

ORDINANCE NO. #####

ATTACHMENT 1

Planned Development Ordinance Permitted Use Types

Primary uses are permitted subject to the requirements of this Ordinance as designated below:

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

|                                              | Commercial - Planned Development (C-PD) | Innovation Tech Park - Planned Development (ITP-PD) |
|----------------------------------------------|-----------------------------------------|-----------------------------------------------------|
| <b>Agricultural and Open Space Use Types</b> |                                         |                                                     |
| Agricultural                                 | –                                       | P                                                   |
| Animal Keeping                               | –                                       | –                                                   |
| Resource Protection and Restoration          | –                                       | P                                                   |
| Resource-Related Recreation                  | –                                       | –                                                   |
| <b>Civic Use Types</b>                       |                                         |                                                     |
| Community Assembly                           | –                                       | CUP                                                 |
| Community Services                           | –                                       | P                                                   |
| Essential Services                           | –                                       | P                                                   |
| Intensive Public Facilities                  | –                                       | –                                                   |
| Power Generating Facilities <sup>1</sup>     |                                         |                                                     |
| Emergency                                    | –                                       | A                                                   |
| Supplemental/Individual Use                  | –                                       | CUP                                                 |
| General Power Production                     | –                                       | –                                                   |
| Passive Power                                | –                                       | –                                                   |
| Public Parking Services                      | –                                       | –                                                   |
| Schools                                      |                                         |                                                     |
| College and University                       | –                                       | CUP                                                 |
| Public/Private Elementary and Secondary      | –                                       | –                                                   |
| Social Services                              |                                         |                                                     |
| Emergency Shelter <sup>2</sup>               | –                                       | –                                                   |
| Food Distribution <sup>3</sup>               | –                                       | –                                                   |
| Food Service <sup>4</sup>                    | –                                       | –                                                   |
| <b>Residential Use Types</b>                 |                                         |                                                     |
| Caretaker/Employee Housing                   | –                                       | CUP                                                 |
| <b>Commercial Use Types</b>                  |                                         |                                                     |
| Animal Sales and Service                     |                                         |                                                     |
| Kennels                                      | –                                       | –                                                   |
| Veterinary Clinic                            | P                                       | –                                                   |
| Veterinary Hospital                          | –                                       | –                                                   |

|                                                              |   |       |
|--------------------------------------------------------------|---|-------|
| <b>Automotive and Equipment</b>                              |   |       |
| Automotive Body and Equipment Repair <sup>5</sup>            | – | P     |
| Automotive Rental                                            | – | CUP   |
| Automotive Repairs <sup>5</sup>                              | – | P     |
| Automobile Sales                                             | – | –     |
| Car Wash and Detailing                                       | – | –     |
| Commercial Parking                                           | – | –     |
| Gasoline Sales <sup>6</sup>                                  | – | –     |
| Heavy Equipment Rental and Sales                             | – | –     |
| Impound Yards                                                | – | –     |
| Broadcasting/Recording Studio                                | – | P     |
| Building Material Stores                                     | – | –     |
| Business Support Services                                    | P | P     |
| <b>Commercial Recreation</b>                                 |   |       |
| Indoor Entertainment                                         | – | CUP   |
| Indoor Sports and Recreation                                 | – | P     |
| Large Amusement Complexes                                    | – | –     |
| Outdoor Entertainment                                        | – | –     |
| Outdoor Sports and Recreation                                | – | –     |
| Eating and Drinking Establishments, Convenience <sup>6</sup> | P | –     |
| Eating and Drinking Establishments, Full Service             | P | –     |
| Maintenance and Repair                                       | – | P     |
| Medical, General                                             | P | –     |
| Neighborhood Commercial                                      | P | –     |
| Nightclubs <sup>7</sup>                                      | – | –     |
| Nursery, Retail                                              | – | –     |
| Offices, Professional                                        | P | P     |
| Personal Services                                            | P | –     |
| Retail Sales and Services                                    | P | –     |
| <b>Specialized Education and Training</b>                    |   |       |
| Vocational Schools                                           | P | P     |
| Specialty Schools                                            | P | P     |
| Storage, Personal Storage Facility                           | – | –     |
| <b>Industrial Use Types</b>                                  |   |       |
| Day Care Center, Secondary (Employees Only)                  | – | CUP   |
| Data Center <sup>8</sup>                                     | – | –     |
| Equipment and Materials Storage Yards                        | – | –     |
| General Industrial <sup>9</sup>                              | – | CUP/P |

|                                                      |   |         |
|------------------------------------------------------|---|---------|
| Hazardous Materials Handling                         | – | –       |
| Laundries, Commercial                                | – | –       |
| Light Manufacturing                                  | – | P       |
| Printing and Publishing                              | – | P       |
| Recycling, Scrap and Dismantling                     |   |         |
| Enclosed                                             | – | –       |
| Unenclosed                                           | – | –       |
| Research Services                                    | – | P       |
| Specialized Industrial <sup>10</sup>                 | – | P       |
| Wholesale and Distribution                           |   |         |
| Light                                                | – | –       |
| Heavy                                                | – | –       |
| <b>Transportation and Communication Use Types</b>    |   |         |
| Antennas and Communications Facilities <sup>11</sup> |   |         |
| Developed Lot                                        | – | –       |
| Undeveloped Lot                                      | – | –       |
| Heliport                                             | – | –       |
| Intermodal Facilities <sup>12</sup>                  | – | CUP     |
| Telecommunications Facilities <sup>11</sup>          | – | P/A/CUP |

**NOTES:**

1. Additional requirements are contained in Roseville Municipal Code Chapter 19.55.
2. Additional requirements are contained in Roseville Municipal Code Chapter 19.38.
3. Additional requirements are contained in Roseville Municipal Code Chapter 19.40.
4. Additional requirements are contained in Roseville Municipal Code Chapter 19.39.
5. Including electric vehicle repair and parts.
6. 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.
7. Additional requirements are contained in Roseville Municipal Code Chapter 19.49.
8. A data center is a building housing internet technology infrastructure such as servers and data storage systems which provides cloud computing, artificial intelligence, or other data support services to offsite users/businesses.
9. Concrete batch plants and cogeneration plants are prohibited in ITP-PD and C-PD districts. Any outdoor component, like equipment pads, shall be fully secured, screened and not accessible from a public walkway.
10. Including alternative energy products and related components and services, and pharmaceutical and medicine manufacturing not exceeding biosafety level 2 (Biosafety level 3 and 4 are not permitted).
11. Additional requirements are contained in Roseville Municipal Code Chapter 19.34.
12. Additional requirements are contained in Roseville Municipal Code Chapter 19.36.