

## **4 LAND USE PLAN & REGULATIONS**

### **4.1 OVERVIEW**

The West Roseville Specific Plan land use plan includes a blend of residential, service, employment, open space and public uses. The Plan Area will house approximately 26,222 residents and 4,735 employees. WRSP land uses are reflected on Figure 4-1, and are summarized on Table 4-1. A parcel-by-parcel land use, zoning, and unit summary is included on Table 4-2. Given its unique nature, a more detailed discussion of the proposed Village Center is included as Section 10, Village Center Plan.

### **4.2 PERMITTED USES & DEVELOPMENT STANDARDS**

Land uses within the West Roseville Specific Plan will be implemented by the application of permitted, conditionally permitted and/or administratively permitted uses designated by the zoning district applied to each parcel. Except as otherwise provided in this Specific Plan, permitted uses, development standards, processing requirements and other regulations are as specified by the City of Roseville Zoning Ordinance (Municipal Code Chapter 19).

In accordance with the Zoning Ordinance, the WRSP has applied the Development Standards (DS) and Special Area (SA) overlay zones to customize development standards and/or permitted uses of general zone districts where needed. A summary of zoning districts and overlay zones applied by the WRSP is included in Table 4-3. Guidance relating to the application of these overlay zones is provided in this section.

The WRSP Design Guidelines (Section 12) include additional detail to be considered in the design, review and approval of individual projects. The WRSP Design Guidelines supplement the Citywide Design Guidelines and other City requirements by identifying considerations unique to the character and development objectives of the Plan Area. Development within the Plan Area is required to comply with the WRSP Design Guidelines, and all applicable City requirements.

**Table 4-1: Land Use Summary**

<b>General Plan Land Use (Specific Plan Land Use)</b>	<b>Acres</b>	<b>% of Total Acres</b>	<b>Allocated Units</b>	<b>% of Total Units</b>
<b>Residential</b>				
LDR (Residential)	1,375.86	43.49%	6,026	56.87%
LDR (Age Restricted)	146.79	4.64%	704	6.64%
LDR (Pocket Park)	14.18	0.45%	0	0.00%
MDR (Residential)	80.94	2.56%	813	7.67%
MDR (VC-Residential)	54.14	1.71%	454	4.28%
HDR (Residential)	94.98	3.00%	2,212	20.88%
HDR (VC-Residential)	9.39	0.30%	155	1.46%
HDR (VC-Residential / Senior)	12.35	0.39%	232	2.19%
<b>Subtotal</b>	<b>1,788.63</b>	<b>56.54%</b>	<b>10,596</b>	<b>100%</b>
<b>Service and Employment</b>				
CC (Commercial)	49.08	1.55%	0	0.00%
CC (VC-Commercial)	6.38	0.20%	0	0.00%
LI (Light Industrial)	29.96	0.95%	0	0.00%
IND (Industrial)	32.86	1.04%	0	0.00%
<b>Subtotal</b>	<b>117.68</b>	<b>3.72%</b>	<b>0</b>	<b>0.00%</b>
<b>Open Space and Public</b>				
OS (Open Space)	692.56	21.89%	0	0.00%
OS (Paseo)	13.51	0.43%	0	0.00%
PR (Park)	67.33	2.13%	0	0.00%
PR (Fiddymment Park)	95.56	3.02%	0	0.00%
PR (Sports Complex)	74.58	2.36%	0	0.00%
PR (VC-Park)	8.98	0.28%	0	0.00%
PR (VC-Village Green)	3.30	0.10%	0	0.00%
P/QP (Elementary School)	37.75	1.19%	0	0.00%
P/QP (Middle School)	20.28	0.64%	0	0.00%
P/QP (High School)	52.85	1.67%	0	0.00%
P/QP (Fire Station)	2.51	0.08%	0	0.00%
P/QP (Well)	0.54	0.02%	0	0.00%
P/QP (Water Tank)	5.36	0.17%	0	0.00%
P/QP (WWTP)	14.99	0.47%	0	0.00%
P/QP (Substation)	1.55	0.05%	0	0.00%
P/QP (VC-Church)	10.85	0.34%	0	0.00%
ROW (Right of Way)	154.11	4.87%	0	0.00%
<b>Subtotal</b>	<b>1,256.61</b>	<b>39.72%</b>	<b>0</b>	<b>0.00%</b>
<b>Total</b>	<b>3,163.52</b>	<b>100.00%</b>	<b>10,596</b>	<b>100.00%</b>

Last updated February 2021

# WEST ROSEVILLE LAND USE PLAN

## Figure 4-1

Land Use Designation	Acres
LDR	Age Restricted 136.8
Pocket Park	14.1
	Residential 1,335.8
MDR	Residential 80.9
	VC-Residential 54.1
HDR	Residential 95.0
	VC-Residential 9.4
CC	VC-Residential / Senior 12.3
	Commercial 48.6
LI	VC-Commercial 6.4
	Light Industrial 55.2
IND	Industrial 30.0
	Open Space 691.8
OS	Paseo 13.7
	Fiddymnt Park 95.6
PR	Park 67.3
	Sports Complex 75.4
PIQP	VC-Park 9.0
	VC-Village Green 3.3
Elementary School	37.6
	Fire Station 2.5
High School	52.8
	Middle School 20.3
Substation	1.5
	VC-Church 10.9
Water Tank	5.4
	Well 0.5
WWTP	15.0
	Right of Way 1,669.1

Totals: 3,163.5



Last Updated: February 11, 2021

**Table 4-2: Land Use, Zoning, and Units by Parcel**

Parcel	General Plan Land Use (Specific Plan Land Use)	Zoning	Acres	Allocated Units	Density
F-1A	LDR (Residential)	RS/DS	19.34	93	4.8
F-1B	LDR (Residential)	RS/DS	20.94	83	4.0
F-2	LDR (Residential)	RS/DS	31.58	127	4.0
F-3	LDR (Residential)	RS/DS	24.58	135	5.5
F-4	LDR (Residential)	R1/DS	34.66	78	2.3
F-5	LDR (Residential)	R1/DS	51.61	157	3.0
F-6A	LDR (Residential)	RS/DS	32.35	179	5.5
F-6B	HDR (Residential)	R3	8.43	195	23.1
F-6C	MDR (Residential)	RS/DS	26.33	307	11.7
F-6D	CC (Commercial)	CC	5.05		
F-7	LDR (Residential)	RS/DS	20.99	131	6.2
F-8A	HDR (Residential)	R3	11.69	277	23.7
F-8B	MDR (Residential)	RS/DS	10.54	127	12.0
F-8C	LDR (Residential)	RS/DS	15.19	88	5.8
F-8D	LDR (Residential)	RS/DS	10.64	38	3.6
F-9A	LDR (Residential)	RS/DS	28.32	121	4.3
F-9B	LDR (Residential)	RS/DS	15.2	70	4.6
F-9C	LDR (Residential)	RS/DS	17.81	83	4.7
F-9D	LDR (Residential)	RS/DS	12.95	40	3.1
F-10A	LDR (Residential)	RS/DS	30.05	122	4.1
F-10B	LDR (Residential)	RS/DS	22.0	115	5.2
F-10C	LDR (Residential)	RS/DS	19.9	80	4.0
F-11A	LDR (Residential)	RS/DS	30.95	175	5.7
F-11B	MDR (Residential)	RS/DS	16.11	152	9.4
F-12	LDR (Residential)	RS/DS	19.84	97	4.9
F-13A	LDR (Residential)	RS/DS	21.84	93	4.3
F-13B	LDR (Residential)	RS/DS	31.9	161	5.0
F-14	LDR (Residential)	RS/DS	104.62	422	4.0
F-15A	LDR (Residential)	R1/DS	19.88	76	3.8
F-15B	LDR (Residential)	R1/DS	9.94	45	4.5
F-15C	LDR (Residential)	R1/DS	12.39	46	3.7
F-16	LDR (Residential)	RS/DS	29.14	110	3.8
F-17	MDR (Residential)	RS/DS	17.13	131	7.6
F-19A	LDR (Residential)	RS/DS	31.28	155	5.0
F-19B	LDR (Residential)	RS/DS	32.62	143	4.4
F-20A	HDR (Residential)	R3	6.92	156	22.5
F-20B	HDR (Residential)	R3	0.49		
F-21	HDR (Residential)	R3	14.46	343	23.7
F-22	HDR (Residential)	R3	9.85	244	24.8
F-23	MDR (Residential)	RS/DS	10.83	96	8.9
F-24	HDR (Residential)	R3	11.98	300	25.0
F-25	HDR (Residential)	R3	5.49	137	25.0
F-26	HDR (Residential)	R3	5.60	140	25.0
F-30	CC (Commercial)	CC	8.46		
F-31	CC (Commercial)	CC	13.35		
F-32	CC (Commercial)	CC	4.67		
F-33	CC (Commercial)	CC	4.68		
F-34	CC (Commercial)	CC	5.29		
F-35	CC (Commercial)	CC	2.02		
F-50	PR (Park)	P/R	7.79		
F-51	PR (Park)	P/R	11.83		
F-52	PR (Park)	P/R	6.34		
F-53	PR (Park)	P/R	6.31		
F-54	PR (Fiddymont Park)	P/R	95.56		
F-55A	LDR (Residential)	RS/DS	24.28	99	4.1

F-55B	PR (Park)	P/R	4.03		
<b>Parcel</b>	<b>General Plan Land Use (Specific Plan Land Use)</b>	<b>Zoning</b>	<b>Acres</b>	<b>Allocated Units</b>	<b>Density</b>
F-56	PR (Sports Complex)	P/R	45.35		
F-65	P/QP (Substation)	P/QP	1.55		
F-66	LDR (Residential)	RS/DS	0.25	1	4.0
F-67	P/QP (Well)	P/QP	0.17		
F-70	P/QP (Elementary School)	P/QP	8.51		
F-71	P/QP (Elementary School)	P/QP	10.83		
F-72	P/QP (High School)	P/QP	52.85		
F-73	P/QP (Fire Station)	P/QP	2.51		
F-80	OS (Open Space)	OS	131.96		
F-81	CC (Commercial)	CC	1.97		
F-83	OS (Open Space)	OS	59.21		
F-84	OS (Open Space)	OS	81.18		
F-85	OS (Open Space)	OS	26.92		
F-86A	OS (Open Space)	OS	12.94		
F-86B	OS (Open Space)	OS	0.81		
F-86C	OS (Open Space)	OS	0.05		
F-87	OS (Open Space)	OS	8.98		
F-88	OS (Open Space)	OS	18.32		
F-89	OS (Open Space)	OS	0.74		
F-90A	OS (Paseo)	OS	0.10		
F-90B	OS (Paseo)	OS	0.66		
F-90C	OS (Paseo)	OS	0.99		
F-91A	OS (Paseo)	OS	0.83		
F-91B	OS (Paseo)	OS	0.40		
F-91C	OS (Paseo)	OS	1.06		
F-92A	OS (Paseo)	OS	0.80		
F-92B	OS (Paseo)	OS	0.58		
F-93	OS (Paseo)	OS	0.91		
F-94	LDR (Pocket Park)	RS/DS	1.45	0	0.0
F-95	LDR (Pocket Park)	RS/DS	1.47	0	0.0
F-96	LDR (Pocket Park)	RS/DS	1.31	0	0.0
F-97	LDR (Pocket Park)	RS/DS	1.54	0	0.0
F-98	LDR (Pocket Park)	RS/DS	2.01	0	0.0
F-99	LDR (Pocket Park)	R1/DS	2.77	0	0.0
F-100	LDR (Pocket Park)	R1/DS	2.52	0	0.0
F-101	LDR (Pocket Park)	RS/DS	1.11	0	0.0
<b>Fiddymment Total:</b>			<b>1,593.62</b>	<b>5,968</b>	
W-1	LDR (Age Restricted)	RS/DS	87.08	404	4.6
W-2	LDR (Age Restricted)	RS/DS	59.71	300	5.0
W-3	LDR (Residential)	RS/DS	37.88	198	5.2
W-4	LDR (Residential)	R1/DS	31.82	147	4.6
W-5	LDR (Residential)	R1/DS	22.62	88	3.9
W-6	LDR (Residential)	R1/DS	22.75	77	3.4
W-7	LDR (Residential)	R1/DS	27.92	111	4.0
W-8	LDR (Residential)	R1/DS	43.76	168	3.8
W-10	LDR (Residential)	R1/DS	52.43	245	4.7
W-11	LDR (Residential)	R1/DS	32.39	130	4.0
W-12	LDR (Residential)	RS/DS	18.87	78	4.1
W-13	LDR (Residential)	RS/DS	64.52	310	4.8
W-15	LDR (Residential)	RS/DS	45.15	224	5.0
W-16	HDR (Residential)	R3	12.16	250	20.6
W-17A	LDR (Residential)	RS/DS	14.83	66	4.5
W-17B	LDR (Residential)	RS/DS	14.06	56	4.0
W-17C	LDR (Residential)	RS/DS	15.01	69	4.6
W-17D	LDR (Residential)	RS/DS	13.06	53	4.1
W-17E	LDR (Residential)	RS/DS	11.27	41	3.6

*Land Use Plan & Regulations*

W-18A	LDR (Residential)	RS/DS	17.60	86	4.9
<b>Parcel</b>	<b>General Plan Land Use (Specific Plan Land Use)</b>	<b>Zoning</b>	<b>Acres</b>	<b>Allocated Units</b>	<b>Density</b>
W-18B	LDR (Residential)	RS/DS	12.62	57	4.5
W-18C	LDR (Residential)	RS/DS	23.09	102	4.4
W-18D	LDR (Residential)	RS/DS	21.50	92	4.3
W-18E	LDR (Residential)	RS/DS	14.2	52	3.7
W-18F	LDR (Residential)	RS/DS	4.54	19	4.2
W-19A	LDR (Residential)	RS/DS	20.32	109	5.4
W-19B	LDR (Residential)	RS/DS	16.61	85	5.1
W-20	CC (Commercial)	CC/SA	0.60		
W-27	HDR (Residential)	R3	7.92	170	21.5
W-30	CC (Commercial)	CC	2.99		
W-50A	PR (Park)	P/R	6.52		
W-50B	PR (Park)	P/R	1.92		
W-50C	PR (Park)	P/R	1.21		
W-50D	PR (Park)	P/R	1.23		
W-50E	PR (Park)	P/R	3.11		
W-51	PR (Park)	P/R	4.69		
W-52	PR (Park)	P/R	7.99		
W-55	PR (Park)	P/R	8.39		
W-60A	PR (Sports Complex)	P/R	25.18		
W-60B	LI (Light Industrial)	M1/SA	29.98		
W-61A	IND (Industrial)	M2/SA	26.86		
W-61B	IND (Industrial)	M2/SA	6.00		
W-70	P/QP (Elementary School)	P/QP	8.50		
W-71	P/QP (WWTP)	P/QP	14.99		
W-73	P/QP (Middle School)	P/QP	20.28		
W-74	P/QP (Water Tank)	P/QP	5.36		
W-75	P/QP (Elementary School)	P/QP	9.91		
W-77	P/QP (Well)	P/QP	0.30		
W-81	OS (Open Space)	OS	268.07		
W-82	OS (Open Space)	OS	5.18		
W-83	OS (Open Space)	OS	78.20		
W-85	OS (Paseo)	OS	1.09		
W-87	OS (Paseo)	OS	2.82		
W-88	OS (Paseo)	OS	1.47		
W-89	OS (Paseo)	OS	1.80		
<b>Westpark Total:</b>			<b>1,310.33</b>	<b>3,787</b>	
W-21	MDR (VC-Residential)	R3/DS	16.87	138	8.2
W-22	MDR (VC-Residential)	R3/DS	16.61	138	8.3
W-24	MDR (VC-Residential)	R3/DS	12.66	122	9.6
W-25	HDR (VC-Residential / Senior)	R3/DS	12.35	232	18.8
W-26	HDR (VC-Residential)	R3/DS	9.39	154	16.4
W-28	MDR (VC-Residential)	RS/DS	4.0	28	7.0
W-29	MDR (VC-Residential)	RS/DS	4.0	28	7.0
W-32	CC (VC-Commercial)	CC/VC	3.29		
W-33	CC (VC-Commercial)	CC/VC	3.09		
W-53	PR (VC-Park)	P/R	8.98		
W-54	PR (VC-Village Green)	P/R	3.3		
W-72	P/QP (VC-Church)	P/QP/SA-WR	10.85		
<b>Westpark-VC Total</b>			<b>105.39</b>	<b>840</b>	
ROW (Right of Way)			154.11		
<b>Total:</b>			<b>3,163.52</b>	<b>10,596</b>	

Notes:

- A verification study conducted in December of 2006 resulted in minor adjustments to the acreage and number of dwelling units.

Last Updated: April 2023

- The 156 unit allocation on Parcel F-20 includes 36 units transferred from the City's Reserve Unit Pool, as a Residential Density Bonus for affordable housing, approved by CUP-000049 on December 13, 2007.

**Table 4-3: Summary of WRSP Applied Zoning Districts**

Land Use	Applied Zoning Districts	Permitted Uses	Development Standards
<b>Residential Uses</b>			
LDR – Low Density Residential	R1/DS, RS/DS	Per Zoning Ordinance	Modified by WRSP <sup>1</sup>
MDR – Medium Density Residential	RS/DS, R3/DS	Per Zoning Ordinance	Modified by WRSP <sup>1</sup>
HDR – High Density Residential	R3, R3/DS	Per Zoning Ordinance	Per Zoning Ordinance
<b>Service and Employment Uses</b>			
VC – Village Center	See Section 10	Modified by WRSP <sup>2</sup>	Modified by WRSP <sup>2</sup>
CC – Community Commercial	CC, CC/SA <sup>3</sup>	Per Zoning Ordinance	Per Zoning Ordinance
LI – Light Industrial	M1/SA-WR	Modified by WRSP <sup>4</sup>	Per Zoning Ordinance
IND – General Industrial	M2/SA-WR	Modified by WRSP <sup>4</sup>	Per Zoning Ordinance
<b>Open Space and Public Uses</b>			
OS – Open Space	OS	Per Zoning Ordinance	Per Zoning Ordinance
P/R – Parks & Recreation	P/R	Per Zoning Ordinance	Per Zoning Ordinance
P/QP – Public/Quasi-Public	P/QP	Per Zoning Ordinance	Per Zoning Ordinance

Notes:

1. Section 4.2.
2. Village Center Plan (Section 10).
3. CC/SA Modified by WRSP Section 4.2, Table 4-6.
4. Section 4.2, Table 4-7.

**□ RESIDENTIAL USES**

Residential uses in the West Roseville Specific Plan consist primarily of single-family neighborhoods. Approximately two-thirds of WRSP units are planned for Low Density Residential, including designated age-restricted housing. Remaining units in the WRSP are proposed for Medium Density Residential and High Density Residential (inclusive of units within the Village Center). The WRSP provides for internal park and school sites (Neighborhood Nodes), trail linkages and paseos, separated sidewalks, unique lighting fixtures, alternate garage configurations and other elements to enhance the neighborhood environment.

Medium and High Density Residential uses are also incorporated within the Village Center. See Section 10, Village Center Plan, for further discussion.



*Residential Neighborhood*

<b>Low Density Residential (LDR)</b>															
<b>Density Range:</b>	0.5 to 6.9 dwelling units per acre														
<b>Applied Zoning Districts:</b>	<b>R1/DS: Single-Family Residential/Development Standard Overlay</b> <b>RS/DS: Small Lot Residential/Development Standard Overlay</b>														
<b>Description:</b>	Single-family detached housing on conventional lots are anticipated as the primary product type. The applied R1 zoning also permits certain related and compatible uses inclusive of half-plexes. Portions of the LDR units (Parcels W-1 and W-2) are designated for age-restricted housing limited to residents age 55 and above in accordance with California Civil Code Section 51.3.														
<b>Permitted Uses:</b>	As specified in the City of Roseville Zoning Ordinance.														
<b>Development Standards:</b>	The Design Standards (DS) overlay zone has been applied to LDR parcels as follows:  <b>R1/DS: Single-Family Residential/Development Standard Overlay</b> – The R1/DS zone district has been applied to allow variations to development standards at lower LDR densities (5.0 du/ac and below). The intent of these variations is to provide additional flexibility to accommodate single family detached product types and to facilitate the use of separated sidewalks to enhance the local street scene and overall neighborhood environment. Variations have been identified for the following Zoning Ordinance Standards:														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><u>Standard Single Family</u></th> <th style="text-align: left;"><u>With Detached Sidewalk</u></th> </tr> </thead> <tbody> <tr> <td>Front yard setback</td> <td>Lot size</td> </tr> <tr> <td>Average rear lot depth</td> <td>Corner lot width</td> </tr> <tr> <td></td> <td>Front setback</td> </tr> <tr> <td></td> <td>Side setback for corner</td> </tr> <tr> <td></td> <td>Average rear lot depth</td> </tr> <tr> <td></td> <td>Coverage</td> </tr> </tbody> </table>	<u>Standard Single Family</u>	<u>With Detached Sidewalk</u>	Front yard setback	Lot size	Average rear lot depth	Corner lot width		Front setback		Side setback for corner		Average rear lot depth		Coverage
<u>Standard Single Family</u>	<u>With Detached Sidewalk</u>														
Front yard setback	Lot size														
Average rear lot depth	Corner lot width														
	Front setback														
	Side setback for corner														
	Average rear lot depth														
	Coverage														
	Permitted variations to lot standards are included on Table 4-4 with illustratives included on Figure 4-2. No further entitlement to revise R1/DS standards is required if consistent with Table 4-4 and the WRSP Design Guidelines.  <b>RS/DS: Small Lot Residential/Development Standard Overlay</b> – The RS/DS zone district has been applied to allow variations to development standards for age restricted housing (Parcels W-1 and W-2) and at upper LDR densities (5.1-6.9 du/ac). The intent of these variations is to facilitate the use of separated sidewalks and to accommodate various single-family product types. This includes the unique requirements associated with age restricted housing which is anticipated to include a mix of product types and lot sizes. Variations have been identified for the following Zoning Ordinance Standards:														

Low Density Residential (LDR)		
<b>Development Standards (cont.)</b>	<u>Standard Small Lot Single Family</u> Rear setback and useable open space	<u>With Separated Sidewalk</u> Lot size Corner lot width Front setback Side setback for corner Rear setback and useable openspace
	<p>Permitted variations to lot standards are included on Table 4-5 with illustratives included on Figure 4-3. No further entitlement to revise RS/DS standards is required if consistent with Table 4-5 and the WRSP Design Guidelines.</p> <p><b>Parcel F-4</b> - An existing residence (Corin Residence) is located towards the eastern edge of Parcel F-4 that will be incorporated into any subsequent subdivision map. Inclusion of this existing residence may result in the creation of some unique parcel configurations and sizes. The R1/DS has been applied to Parcel F-4 to prohibit the parcel for the existing residence, and any other larger parcels created by the initial subdivision map for Parcel F-4, from being split or further parcelized in the future.</p>	



*Residential Neighborhood*

**Table 4-4: Modified R1 Development Standards and Modified R1 Development Standards for Separated Sidewalks (R1/DS)<sup>1</sup>**

Standard Single Family		With Separated Sidewalk <sup>2</sup>
<b>Lot Size (minimum)</b>		
Area, Interior Lot	6,000 sq. ft.	5,700 sq. ft.
Area, Corner Lot	7,500 sq. ft.	6,650 sq. ft.
Width, Interior	60 ft.	60 ft.
Width, Corner	75 ft.	70 ft.
<b>Permitted Density (maximum per lot)</b>		
Residential Density	1 dwelling; 1 second unit	1 dwelling; 1 second unit
<b>Setbacks (minimum) See Chapter 19.22 of Zoning Ordinance for accessory structure setbacks</b>		
Front <sup>3</sup>	15 ft. to living space or side wall of garage; 20 ft. minimum driveway depth	10 ft. to single-story living space or side wall of garage; 15 ft. to 2-story living space 20 ft. min. driveway depth
Sides <sup>5</sup>	5 ft. interior; 15 ft. street side on corner	5 ft. interior; 10 ft. street side on corner
Rear <sup>5</sup>	20 ft. average depth; <sup>4</sup> 10 ft. minimum	20 ft. average depth; <sup>4</sup> 10 ft. minimum
<b>Coverage (maximum)</b>		
Site Coverage	35% for 2 story; 45% for 1 story	Interior Lot: 37% for 2 story; 50% for 1 story Corner Lot: 39% for 2 story; 50% for 1 story
<b>Height (maximum)</b>		
Height Limit	35 ft.	35 ft.

1. Items in italics represent modifications to City Zoning Ordinance Standards.

2. Sidewalk separated from back of curb by 5-foot planter strip.

3. Front setback measured from back of walk.

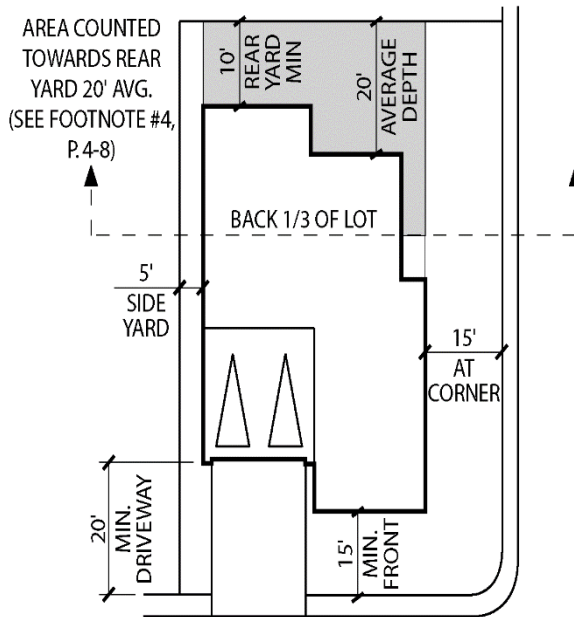
4. Depth to be determined by calculating the average perpendicular distance between the full width of the primary structure and the rear lot line (as defined by the City of Roseville Zoning Ordinance). Only those portions of the primary structure within the rear one-third of the lot may be used for purposes of calculating the rear yard setback (see Figure 4-2).

5. LDR and MDR parcels directly abutting West Side Drive (within large lot parcels W-13, W-16, W-17, W-18 and W-19) shall include a 15-foot wide supplemental setback easement in addition to the required setback. See Circulation Plan, Section 7.

**Note: Variations of the above and other product types may be permitted subject to processing of a Design Review Permit for Residential Subdivisions (DRRS) concurrent with the approval of a tentative subdivision map and review of product type.**

Figure 4-2: Illustratives for Modified R1 Development Standards and Modified R1 Development Standards for Separated Sidewalks (R1/DS)

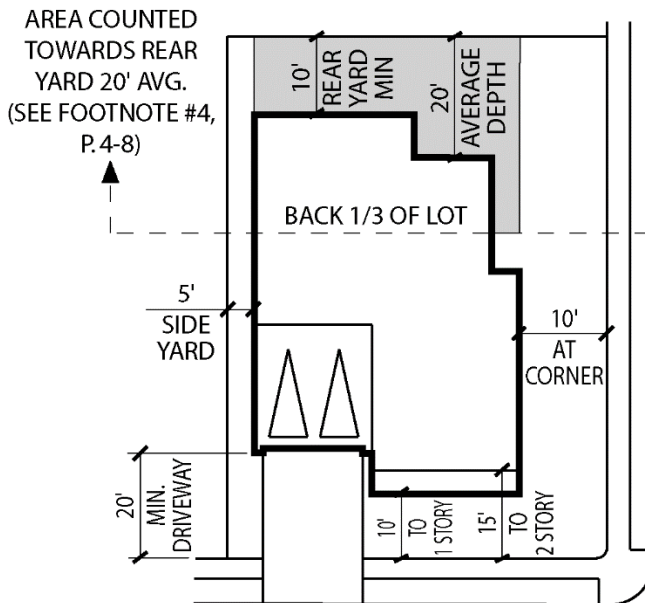
**Standard Single-Family**



**INTERIOR LOT:**  
 Area: 6000 sq ft  
 Width: 60 ft  
 Site Coverage:  
 35% for 2 story  
 45% for 1 story

**CORNER LOT:**  
 Area: 7500 sq ft  
 Width: 75 ft  
 Site Coverage:  
 35% for 2 story  
 45% for 1 story

**Single-Family with Separated Sidewalk**



**INTERIOR LOT:**  
 Area: 5700 sq ft  
 Width: 60 ft  
 Site Coverage:  
 37% for 2 story  
 50% for 1 story

**CORNER LOT:**  
 Area: 6650 sq ft  
 Width: 70 ft  
 Site Coverage:  
 39% for 2 story  
 50% for 1 story

**Table 4-5: Modified RS Development Standards and Modified RS Development Standards for Separated Sidewalks (RS/DS)<sup>1</sup>**

	<b>Standard Single Family</b>	<b>With Separated Sidewalk<sup>2</sup></b>
<b>Lot Size (minimum)</b>		
Area, Interior Lot	3,600 sq. ft.	3,600 sq. ft.
Area, Corner Lot	4,400 sq. ft.	4,000 sq. ft.
Width, Interior	45 ft.	45 ft.
Width, Corner	55 ft.	50 ft.
<b>Permitted Density (maximum per lot)</b>		
Residential Density	1 dwelling; 1 second unit	1 dwelling; 1 second unit
<b>Setbacks (minimum)</b> See Chapter 19.22 of Zoning Ordinance for accessory structure setbacks		
Front <sup>3</sup>	15 ft. to living space and side wall of garage; 18 ft. minimum driveway depth with roll-up garage	10 ft. to single story living space or side wall of garage; 15 ft. to 2 story living space; 18 ft. minimum driveway depth with roll-up garage
Sides <sup>5</sup>	5 ft. interior; 12.5 ft. street side on corner	5 ft. interior; 10 ft. street side on corner
Rear <sup>5</sup>	10 ft. minimum with minimum useable open space of 450 s.f. <sup>4</sup>	10 ft. minimum with minimum useable open space of 450 s.f. <sup>4</sup>
<b>Coverage (maximum)</b>		
Site Coverage	None <sup>4</sup>	None <sup>4</sup>
<b>Height (maximum)</b>		
Height Limit	35 ft.	35 ft.

1. Items in italics represent modifications to City Zoning Ordinance Standards.

2. Sidewalk separated from back of curb by 5-foot planter strip.

3. Front setback measured from back of walk.

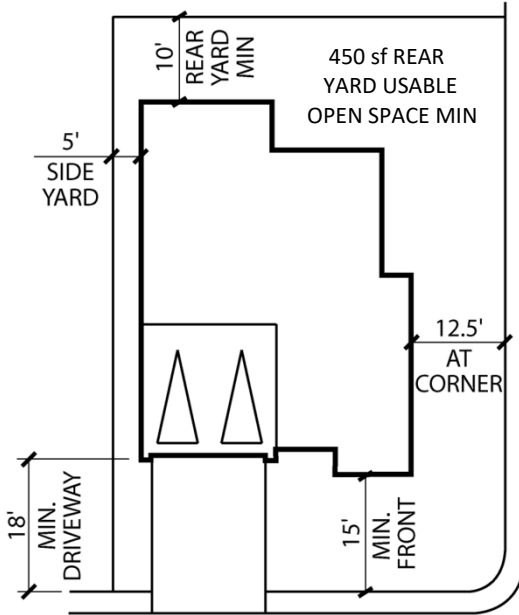
4. The rear and side yards may be utilized to meet the minimum usable open space provided the minimum dimension, measured perpendicular to the applicable rear or side yard lot is ten (10) feet. Maximum coverage is a function of lot size, required setbacks and useable open space.

5. LDR and MDR parcels directly abutting Westbrook Blvd. (within large lot parcels W-13, W-16, W-17, W-18 and W-19) shall include a 15-foot wide supplemental setback easement in addition to the required setback. See Circulation Plan, Section 7.

**Note: Variations of the above and other product types may be permitted subject to processing of a Design Review Permit for Residential Subdivisions (DRRS) concurrent with the approval of a tentative subdivision map and review of product type.**

Figure 4-3: Illustratives for Modified RS Development Standards and Modified RS Development Standards for Separated Sidewalks (RS/DS)

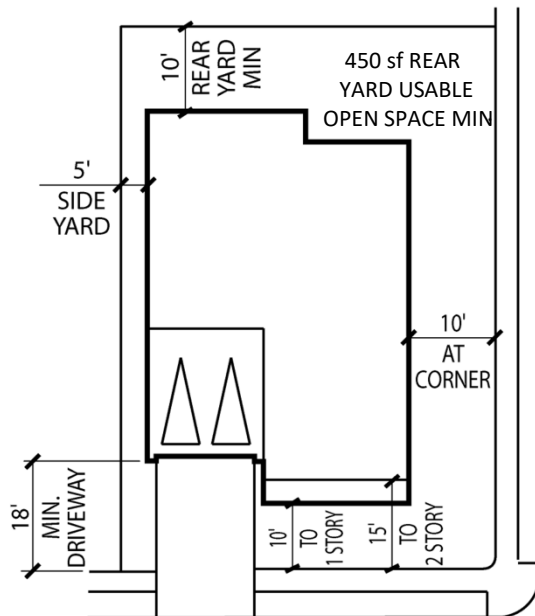
**Standard Single-Family**



**INTERIOR LOT:**  
Area: 3600 sq ft  
Width: 45 ft

**CORNER LOT:**  
Area: 4400 sq ft  
Width: 55 ft

**Single-Family with Separated Sidewalk**



**INTERIOR LOT:**  
Area: 3600 sq ft  
Width: 45 ft

**CORNER LOT:**  
Area: 4000 sq ft  
Width: 50 ft

<b>Medium Density Residential (MDR)</b>	
<b>Density Range:</b>	7.0 to 12.9 dwelling units per acre
<b>Applied Zoning District:</b>	RS/DS: Small Lot Residential/Development Standard Overlay
<b>Description:</b>	<p>Medium density residential (MDR) land use provides an opportunity to accommodate a variety of housing types. This density allows for single family detached housing, however, alternative housing types may also be accommodated within the medium density range. Housing types may include cluster housing, duplexes/half-plexes, zero lot line, townhomes, courtyard housing, bungalow courts and other attached and detached housing products. The incorporation of innovative housing types are strongly encouraged by the WRSP to provide a variety of housing alternatives, maximize common open space/recreation opportunities, and enhance the neighborhood environment. In addition to housing, the RS zoning also permits similar and related compatible uses.</p>
<b>Permitted Uses:</b>	As Specified in the City of Roseville Zoning Ordinance
<b>Development Standards:</b>	<p>Given the variety of housing types that can be accommodated by medium density land use, the Design Standards overlay zone has been applied to all MDR parcels. The intent is to allow additional flexibility in the placement, design and configuration of buildings and lots for individual projects. In addition, similar to LDR parcels, the use of separated sidewalks, alternative garage configurations and other elements are encouraged.</p> <p>Specific development standards will be established through the processing of a Design Review Permit for Residential Subdivisions (DRRS) concurrent with the approval of a tentative subdivision map, or as part of the Design Review process if a subdivision map is not required, for each designated RS/DS parcel. See Circulation Plan, Section 7, for additional supplemental setback easement requirements for MDR parcels abutting West Side Drive (parcels W-16 and W-19). Within the Village Center, additional development standards apply to MDR (see Section 10, Village Center Plan).</p>
<b>High Density Residential (HDR)</b>	
<b>Density Range:</b>	13.0 dwelling units per acre and higher
<b>Applied Zoning District:</b>	R3: Attached Housing
<b>Description:</b>	<p>High density residential (HDR) land use accommodates attached multi-family housing including apartments, townhomes and condominiums. The applied R3 zone also allows similar and compatible uses including community care facilities. High density residential may provide opportunities for either rental or purchase housing, and is a critical component in ensuring affordable housing opportunities in compliance with the City's Housing Element.</p>
<b>Permitted Uses:</b>	As specified in the City of Roseville Zoning Ordinance.
<b>Development Standards:</b>	As specified in the City of Roseville Zoning Ordinance. Within the Village Center, additional development standards apply to HDR (see Section 10, Village Center Plan).

**□ SERVICE AND EMPLOYMENT USES**

Service and employment uses in the West Roseville Specific Plan consist of commercial, office, general industrial and light industrial. Included is the Village Center, envisioned as the primary focal point of the community. The Specific Plan emphasizes compatibility and interconnectivity between uses. The WRSP Design Guidelines promote the creation of projects that are desirable, functional, secure, create a strong street presence, and incorporate elements (pathways, access connections, plazas, lighting elements, shading, etc.) that promote pedestrian activity.



<b>Village Center (VC)</b>	
<b>Density Range:</b>	
<b>Typical FAR:</b>	<b>See Village Center Plan, Section 10</b>
<b>Applied Zoning District:</b>	
<b>Description:</b>	<p>The Village Center is planned to accommodate a broad mix and configuration of uses that form the commercial, service, social and activity focus for the WRSP. The Village Center will have a visible presence in the community and create a destination where residents will come to meet, shop, eat, recreate and obtain services. It is the gathering spot of the community: a district where preferences are given to the pedestrian and not the auto, and where interaction and socialization are primary goals and a catalyst for formal and informal activities.</p> <p>The Village Center will accommodate a variety of service, commercial and housing uses. Given the unique nature of the Village Center, and the importance it plays in the overall form of the WRSP, detailed provisions have been established to guide its development. These include unique land use, zoning, improvement and development standards, design guidelines and project processing provisions. Section 10, Village Center Plan, provides a detailed discussion and the requirements associated with this use.</p>
<b>Permitted Uses:</b>	<b>See Village Center Plan, Section 10</b>

<b>Community Commercial (CC)</b>	
<b>Typical FAR:</b>	<b>20 to 40%</b>
<b>Applied Zoning Districts:</b>	<b>CC – Community Commercial CC/SA – Community Commercial/Special Area Overlay</b>
<b>Description:</b>	<p>Community Commercial (CC) land use accommodates a mix of retail and service uses to meet the needs of the surrounding community. Organized in a series of Service Nodes, the CC land uses are located along major circulation routes, and are intended to be both pedestrian and auto oriented. In most cases, CC uses have been located adjacent to or nearby to HDR uses. While the permitted uses for each CC parcel are the same, except for Parcel W-20 which has a Special Area (SA) overlay, the size, configuration and location of each will impact the ultimate character and mix of uses:</p> <ul style="list-style-type: none"> <li>● <b>Parcel F-6D</b> provides an opportunity for a smaller neighborhood center near higher intensity land uses such as HDR, MDR, and the School and Park.</li> <li>● <b>Parcel F-30</b> is sized to accommodate a smaller neighborhood retail center and is adjacent to, and may orient upon, the adjacent open space preserve;</li> <li>● <b>Parcel F-31</b> is of a typical size and configuration to accommodate a conventional community/neighborhood retail center, and provides opportunities to connect to adjacent HDR uses;</li> <li>● <b>Parcels F-32 and F-33</b> are two adjacent smaller CC parcels located next to HDR uses. These parcels provide the opportunity to create less intense local serving neighborhood centers;</li> <li>● <b>Parcels F-34</b> is of medium size and provides the opportunity to include uses and designs that complement, orient toward and connect to the adjacent Regional Sports Park.;</li> <li>● <b>Parcel F-35</b> is a smaller-sized parcel adjacent to CC uses;</li> <li>● <b>Parcel F-81</b> is a small-sized parcel that provides an opportunity for neighborhood or community serving use near Villages F-14, and F-15;</li> <li>● <b>Parcel W-30</b> is a smaller-sized parcel and provides opportunity to connect to adjacent HDR and City Edge open space;</li> <li>● <b>Parcel W-20</b> is a smaller-sized parcel that has a SA overlay to ensure compatibility with surrounding residential uses.</li> </ul>
<b>Permitted Uses:</b>	As specified in the City of Roseville Zoning Ordinance. For Parcel W-20, the Special Area (SA) overlay has been applied to modify WRSP CC permitted, conditionally permitted, and administratively permitted uses to ensure compatibility with the adjacent residential uses. The revised use table for the CC/SA-WR zone is included as Table 4-6.
<b>Development Standards:</b>	As specified in the City of Roseville Zoning Ordinance. Within the Village Center, additional development standards apply to CC (see Section 10, Village Center Plan)
<b>Development Standards:</b>	See Village Center Plan, Section 10



Table 4-6: CC/SA-WR Permitted Uses for Parcel W-20

AGRICULTURAL AND OPEN SPACE USE TYPES		CC/SA-WR
Resource Protection & Restoration		-
Resource Related Restoration		-
CIVIC USE TYPES		CC/SA-WR
Community Assembly		-
Community Service		-
Essential Services		P
Hospital Services		
	General Hospital Services	-
	Psychiatric Hospital Services	-
Libraries & Museums, Private		CUP
Public Parking Services		-
Schools		
	College & University	CUP
	Elementary & Secondary	-
	Private Elementary & Secondary	-
Social Services		
	Emergency Shelter	-
	Food Distribution	-
	Food Service	
Power Generating Facilities		
	Emergency	-
	Supplemental/Individual Use	
	Passive Power	-
RESIDENTIAL USE TYPES		CC/SA-WR
Caretaker/Employee Housing		-
Dwelling		
	Multi-Family	CUP
	Single-Family	-
	Two-Family	-
Family Day Care Home, Small		-
Family Day Care Home, Large		-
Single Room Occupant		-
COMMERCIAL USE TYPES		CC/SA-WR
Adult Business Establishments		-
Animal Sales & Services		
	Grooming & Pet Stores	P
	Kennels	-
	Veterinary Clinics	P
	Veterinary Hospital	-
Automotive & Equipment		
	Automotive Rentals	-
	Automotive Repairs	-
	Automotive Sales	-
	Car Wash and Detailing	-
	Commercial Parking	-
	Heavy Equipment Rental, Repair and Sales	-
	Equipment Repair	-
	Gasoline Sales	-
Banks & Financial Services <sup>(1)</sup>		P
Bars & Drinking Places		-
Broadcasting and Recording Studios		-
Building Materials Stores		-
Business Support Services		P

COMMERCIAL USE TYPES (cont.)		CC/SA-WR
<b>Commercial Recreation</b>		
	Amusement Center	P
	Indoor Entertainment	P
	Indoor Sports and Recreation	P
	Outdoor Entertainment	-
	Outdoor Sports and Recreation	-
	Large Amusement Complexes	-
<b>Community Care Facility</b>		P
<b>Day Care Center</b>		P
<b>Eating and Drinking Establishment</b>		
	Fast Food with Drive Through	CUP
	Convenience	P
	Full Service	P
<b>Food &amp; Beverage Retail Sales (2)</b>		P
<b>Funeral &amp; Interment Services</b>		-
<b>Lodging Services</b>		-
<b>Long Term Care Facility</b>		-
<b>Maintenance and Repair</b>		P
<b>Medical Services</b>		
	General	P
	Substance Abuse Treatment Clinic	-
<b>Neighborhood Commercial</b>		-
<b>Nightclubs</b>		-
<b>Nursery, Retail</b>		-
<b>Offices, Professional (1)</b>		P
<b>Personal Services (3)</b>		P
<b>Retail Sales and Services (1)(4)</b>		P
<b>Specialized Education &amp; Training</b>		
	Vocational Schools	CUP
	Specialty Schools	CUP
<b>Storage, Personal Storage Facility</b>		-

INDUSTRIAL USE TYPES		CC/SA-WR
<b>Laundries, Commercial</b>		-
<b>Printing &amp; Publishing</b>		-
<b>Research Services</b>		-
<b>Wholesale &amp; Distribution, Light</b>		-

TRANSPORTATION AND COMMUNICATION USE TYPES		CC/SA-WR
<b>Heliport</b>		-
<b>Intermodal Facilities</b>		-
<b>Telecommunications Facilities</b>		-

All highlighted uses have been modified by the WRSP SA Overlay.

- (P) Principally Permitted
- (CUP) Permitted through approval of a Conditional Use Permit
- (A) Administratively Permitted
- (-) Not Permitted

**Notes:**

- (1) Cash advance and bail bonds are not permitted uses within the Banks and Financial Services, Professional Office and Retail Sales and Services use types.
- (2) Liquor stores are not permitted uses within the Food and Beverage Retail Sales use type.
- (3) Tattoo shops and body piercing shops are not permitted uses within the Personal Services use type.
- (4) Smoke shops, hookah lounges and smoking lounges are not permitted uses within the Retail Sales and Services use type.

<b>Light Industrial (LI) &amp; General Industrial (IND)</b>	
<b>Typical FAR:</b>	<b>20 to 50%</b>
<b>Applied Zoning Districts:</b>	<b>MI/SA-WR – Light Industrial/Special Area Overlay M2/SA-WR – General Industrial/Special Area Overlay</b>
<b>Description:</b>	Light Industrial (LI) and General Industrial (IND) uses form an Employment District adjacent to the Pleasant Grove Wastewater Treatment Plant (PGWWTP). In addition to providing employment opportunities, these uses ensure compatibility with the PGWWTP 1000-foot non-residential buffer. Light Industrial land use accommodates manufacturing, processing, assembly, high technology, research and development, storage and other uses that are compatible operating in relatively close proximity to commercial and residential uses. General Industrial allows a broader and more intense variety of uses that typically need to be buffered from more sensitive uses.
<b>Permitted Uses:</b>	The Special Area (SA) overlay has been applied to all WRSP Light and General Industrial zones. The SA overlay modifies WRSP M1 and M2 permitted, conditionally permitted and administratively permitted uses to ensure compatibility with the PGWWTP and other area uses. Uses have been restricted to limit those use types with the highest potential for conflict with the daily operations of the WWTP. The revised use table for the MI/SA-WR and M2/SA-WR zones is included as Table 4-7.
<b>Development Standards:</b>	As Specified in the City of Roseville Zoning Ordinance.
<b>Air Quality:</b>	At the time industrial users are proposed in the WRSP, the individual users will be required to obtain a Permit to Operate from the Placer County Air Pollution District. If the District determines that the operation may exceed toxic air contaminant thresholds, air quality modeling and/or additional environmental review may be required to ensure that measures are incorporated into the project that reduce emissions to a less than significant level.

Table 4-7: M1/SA-WR and M2/SA-WR Permitted Uses

<b>AGRICULTURAL AND OPEN SPACE USE TYPES</b>	<b>M1/SA-WR</b>	<b>M2/SA-WR</b>
Agricultural	P	P
Resource Protection and Restoration	P	P

<b>CIVIC USE TYPES</b>	<b>M1/SA-WR</b>	<b>M2/SA-WR</b>
Community Assembly	CUP	CUP
Community Service	P	P
Essential Services	P	P
Intensive Public Facilities	-	CUP
Public Parking Services	P	P
Schools, Private Elementary and Secondary	-	-
Social Services Food Distribution	A/CUP (2)	A/CUP (2)
Food Service	A/CUP (3)	A/CUP (3)
Temporary Resident Shelter	-	-

<b>RESIDENTIAL USE TYPES</b>	<b>M1/SA-WR</b>	<b>M2/SA-WR</b>
Caretaker/Employee Housing	A	-
Congregate Residence	-	-

<b>COMMERCIAL USE TYPES</b>	<b>M1/SA-WR</b>	<b>M2/SA-WR</b>
Adult Business Establishment	CUP	CUP
Animal Sales and Services		
Kennels	P	P
Veterinary Clinics	P	P
Veterinary Hospital	P	P
Automotive and Equipment		
Automotive Rental	CUP	-
Automotive Repairs	P	CUP
Automotive Sales	-	-
Car Wash and Detailing	P	CUP
Commercial Parking	P	P
Heavy Equipment Rental, Repair and Sales	P	P
Gasoline Sales	P	P
Impound Yards	CUP	P
Broadcasting and Recording Studios	P	P
Building Materials Stores	P	P
Business Support Services	P	CUP
Commercial Recreation		
Indoor Entertainment	CUP	CUP
Indoor Sports and Recreation	P	P
Outdoor Entertainment	CUP	CUP
Outdoor Sports and Recreation	P	P
Large Amusement Complexes	CUP	CUP
Eating and Drinking Establishment, Convenience	<b>CUP</b>	<b>CUP</b>
Maintenance and Repair	CUP	CUP
Medical		
Substance Abuse Treatment Clinic	CUP	CUP

<b>Commercial Use Types (continued)</b>		<b>M1/SA-WR</b>	<b>M2/SA-WR</b>
Neighborhood Commercial		CUP	CUP
Nightclubs (1)		CUP	CUP
Nursery, Retail		P	P
Offices, Professional		<b>CUP</b>	<b>CUP</b>
Personal Services		CUP	CUP
Retail Sales and Services		-	-
Specialized Education and Training			
	Vocational Schools	<b>CUP</b>	CUP
	Specialty Schools	<b>CUP</b>	CUP
Storage, Personal Storage Facility		P	P

<b>INDUSTRIAL USE TYPES</b>		<b>M1/SA-WR</b>	<b>M2/SA-WR</b>
Day Care Center, Secondary (employees only)		CUP	-
Equipment and Materials Storage Yards		CUP	P
General Industrial		CUP	P
Hazardous Materials Handling		CUP	P
Laundries, Commercial		P	P
Light Manufacturing		P	P
Printing and Publishing		P	P
Recycling, Scrap and Dismantling			
	Enclosed	P	P
	Unenclosed	CUP	P
Research Services		<b>CUP</b>	<b>CUP</b>
Specialized Industrial		CUP	CUP
Wholesale and Distribution			
	Light	P	P
	Heavy	CUP	P

<b>TRANSPORTATION AND COMMUNICATION USE TYPES</b>		<b>M1/SA-WR</b>	<b>M2/SA-WR</b>
Antennas and Communication Facilities (5)			
	Developed Lot	P	P
	Undeveloped Lot	CUP	CUP
Heliport		CUP	CUP
Intermodal Facilities (6)		P	P

All highlighted uses have been modified by the WRSP SA Overlay.

- (P) Principally Permitted
- (CUP) Permitted through approval of a Conditional Use Permit
- (A) Administratively Permitted
- (-) Not Permitted

**Notes:**

1. Additional Requirements contained in Chapter 19.49 of the City of Roseville Zoning Ordinance
2. Additional Requirements contained in Chapter 19.40 of the City of Roseville Zoning Ordinance
3. Additional Requirements contained in Chapter 19.39 of the City of Roseville Zoning Ordinance
4. Additional Requirements contained in Chapter 19.38 of the City of Roseville Zoning Ordinance
5. Additional Requirements contained in Chapter 19.34 of the City of Roseville Zoning Ordinance
6. Additional Requirements contained in Chapter 19.36 of the City of Roseville Zoning Ordinance

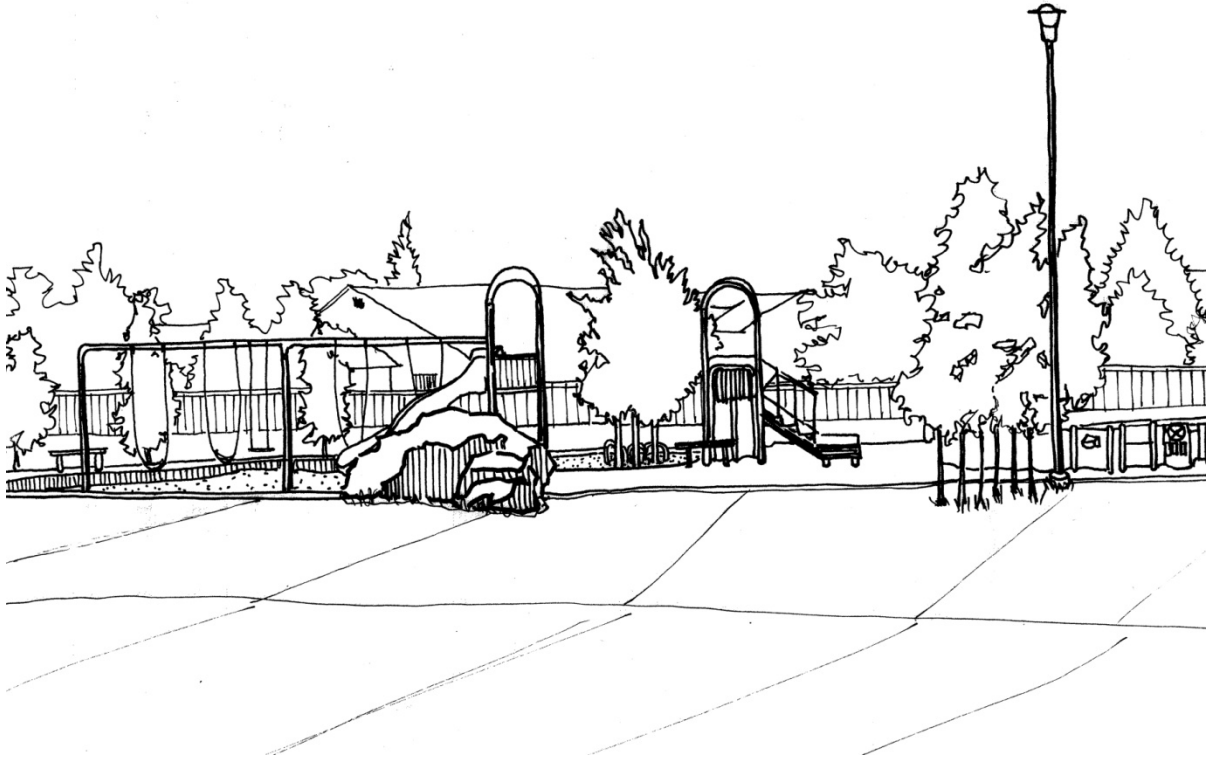
**□ OPEN SPACE AND PUBLIC USES**

Over one-fifth of the West Roseville Specific Plan has been designated for open space use (open space preserve areas and paseos). In addition, approximately 257-acres of regional, community and neighborhood park sites are designated. The WRSP incorporates a variety of public/quasi-public uses including schools, fire station, electric substation, and expansion area for the PGWWTP site. Open space and public uses have been designated and sized consistent with General Plan policies and standards.

Park & Recreation and Public/Quasi-Public (church) uses are also incorporated within the Village Center. See Section 10, Village Center Plan, for further discussion.

Open Space (OS)	
<b>Applied Zoning District:</b>	<b>OS - Open Space</b>
<b>Description:</b>	<p>Open Space (OS) land use and zoning is generally applied to lands that are environmentally sensitive or otherwise significant due to habitat, hazards or natural features. Open space areas play a significant role in defining the visual character of the WRSP. They provide for passive recreation opportunities, preservation of significant resources, view sheds, flood water conveyance and retention, backbone sewer collection infrastructure, a community garden, resource mitigation, and can improve the interface between uses and define an edge to the City. In addition, open space areas may accommodate Class 1 bike path systems and are a key element in creating Plan Area interconnectivity.</p> <p>WRSP open space can be defined in two categories:</p> <p><b>Open Space Preserve Areas</b> generally correspond with those lands required to be preserved by accompanying Federal Clean Water Act Section 404 permits. These open space preserve areas incorporate creek corridors and floodplains, seasonal wetlands, and oak woodlands. Uses within open space preserve areas are limited to activities authorized under the accompanying 404 permit(s). The open space preserves may accommodate bike path, roadway, utility, drainage, other public facilities and maintenance for fire protection. Typical permitted uses may include trails, storm drainage facilities and passive recreation. A 2-acre community garden is planned within the open space on Parcel F-83.</p> <p>Included in the open space preserve areas is the city edge open space. The city edge open space consists primarily of grassland and wetland areas located along the western edge of the WRSP. This open space preserve area visually defines the western limits of the City and creates a transition between urban uses in Roseville and planned rural and agricultural uses in unincorporated Placer County.</p> <p><b>Paseos</b> are “created” landscaped open space corridors established primarily to provide linkages through neighborhoods to parks, schools and commercial areas as an alternative to major roadway links. The paseos are typically 25 to 75 feet in width and may function as a wide landscape corridor along one side of a residential street, or as a greenway extending through neighborhoods. Paseos will include Class 1 bike paths and may accommodate other informal recreational activities.</p> <p>Additional information relating to preserve areas is included in Resource Management (Section 6), and on paseos in Public Services Plan (Section 8).</p>

Open Space (OS)	
<b>Permitted Uses:</b>	As specified in the City of Roseville Zoning Ordinance and the Preserve Area Operations and Maintenance (O&M) Plan.
<b>Development Standards:</b>	As Specified in the City of Roseville Zoning Ordinance.



*Park*

<b>Park &amp; Recreation (P/R)</b>	
<b>Applied Zoning District:</b>	<b>PR – Parks &amp; Recreation</b>
<b>Description:</b>	Park and Recreation (P/R) land use and zoning identify public parks in the WRSP. These include City neighborhood, community and regional parks providing a combination of active and passive recreational facilities. Neighborhood parks are located internally within neighborhoods, in some cases combined with school sites, forming Neighborhood Nodes of local activity. The larger public park facilities, the Regional Sports Park and Fiddymont Park, are key components that, along with the planned high school site, make up the WRSP Activity Core. In addition to formal park sites, the WRSP includes pocket parks. Pocket parks are small public recreation amenities located centrally within specific subdivisions. Pocket parks are not subject to credit towards meeting the General Plan park dedication requirement. Parks and recreation facilities are further described under Public Services Plan (Section 8).
<b>Permitted Uses:</b>	As specified in the City of Roseville Zoning Ordinance.
<b>Development Standards:</b>	As Specified in the City of Roseville Zoning Ordinance.

<b>Public/Quasi-Public (P/QP)</b>	
<b>Applied Zoning District:</b>	<b>P/QP – Public/Quasi-Public</b>
<b>Description:</b>	Public/Quasi-Public land use and zoning is applied to municipal facilities as well as quasi-public uses where the size or character of such uses warrant an individual designation. In the WRSP, P/QP uses include public schools (four elementary schools, a middle school and high school), a church, a fire station, an electric substation site, water tank/recycling center site, well sites and a site for expansion of the PGWWTP. The municipal and school facilities are discussed in more detail in Public Services Plan and Utilities Plan (Sections 8 and 9).
<b>Permitted Uses:</b>	As specified in the City of Roseville Zoning Ordinance.
<b>Development Standards:</b>	As Specified in the City of Roseville Zoning Ordinance.

### **4.3 MINOR RESIDENTIAL DENSITY ADJUSTMENTS**

The West Roseville Specific Plan has assigned residential densities based on a plan level assessment of the constraints and opportunities of each large-lot Specific Plan parcel and anticipated long-term demand for various housing types. As individual residential projects are designed and processed over time, a more detailed assessment of site, market and other conditions will occur. It is anticipated that this process may result in the desire or need to adjust (reduce or increase) the number of units assigned to some large-lot residential parcels.

It is the intent of the WRSP to permit flexibility in adjusting the number of residential units allocated to any residential large lot parcel in response to market demand, subdivision and/or design review considerations, including but not limited to transfers which do not result in additional impacts to oak trees or other natural resources. To further this intent, units may be transferred between large lot residential parcels provided:

- a. The transfer and receiving parcels are within the WRSP and covered by the same development agreement;
- b. The cumulative increase or decrease in units resulting from the minor density adjustment does not change by more than twenty-percent (20%) the number of pre-transfer units allocated to either the transfer or receiving parcel as established at the time of original approval of the Specific Plan;
- c. The transfer and receiving parcels have existing General Plan land use designations of LDR, MDR or HDR and the density adjustments do not result in densities on either the transfer or receiving parcel above or below the existing land use designations;
- d. The transfer does not result in increased impacts on oak trees and does not preclude the ability of the parcels to conform to the WRSP Design Guidelines;
- e. The transfer does not result in increased impacts upon the transfer and receiving parcels beyond those identified in the WRSP EIR; and
- f. The adjustments in density do not adversely impact planned infrastructure, roadways, schools, or other public facilities or Plan Area fee programs and assessment districts.

In addition to the above, the transfer of units from an HDR parcel to HDR, MDR, or LDR parcel(s) is permitted provided it also meets the following supplemental criteria:

- a. HDR units designated as affordable units and encumbered by Affordable Housing Development Agreements (or other form as approved by the City) are not eligible for density transfers; and

- b. Units may only be transferred from an HDR parcel with a density of 18 units per acre or greater to another HDR parcel with a density of 18 units per acre or greater (Parcels F-6B, F-8A, F-20, F-21, F-22, F-23, F-24, F-25, F-26, W-16, W-25, W-27). In no case may such transfer result in the density of either parcel falling below 18 units per acre. These parcels may receive unit transfers from parcels with densities below 18 units per acre.

Minor density adjustments, if consistent with the above criteria, are contemplated by and within the intent of this Specific Plan and the WRSP EIR and will not require an amendment to the Specific Plan or the City General Plan.

To request a minor density adjustment, the owner or owners of both the transfer and receiving parcels shall submit an Administrative Permit to the Planning Director identifying the impacted parcels, designating the number of units being transferred and providing other documentation as required by the Planning Director to determine compliance with the above unit transfer criteria. Applicant shall also provide a revised Specific Plan Table 4-2 "Land Use, Zoning and Units by Parcel" reflecting the adjusted unit counts and densities. The revised table will be the official record tracking unit allocations to each large lot residential parcel.

If the Planning Director determines that the minor density adjustment is not consistent with the above criteria, the minor density adjustment shall be denied or may be referred or appealed to the Planning Commission for resolution. Any determination of consistency may, at the discretion of the Planning Director, be forwarded the Planning Commission for review. Applicant may request density adjustments that do not comply with the above criteria. Such requests shall require an amendment to the Specific Plan.

All unused units must be transferred prior to approval by the City of the last small lot final map or Design Review Permit for any residential large lot parcel. Any units designated by the Specific Plan to a large lot parcel that are not used by a tentative map/Design Review Permit or are not approved for transfer shall revert to the City unit pool and landowners shall have no subsequent claim to such units.