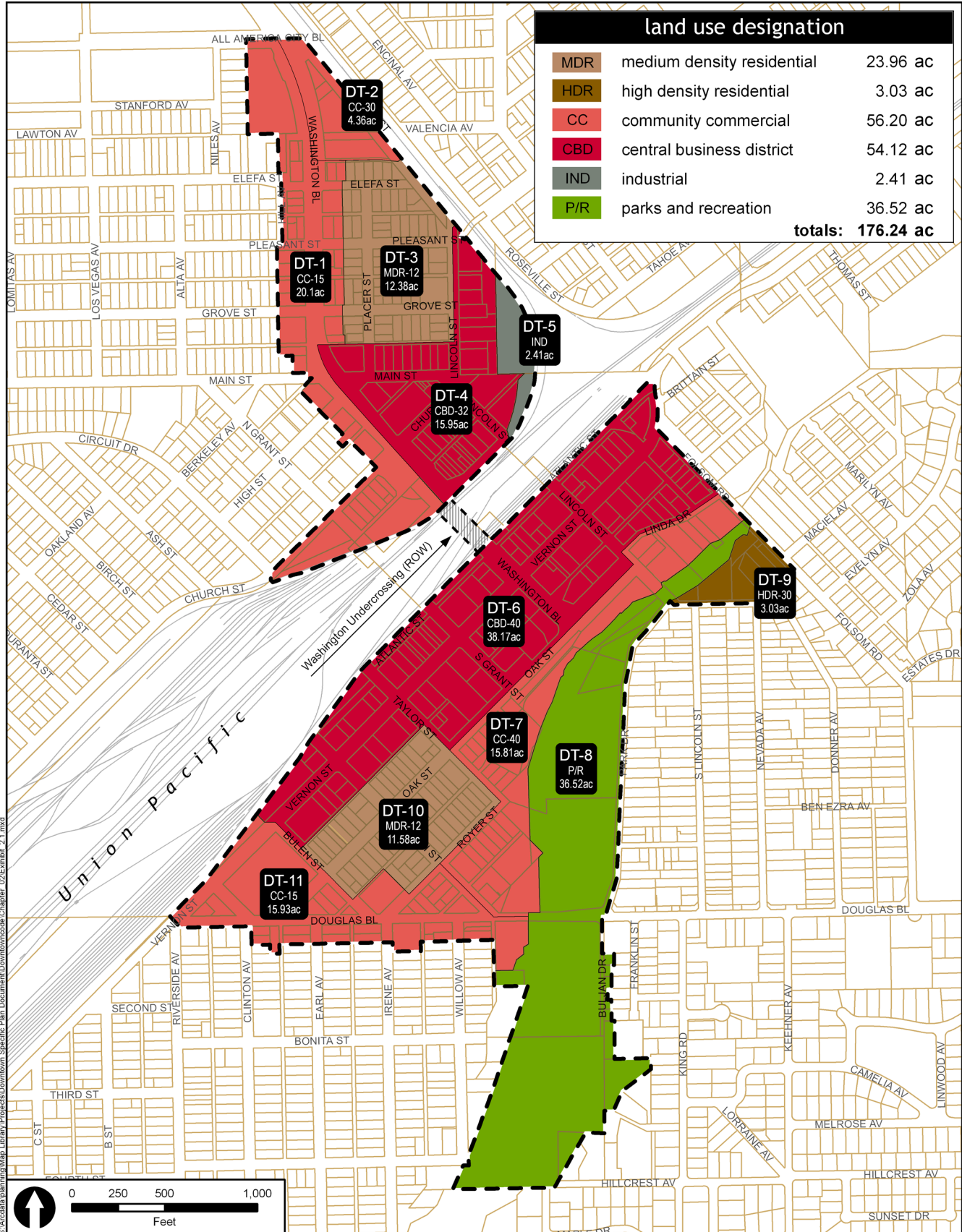
-20 yr. Absorption: Percentage of projected new development in 20 years (Based on data from the Preferred Development Plan dated April 26, 2007)

-20 yr. Buildout: Net Acres x 43,560 SQFT (AC/SQFT conversion) x Maximum FAR x 20 yr. Absorption for non-residential districts, and Net Acres x Maximum Density x 1,000 SQFT (average size/unit assumption) x 20 yr. Absorption for residential districts



# 2.0 Land Use and Zoning

## Exhibit 2.1 - Land Use Map



### 2.2.2 Historic Old Town Concept Plan

The Historic Old Town Area is approximately 55 acres in size. This planning area includes the Old Town Commercial, Old Town Commercial (extension), Old Town Bungalow and Washington Corridor Districts. As part of the Specific Plan, a conceptual development plan was developed for this area, which is illustrated in Exhibit 2.2. This conceptual plan exhibits the type of development pattern that could exist, should the properties develop to the extent permitted by the Specific Plan. This conceptual plan provides one potential development scenario for the area. It is also intended to serve as guideline for establishing pedestrian linkages and identifying potential public spaces that can be incorporated into the future development pattern.

Key concepts that have been integrated into the concept plan include:

- *Constructing a pedestrian plaza adjacent to the Fire Department Museum at the intersection of Main Street, Church Street and Lincoln Street (Figures 2.1 and 2.2);*
- *Creating a pedestrian courtyard at the rear of the buildings that are located adjacent to the east side of Church Street, that can be accessed via the alleyways (Figure 2.3);*
- *Securing and constructing additional at-grade parking on the land currently owned by Union Pacific (Figure 2.4);*
- *Providing a joint public/private development on the existing public parking lot accessed from Pacific Street that would include construction of a public parking structure and a private development project (Figure 2.5);*
- *Redevelopment at a higher intensity on prime opportunity sites located at: 1) Washington Boulevard and Lincoln Street, 2) Main Street and Washington Boulevard both north and south sides; and, 3) property at the terminus of Main Street and Lincoln Street on the east side of Lincoln Street (Exhibit 2.2).*



Figure 2.1

Accompanying this exhibit are conceptual renderings of how the streetscape might look if the project areas were to develop to the level of intensity permitted by the Specific Plan (Exhibit 2.3). The area would take on more building density and integrate additional residential units into the area.



Figure 2.2  
View from Main Street



## 2.0 Land Use and Zoning

Figure 2.3 - Pedestrian Courtyard

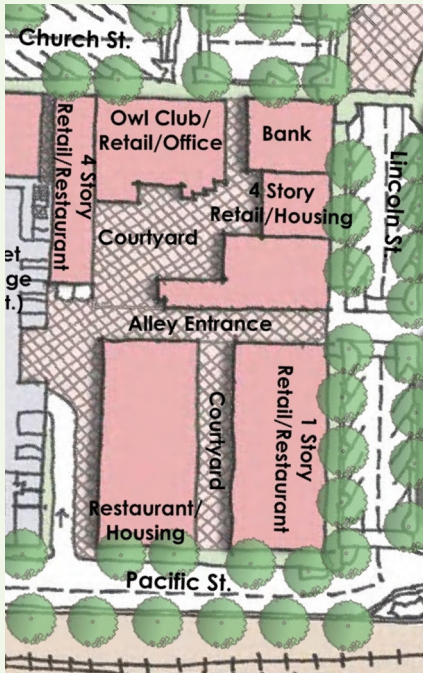


Figure 2.4 - UP Property Parking Area

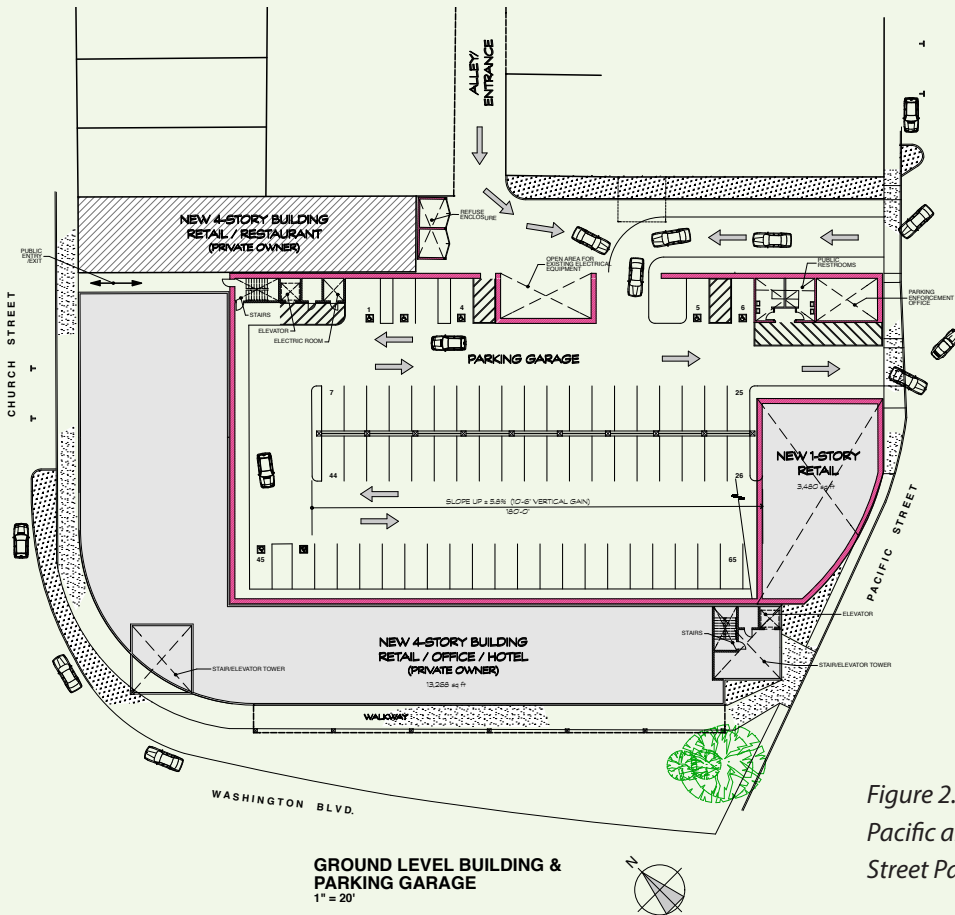
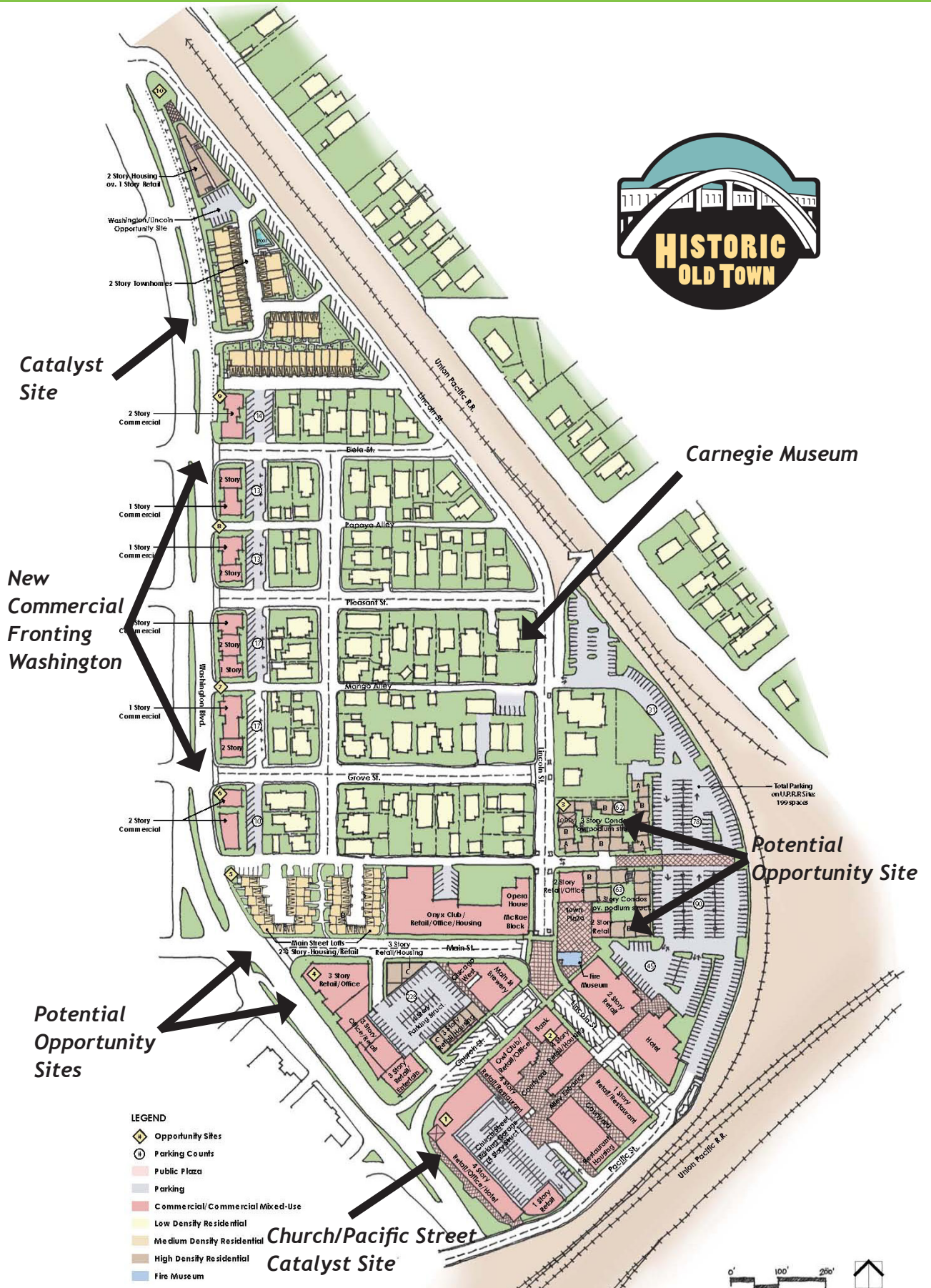


Figure 2.5  
Pacific and Church  
Street Parking Structure



**Catalyst Site**

**New Commercial Fronting Washington**

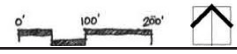
**Potential Opportunity Sites**

**Carnegie Museum**

**Potential Opportunity Site**

**Church/Pacific Street Catalyst Site**

- LEGEND**
- ◆ Opportunity Sites
  - Ⓢ Parking Counts
  - Public Plaza
  - Parking
  - Commercial/Commercial Mixed-Use
  - Low Density Residential
  - Medium Density Residential
  - High Density Residential
  - Fire Museum



Views from the Town Plaza



Views of Church Street looking toward Town Plaza



View from Washington Blvd



Church and Pacific Streets



### 2.3 Zoning

#### 2.3.1 Zoning Districts - Established

The application of special areas and combining zone districts for the Downtown Specific Plan Area are established in this chapter. The Zoning Districts include a comprehensive set of development standards which shall be applied along with design guidelines (included in Chapter 5, **Downtown Code**). These standards and guidelines are intended to ensure that new development, additions to existing development, and the re-use of existing structures are high-quality and designed to reinforce the pedestrian goals of the plan.

The zoning will be applied as a Special Area Overlay District, as presented by Chapter 19.18 of the City's Zoning Ordinance. The Special Area (SA) district is an overlay district which allows modification of the general development and use regulations. By applying this overlay, the permitted Use Types, Development Standards and Design Guidelines can be tailored to reflect the desired uses, development intensity and design quality.

Land uses within the Downtown Specific Plan are implemented through the application of zone districts as specified by the City of Roseville Zoning Ordinance. Table 2.3 provides a record of the zoning designations prior to the adoption of the Specific Plan verses what the **Downtown Code** will establish (Exhibit 2.4 - Zoning Map).



## 2.0 Land Use and Zoning

**Table 2-3**

### Zoning Districts

Existing Zone Districts			Proposed Zone Districts	
Attached Housing -	R3		Attached Housing	R3
Business Professional -	BP		Central Business District	CBD
Central Business District -	CBD		Commercial Mixed Use	CMU
Community Commercial -	CC		Historic District	HD
Floodway -	FW		Light Industrial	M1
Floodway Fringe -	FF		Parks and Recreation	PR
General Commercial -	GC		Residential Mixed-Use	RMU
Highway Commercial -	HC		Floodway	FW
Historic District -	HD		Floodway Fringe	FF
Light Industrial -	M1			
Neighborhood Commercial -	NC			
Parks and Recreation -	PR			
Planned Development -	PD			

Number	District Name	Existing Zoning	Proposed Zoning
DT-1	Washington Corridor	CC/HC/CC/R3	CMU/SA-DT
DT-2	Washington Corridor (Intensified)	CC/HC/R3	CMU/SA-DT
DT-3	Old Town Bungalow Residential	HD/HC/CC/R3	RMU/SA-DT
DT-4	Old Town Commercial	HD	HD/SA-DT
DT-5	Old Town Commercial (Extension)	M1	M1/SA-DT
DT-6	Vernon Street	CBD/GC/CC	CBD/SA-DT
DT-7	Dry Creek Mixed-Use	CC/FF	CMU/SA-DT
DT-8	Royer Park	PR/FW/FF	PR/FW/FF
DT-9	Creek View Residential	R3/FF	R3/SA-DT
DT-10	Vernon Bungalow	PD	RMU/SA-DT
DT-11	Douglas Corridor	GC/CC/BP/NC/PD/R3	CMU/SA-DT



## 2.0 Land Use and Zoning

It is the intent of this plan to simplify the development process within the Specific Plan area. Therefore, the number of zoning districts has been reduced from 13 prior zone district designations to 8 new zone designations.

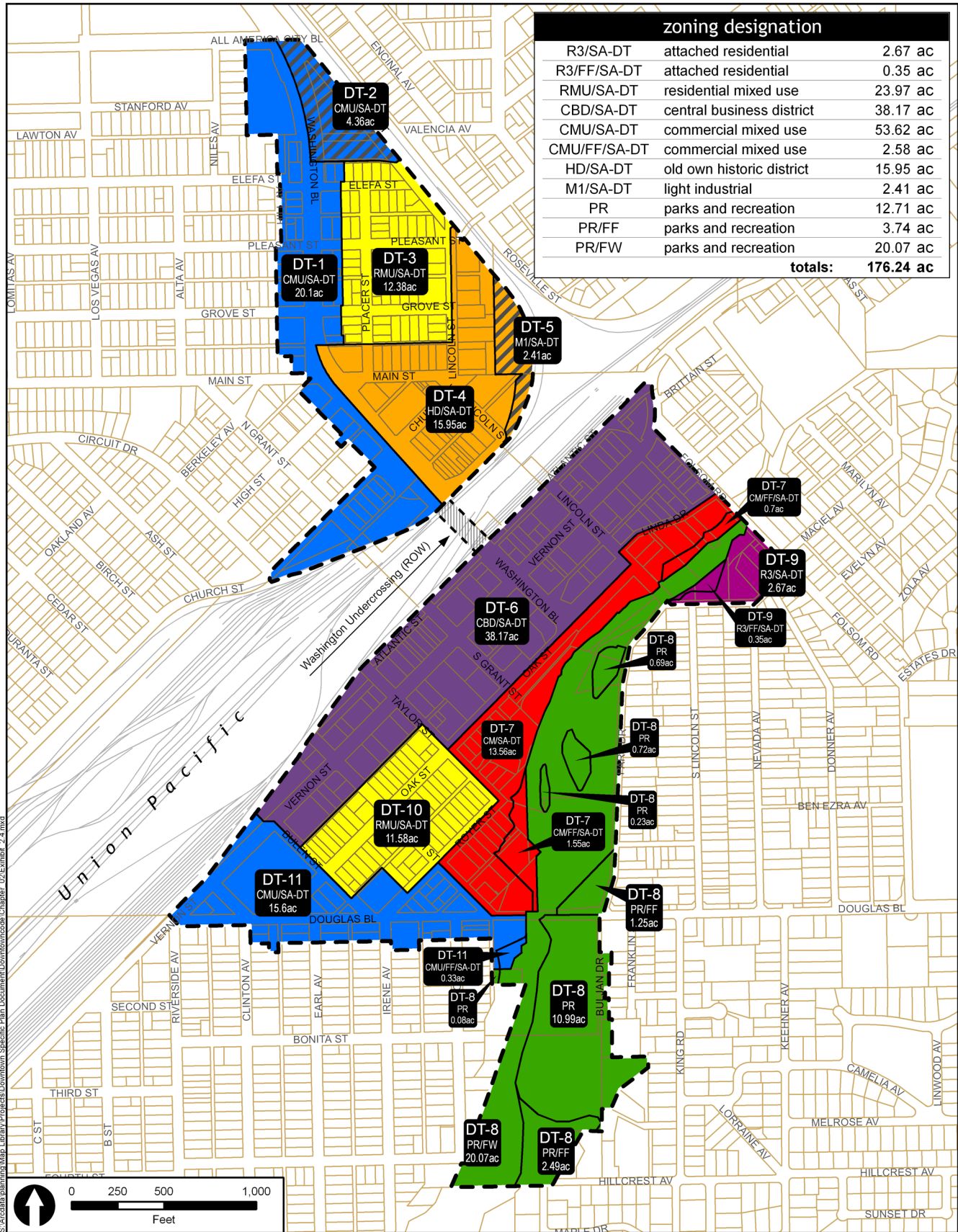
In recognition of the goals of the Specific Plan, the Special Area (SA) overlay zone districts have been applied to the uses in the Plan Area. The overlay zones customize development standards and/or permitted uses of the general zone districts to reflect the unique nature and community character goals of the Downtown Specific Plan area. Exhibit 2.4 illustrates the Zoning Districts for the Plan Area. The following provides a brief discussion on the general focus and nature of the base zones that have been combined with the Special Area overlay.

- **Old Town Bungalow and Vernon Bungalow - Residential Mixed-Use (RMU) Zone:** The Residential Mixed-Use (RMU) zone is intended to allow either attached or detached residential dwellings and other compatible land use types. In the Downtown Specific Plan, residential to office conversions are also considered as compatible uses when they have been updated to meet commercial standards per the Building and Fire Code.
- **Creek View Residential - Attached Housing (R3) Zone:** The Attached Housing (R3) District is intended for higher intensity residential housing. Typical uses include apartments, condominiums, townhomes and similar compatible uses such as neighborhood commercial, limited personal services, and office uses.
- **Vernon Street - Central Business (CBD) Zone:** The Central Business (CBD) District is intended to be applied to the older portions of the downtown area to provide flexibility in the types of uses typically found in the traditional downtown where a range of business, personal service, residential, and mixed use uses can be located to support the entire community. This zone also promotes the development of a Civic Core within the community and the implementation of a pedestrian-oriented environment.
- **Washington Corridor, Washington Corridor (Intensified), Dry Creek Mixed Use, & Douglas Corridor – Commercial Mixed Use (CMU) Zones:** The Commercial Mixed Use zones are intended to promote a variety of commercial and higher intensity residential uses and the flexible siting of other uses that are typically considered to be compatible with commercial development. It is the intent of the CMU zoning district to establish a mix of uses, which will be accompanied by overlay zones, to ensure that commercial and higher intensity residential uses will be successfully integrated into desirable, cohesive mixed use districts.
- **Old Town Commercial - Historic District (HD) Zone:** The Historic District (HD) is intended to be applied to the original commercial core of Roseville to acknowledge its historic and architectural significance. The HD zoning district is intended to ensure that new land uses and development within the district further the rehabilitation, revitalization, and preservation of the architectural, aesthetic, historic and economic health of the district. Accompanying this zone are the development standards and guidelines that are focused on promoting the overall preservation of the historic nature of this area.
- **Old Town Commercial (Extension) Light Industrial (M1) Zone:** The light industrial district is intended to designate areas appropriate for light industrial uses such as manufacturing, processing, assembly, high technology, research and development, and storage uses. In the Downtown Specific Plan area the light industrial is limited to property that is currently controlled by the Union Pacific Railroad. The plan intends to incorporate this property into an area that will allow for additional parking to be created adjacent to the Historic Old Town area.



# 2.0 Land Use and Zoning

## Exhibit 2.4- Zoning Map



## 2.0 Land Use and Zoning

Specific prescriptive and development requirements of the individual districts have also been addressed in Chapter 4 of the **Downtown Code**.

### 2.3.2 Detailed Land Use Matrix

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

Existing buildings, structures, and uses permitted within the Specific Plan area (as of the effective date of this chapter) shall continue to be permitted and exempt from the requirements of this chapter as legal non-conforming. The expansion of, addition to, or modification of an existing building, structure, or use may be permitted subject to development plan review and approval of the Director to ensure that the proposed expansion is consistent with the policies and standards of this chapter and the Municipal Code.

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

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

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



## 2.0 Land Use and Zoning

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

## 2.0 Land Use and Zoning

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

## 2.0 Land Use and Zoning

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

## 2.0 Land Use and Zoning

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

**Notes:**

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