

ORDINANCE NO. 6813

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTION  
19.12.020 OF CHAPTER 19.12 OF TITLE 19 OF THE ROSEVILLE MUNICIPAL CODE  
REGARDING COMMERCIAL ZONES PERMITTED USE TYPES

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Section 19.12.020 of Chapter 19.12 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

**19.12.020 Permitted Use Types.**

Primary uses are permitted in commercial zones subject to the requirements of this title as designated below:

- A.** Principally permitted use, designated as “P”;
- B.** Conditionally permitted use, designated as “CUP”; and
- C.** Administratively permitted use, designated as “A.”

Refer to the Downtown Code for permitted uses within the CBD and HD zones.

**COMMERCIAL ZONE DISTRICTS PERMITTED USES**

	<b>BP</b>	<b>NC</b>	<b>CC</b>	<b>GC</b>	<b>HC</b>	<b>RC</b>	<b>CMU</b>
<b>AGRICULTURAL AND OPEN SPACE USE TYPES</b>							
Resource Protection and Restoration	CUP	CUP	CUP	CUP	CUP	CUP	P
Resource Related Recreation	P	P	P	P	P	CUP	P
<b>CIVIC USE TYPES</b>							
Community Assembly	CUP	P	P	P	-	-	P
Community Services	P	CUP	P	P	P	P	P
Essential Services	P	P	P	P	P	P	P
<b>Hospital Services</b>							
General Hospital Services	-	-	CUP	CUP	-	-	P

	<b>BP</b>	<b>NC</b>	<b>CC</b>	<b>GC</b>	<b>HC</b>	<b>RC</b>	<b>CMU</b>
Psychiatric Hospital Services	-	-	CUP	CUP	-	-	P
Libraries and Museums, Private	-	CUP	P	P	P	P	-
Public Parking Services	P	P	P	P	P	P	P
<b>Schools</b>							
College and University	A	-	P	P	-	P	P
Public/Private Elementary and Secondary	-	CUP	CUP	CUP	-	-	P
<b>Social Services</b>							
Emergency Shelter <sup>(5)</sup>	-	-	-	CUP	CUP	-	CUP
Food Distribution <sup>(3)</sup>	-	-	-	A/CUP	A/CUP	-	A/CUP
Food Service <sup>(4)</sup>	-	-	-	A/CUP	A/CUP	-	A/CUP
<b>Power Generating Facilities<sup>(9)</sup></b>							
Emergency	A	A	A	A	A	A	A
Supplemental/Individual Use	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Passive Power	P	P	P	P	P	P	P
<b>RESIDENTIAL USE TYPES</b>							
Accessory Dwelling Units <sup>(11)</sup>	-	P	P	P	P	-	P
Caretaker/Employee Housing	-	CUP	CUP	CUP	CUP	CUP	P
Community Care Facilities, Small	P	P	P	P	-	P	P
Community Care	CUP	CUP	CUP	CUP	-	CUP	P

	<b>BP</b>	<b>NC</b>	<b>CC</b>	<b>GC</b>	<b>HC</b>	<b>RC</b>	<b>CMU</b>
Facilities, Large							
Dwelling <sup>(10)</sup>							
Multi-Family <sup>(13, 14)</sup>	-	CUP/A	CUP/A	-	-	P <sup>(15)</sup>	P
Single-Family <sup>(14)</sup>	-	CUP	CUP	CUP	CUP	-	P
Two-Family <sup>(14)</sup>	-	CUP	CUP	CUP	CUP	-	P
Family Day Care Home, Small	P	P	P	P	-	P	P
Family Day Care Home, Large	-	CUP	CUP	CUP	-	-	P
Single Room Occupant	-	-	-	-	-	-	CUP
Low-Barrier Navigation Centers	-	-	-	-	-	-	P
<b>COMMERCIAL USE TYPES</b>							
Adult-Oriented Businesses <sup>(2)</sup>	-	-	-	P	-	P	P
Animal Sales and Service							
Grooming and Pet Stores	-	P	P	P	-	P	P
Kennels	-	-	-	CUP	CUP	CUP	P
Veterinary Clinic	-	CUP	P	P	-	-	P
Veterinary Hospital	-	-	CUP	CUP	-	-	P
Automotive and Equipment							
Automotive Body and Equipment Repair	-	-	-	CUP	-	CUP	CUP
Automotive Rentals	-	-	-	P	P	P	P
Automotive Repairs	-	-	CUP	P	P	P	P
Automotive Sales	-	-	CUP	P	-	P	P

	<b>BP</b>	<b>NC</b>	<b>CC</b>	<b>GC</b>	<b>HC</b>	<b>RC</b>	<b>CMU</b>
Car Wash and Detailing	-	-	CUP	P	-	P	P
Commercial Parking	P	-	-	P	P	-	P
Electric Vehicle Charging Center <sup>(12)</sup>	CUP	P/CUP	P/CUP	P/CUP	P/CUP	P/CUP	P/CUP
Fuel Sales <sup>(12)</sup>	CUP	P/CUP	P/CUP	P/CUP	P/CUP	P/CUP	P/CUP
Heavy Equipment Rental and Sales	-	-	-	P	-	P	P
Banks and Financial Services	P	P	P	P	-	P	P
Bars and Drinking Places	-	-	P	P	-	P	P
Broadcasting and Recording Studios	P	-	-	P	-	-	P
Building Material Stores	-	-	CUP	P	-	P	P
Business Support Services	P	-	P	P	-	-	P
<b>Commercial Recreation</b>							
Amusement Center	-	CUP	P	P	-	P	P
Indoor Entertainment	-	-	P	P	-	P	P
Indoor Sports and Recreation	-	-	P	P	-	P	P
Large Amusement Complexes	-	-	-	CUP	CUP	P	P
Outdoor Entertainment	-	-	-	CUP	-	CUP	P
Outdoor Sports and Recreation	-	-	-	P	CUP	P	P
Community Care	P	P	P	P	-	-	P

	<b>BP</b>	<b>NC</b>	<b>CC</b>	<b>GC</b>	<b>HC</b>	<b>RC</b>	<b>CMU</b>
Facility							
Day Care Center	P	P	P	P	-	P	P
<b>Eating and Drinking Establishments</b>							
Fast Food with Drive-Through <sup>(12)</sup>	-	-	P/CUP	P/CUP	P/CUP	P/CUP	P/CUP
Convenience	P	P	P	P	P	P	P
Full Service	P	P	P	P	P	P	P
Food and Beverage Retail Sales	-	-	P	P	-	-	P
Funeral and Interment Services	-	-	P	P	-	-	P
Lodging Services	-	-	P	P	P	P	P
Long-Term Care Facility	CUP	CUP	P	P	-	-	P
Maintenance and Repair	-	P	P	P	-	-	P
Medical Services, General	P	P	P	P	P	P	P
Neighborhood Commercial	P	P	-	-	-	-	P
Nightclubs <sup>(6)</sup>	-	-	CUP	CUP	-	CUP	CUP
Nursery, Retail	-	-	-	P	-	P	P
Offices, Professional	P	P	P	P	-	P	P
Personal Services	P	P	P	P	P	P	P
Retail Sales and Services	-	-	P	P	P	P	P
<b>Specialized Education and Training</b>							
Vocational Schools	-	-	P	P	-	-	P

	<b>BP</b>	<b>NC</b>	<b>CC</b>	<b>GC</b>	<b>HC</b>	<b>RC</b>	<b>CMU</b>
Specialty Schools	-	CUP	P	P	-	P	P
Storage, Personal Storage Facility	-	-	CUP	P	-	-	P
<b>INDUSTRIAL USE TYPES</b>							
Laundries, Commercial	-	-	CUP	CUP	-	-	P
Printing and Publishing	-	-	-	CUP	-	-	P
Research Services	-	-	-	P	-	-	P
Wholesaling and Distribution, Light	-	-	-	P	-	-	P
<b>TRANSPORTATION AND COMMUNICATION USE TYPES</b>							
Heliport	CUP	CUP	CUP	CUP	CUP	CUP	P
Intermodal Facilities <sup>(8)</sup>	CUP	CUP	CUP	CUP	CUP	CUP	P
Telecommunication Facilities <sup>(7)</sup>	P/A/CU P	P/A/CU P	P/A/CU P	P/A/CU P	P/A/CU P	P/A/CU P	P/A/CU P

Notes:

- (1) Reserved.
- (2) Additional requirements are contained in Chapter [19.32](#).
- (3) Additional requirements are contained in Chapter [19.40](#).
- (4) Additional requirements are contained in Chapter [19.39](#).
- (5) Additional requirements are contained in Chapter [19.38](#).
- (6) Additional requirements are contained in Chapter [19.49](#).
- (7) Additional requirements are contained in Chapter [19.34](#).
- (8) Additional requirements are contained in Chapter [19.36](#).
- (9) Additional requirements are contained in Chapter [19.55](#).

(10) Transitional housing and supportive housing are considered residential use types and are permitted (P) where residential uses are permitted (P) or conditionally permitted (CUP).

(11) Accessory dwelling/junior accessory dwelling units are only permitted within areas zoned to allow single-family, two-family or multi-family residential use and must be located on a lot that contains an existing or proposed single-family, two-family or multi-family dwelling unit which has an approved CUP as defined in Sections [19.08.080\(F\)\(1\)](#) and [\(F\)\(2\)](#) (Residential Use Types). See Chapter [19.60](#) for additional accessory dwelling/junior accessory dwelling unit regulations.

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

(13) Multi-family uses are permitted with an Administrative Permit in the NC and CC zone districts when the housing development is constructed on or adjacent to a site occupied by a non-profit organization, and a non-profit organization will offer supportive services to the proposed residents. Examples of supportive services include transportation, child care, education assistance, and the provision of clothing and other supplies.

(14) For sites within a specific plan, residential units are only permitted with a CUP if the specific plan has allocated units to the site. If no units are allocated or if fewer units are allocated than are proposed, a unit transfer or specific plan Amendment is required in addition to the CUP.

(15) Multi-family units are permitted by right in the RC zone district if the specific plan has allocated units to the site. If no units are allocated or if fewer units are allocated than are proposed, a unit transfer or specific plan Amendment will be required.

SECTION 2. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

SECTION 3. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this 1<sup>st</sup> day of May 2024, by the following vote on roll call:

AYES COUNCILMEMBERS: Houdesheldt, Bernasconi, Alvord, Roccucci, Mendonsa

NOES COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: None



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MAYOR

ATTEST:

A handwritten signature in blue ink that reads "Cam Avalos". The signature is fluid and cursive, with the first name "Cam" and last name "Avalos" clearly distinguishable.

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City Clerk