



## APPENDIX A – DEVELOPMENT STANDARDS

### A.1 Standards Overview

The zoning and development standards listed below shall guide development within the ARSP development parcels. Where the ARSP is silent the City of Roseville’s Zoning Ordinance and Community Design Guidelines shall prevail.

### A.2 RS Development Standards

The ARSP provides a framework to guide the development of a unique urban village.

The City of Roseville’s Residential Zone General Development Standards shall apply to the residential development within ARSP. To encourage a range of housing types and densities that can respond to a wide variety of household needs and market segments, deviations from the prescribed Zoning Ordinance Residential Development Standards are allowed pursuant to approval of a Design Review Permit for a Residential Subdivision (DRRS).

A Design Review for Residential Subdivision (DRRS) entitlement, consistent with the City’s Community Design Guidelines is also required for housing products that are 7 dwelling units per acre and above.

#### A. Parking Requirements

Parking standards for the RS parcels shall be as per the City of Roseville Standards.

#### B. Residential Garages

Where private garages are provided, there may be a variety of configurations including single car garages, standard two or three car side-by-side, tandem garages, split garages or common garages, as appropriate to the product type. Individual private garages should provide adequate space for storage of trash recycling containers outside of the minimum parking dimensions required by the City’s Zoning

Ordinance. Minimum space requirements for garages shall be as per the City of Roseville's Zoning Ordinance.

### **C. Carriage Houses / Expanded Living Areas**

The ARSP encourages a wide range of housing options and opportunities within the Plan Area. To meet the needs of changing demographics, carriage houses/expanded living areas are encouraged throughout the plan.

The carriage unit living areas generally range from 400-600 square feet and are either a studio or 1-bedroom configuration. They may be free-standing or attached to the main house with a private entrance. They may also be located above a 2 or 3-car garage. This space is flexible and may also be used as a home office or recreation room.

### **D. Residential Temporary Uses**

In addition to the permitted temporary uses in the City Zoning Code, artists/artisans whose studios are located in their home in the Village District may conduct 5 "open studio" events by invitation or open to the public per calendar year.

### **E. Walls and Fence Standards**

Walls and Fences shall comply with the City of Roseville Zoning Ordinance Accessory Structure standards.

### **Fencing Restrictions**

Open fences are intended to provide a visually transparent barrier at developed edges adjacent to open space parcel and include materials such as wrought iron and tubular steel. Depending on interface, open fencing may be used between open space areas and the rear and side property line of residential parcels

*-(No longer applicable based on state law and current program)*

along a street adjacent to open space, or along pedestrian pathways at the edges of open space parcels. Open fences may also be used to separate different functions within landscape corridors (for example, to restrict access of dirt bikes and motorized vehicles) and at other miscellaneous locations within the Plan Area. Open fencing is the preferred fencing type adjacent to open space where a single-loaded street is not located adjacent to open space. Within residential subdivisions abutting open space fencing shall visually open, even if backing onto open space to maintain views. Figure A.2 illustrates the development parcels that are required to comply with the fencing regulations.



*Open fencing*

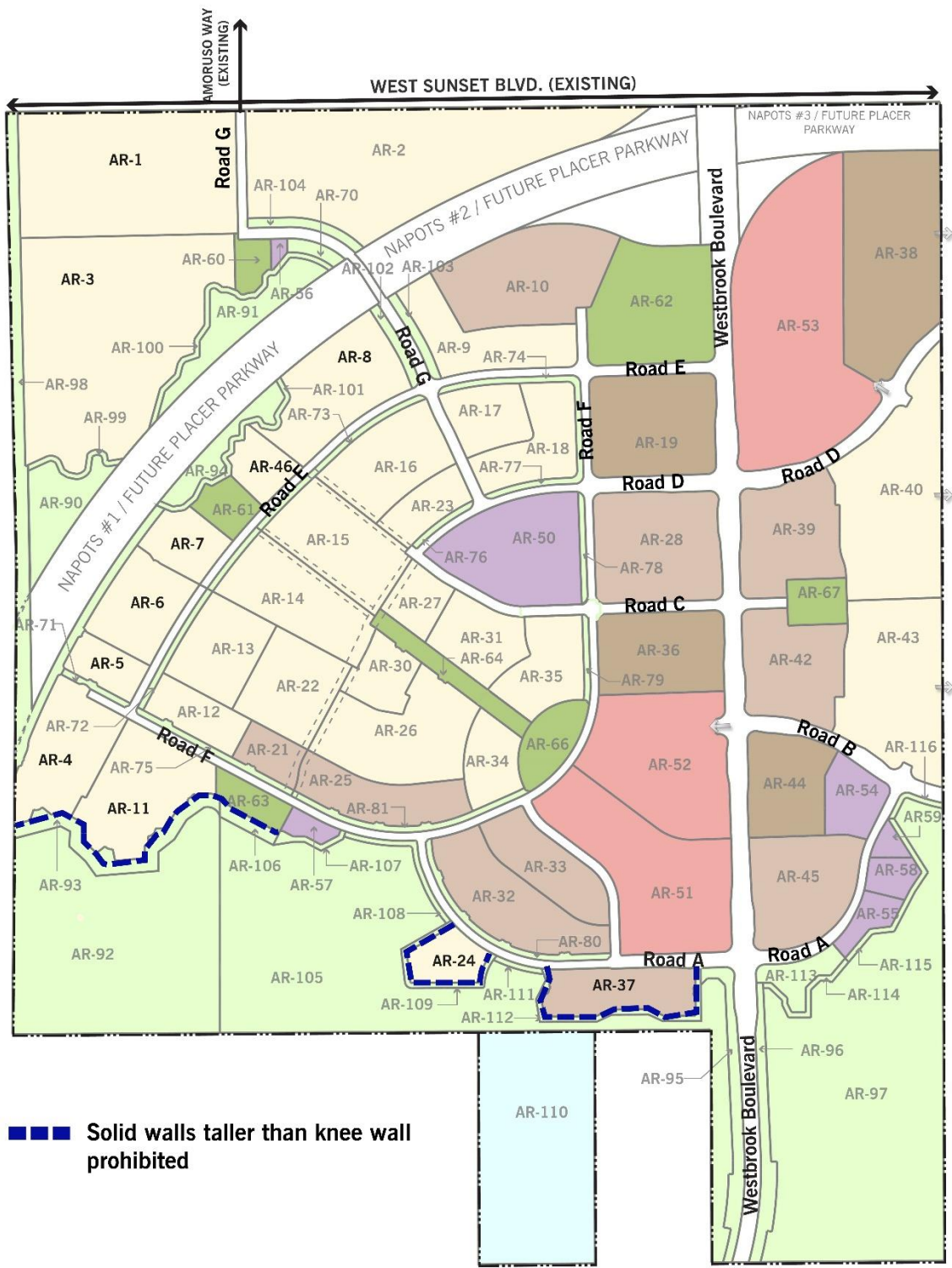


Figure A.1: Additional Fence Restrictions

### A.3 Village District Special Area

#### A. Introduction

As described in Chapter 3, the Village District is the heart and primary focal point of the ARSP. Made up of parcels AR-51 and AR-52, the Village District is envisioned to be anchored by retail oriented to a Main Street. Higher density row townhomes and mixed-use residential is also anticipated within the Village District.

#### B. Urban Form

The Village District is organized by a Main Street. It is anticipated that two “cross streets” will cross the Main Street, allowing for access to the parking areas behind the buildings. Off-street parking areas are not permitted directly fronting on the Main Street. These cross streets begin to establish pedestrian scaled blocks. It is intended for one of the cross streets to occur where the Main Street transitions to the Main Street Promenade. Street sections are provided in Chapter 7 Circulation. In addition to the angled parking shown for the Main Street, parallel or a combination of parallel and angled are acceptable parking configurations.

A goal of the ARSP is to create a focal point visible from Westbrook Boulevard, to draw passersby into the Main Street. This may be accomplished by creating a small plaza for social gatherings/events. As a focal point, some sort of vertical element is required. This requirement may be fulfilled by a sculpture, fountain, specimen tree, architectural tower, or any number of other vertical elements. Shared parking areas occur behind the Main Street buildings and do not front directly on the Main Street.



Figure A.2: Village District Urban Form

### C. Permitted Uses

As the focus of the community, the Village District is intended to create a very active environment. To that end, this Specific Plan modifies the City of Roseville Zoning Code by the following:

- *Live/Work Residential Units:*  
Live/Work Residential Units are permitted within the Village District. While not required, they should have ground floor space with larger windows such as storefront to express their use. Signage for commercial use is permitted and must meet the General and Commercial Mixed-Use Guidelines in Appendix B. Businesses within Live/Work units are allowed direct client contact and on premise sales. Businesses requiring commercial exhaust equipment or grease interceptors are prohibited.
- *Open Air Vending and Food Trucks:*  
The ARSP promotes Open Air Vending and Food Trucks in the Village District. Open Air Vending may occur along the Main Street, the Main Street Promenade, or within the parking areas behind the Main Street buildings. They may occur individually or in groupings, consistent with the City of Roseville's Zoning Ordinance Section 19.50 (excluding Item B of Section 19.50.030). Food trucks are not regulated by the City of Roseville.

In an effort to promote food trucks and open air vending, they may be allowed on a temporary basis in the parking lot areas behind the Main Street buildings or in events when the Main Street is closed to thru-traffic.

- *Outdoor Restaurant Seating:*  
Outdoor restaurant seating is permitted within the Village District. Outdoor restaurant seating is permitted within the sidewalk area as long as a 6-8 foot wide clear pedestrian zone is maintained or on private streets.
- *Live Music:*  
Live music that is non-amplified (acoustic) and singing is permitted in restaurants, cafes, retail shops, and outdoor plaza areas within the Village District during all hours of operation, consistent with the Roseville Noise Ordinance. This excludes "Nightclubs" as defined by Zoning Ordinance Section 19.08.090(T) which would require compliance with Zoning Code requirements.
- *Nightclubs:*  
Nightclub establishments located within the Village District are permitted to operate by obtaining the appropriate permits from the Planning Division and Police Department.

### D. Community Commercial - Village District (CC-VC) Development Standards

The City of Roseville Zoning Ordinance and the Community Design Guidelines in conjunction with the appropriate Building Codes shall apply. The following Development Standards shall supersede conflicting City Standards:

- In order to create an urban character, buildings facing the Main Street and Main Street Promenade are not required to increase setbacks for levels above the ground floor.
- As an integrated urban village, masonry walls are not required between the commercial/retail uses within the Village District or adjacent to it. Masonry walls between the Main Street and Main Street Promenade uses and the surrounding residential uses are prohibited.
- No landscaped setback is required along the Main Street or Main Street Promenade.
- A wide variety of sign type and character is encouraged.
- Sidewalk areas will contain trees in grates and other landscape planter areas as well as street furnishings that may include items such as trash receptacles, benches, planters, bike racks, seating,

newsstands and community art and monumentation. A 6-8 foot wide pedestrian zone will be maintained at all sidewalks. The final layout of landscaping and street furniture will be part of a development proposal.

- Parapets shall screen rooftop mechanical or solar energy equipment from ground level view (any public right of way).

#### **E. Shared Parking**

As an urban environment, the Amoruso Ranch Specific Plan has been designed to encourage residents to utilize the extensive pedestrian and bicycle network to access the amenities and services, provided in the Village District. This can create a decrease in the automobile traffic in the Village District that would be generated by the residents. This Specific Plan anticipates a reduction in the need for overall parking required for the non-residential uses within the Village District. Parking within the Village District shall be shared by all of the commercial/retail uses, as well as the required residential guest parking. A shared parking plan will be reviewed as part of the project level approval process to ensure adequate parking is available and that parking will not overflow into the adjacent residential areas. The shared parking plan for the Village District shall follow the Downtown Code requirements.

#### **F. Residential Development Standards**

Residential units and live/work units will conform to the City of Roseville's Residential Zone General Development Standards for RS Zoning. Where mixed-use residential units occur above commercial/retail uses, building setbacks shall be governed by the ground floor commercial uses.