ROCKLIN CITY COUNCIL SPECIAL

City Council Special Meeting
City Hall - Council Chambers
3970 Rocklin Rd. Rocklin, CA 95677
Website: www.rocklin.ca.us

May 5, 2026
Joint City Council & Planning Commission
Workshop
6:00 p.m.

JILL GAYALDO, *Mayor*
DAVID BASS, *Vice Mayor*
KEN BROADWAY, *Council Member*
BILL HALLDIN, *Council Member*
GREG JANDA, *Council Member*

JARED THOMAS, *Chair*
GREGG MCKENZIE, *Vice Chair*
TWIANA ARMSTRONG, *Commissioner*
MICHAEL BARRON, *Commissioner*
ROBERTO CORTEZ, *Commissioner*

MEETING PROCEDURES AND STANDARDS OF DECORUM

Citizens may address the City Council and Planning Commission on any items on the agenda, when the item is considered. Citizens wishing to speak may request recognition from the presiding officer by raising his or her hand and stepping to the podium when requested to do so. Although not required, speakers are requested to identify themselves by stating their name and city of residence for the official record.

For items not listed on the agenda, any person may do so under "Citizens Addressing the Planning Commission on non-agenda items." Three to five-minute time limits may be placed on citizen comments. As a reminder, the Brown Act does not permit the Commission to take action on items not on the agenda.

All remarks shall be addressed to the City Council and Commission as a body and not to any member thereof, or to staff, or to the public. No person, other than a member of the City Council and Commission, and the person having the floor, shall be permitted to enter into any discussion without the permission of the presiding officer. Whenever any group of persons wishes to address the City Council and Commission on the same subject matter, it shall be proper for the Chairman to request that a spokesperson be chosen. Any person who disrupts the meeting of the City Council and Commission, may be barred by the Chairman from further audience before the Commission during that meeting.

WRITINGS RECEIVED AFTER AGENDA POSTING

Any writing related to an agenda item for the open session of this meeting distributed to the City Council and Planning Commission less than 72 hours before this meeting is available for inspection at Community Development Department, 3970 Rocklin Road, Rocklin, during normal business hours. These writings will also be available for review at the Joint City Council and Planning Commission meeting in the public access binders.

WRITTEN MATERIAL INTRODUCED INTO THE RECORD

Any citizen wishing to introduce written material into the record at the hearing on any item is requested to provide a copy of the written material to the Planning Department prior to the hearing date so that the material may be distributed to the City Council and Planning Commission prior to the hearing.

SPECIAL MEETING INSTRUCTIONS

The public may listen to audio or view the meeting via live stream at https://www.rocklin.ca.us/agendas-minutes. For those that do not plan on attending in person, but wish to make a public comment during the meeting, public comments will be accepted in email form until 3:00 p.m. on the meeting day. Public comments should be submitted to the City Clerk at PublicComments@rocklin.ca.us. Emailed public comments will be distributed to City Council and Planning Commission and treated as a public record.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CITIZENS ADDRESSING THE CITY COUNCIL AND PLANNING COMMISSION

DISCUSSION ITEMS

D1. Zone Rocklin - Joint Workshop / Comprehensive Zoning Code Update - Progress Update, Review and Comment
Recommendation: No formal action will be taken during this meeting.

ADJOURNMENT

ROCKLIN
CALIFORNIA

City Council Special Staff Report

Subject: Zone Rocklin - Joint Workshop / Comprehensive Zoning Code Update - Progress Update, Review and Comment

Date: May 5, 2026

Submitted By: Nathan Anderson, Principal Planner
Arwen Wacht, Planning Manager
David Mohlenbrok, Community Development Director

Department: Community Development

Recommendation:
No formal action will be taken during this meeting.

Background:
This joint City Council and Planning Commission workshop is intended for staff to provide an update on the City's comprehensive Zoning Code and Zoning Map update effort, known as Zone Rocklin, and to solicit feedback from the City Council and Planning Commission on a portion of the draft documents. The workshop will provide an overview of the project's progress, organization, and key components, and will focus on gathering input from the decisionmakers. Feedback received during this meeting will help inform continued refinement of the draft documents and guide the next phase of the project.

This workshop will focus on the majority of the draft Zoning Code, including:

- Division I - General Provisions
- Division II - Zone Regulations
- Division III - Citywide Standards
- Division V - Terms and Definitions

Division IV – Administration is not included in this workshop. That section addresses procedures, permit processes, and enforcement. Staff is seeking initial feedback on the more substantive zoning standards before finalizing the administrative framework.

No formal action will be taken during this meeting. However, if substantive or policy-related modifications are suggested, staff would appreciate input and direction from the City Council and Planning Commission on whether these changes should be incorporated into the ZONE Rocklin update.

The Zone Rocklin update includes a full reorganization and modernization of the Zoning Code, as well as updates to the Zoning Map to ensure consistency with the General Plan and current

development patterns. Staff has been working in collaboration with the project consultant, Miller Planning Associates, on this effort since 2024.

The draft updated Zoning Code is organized into more user-friendly sections and incorporates modern best practices in zoning, including clearer formatting, improved definitions, and streamlined standards.

Although Zone Rocklin represents a comprehensive update to the Zoning Code and Map, the majority of changes are focused on improving clarity, organization, and usability rather than fundamentally altering development standards.

Key themes of the update include:

- Improved Organization and Usability: Reformatting and restructuring the Zoning Code to make it easier to navigate and understand
- Consistency: Aligning regulations with existing City policies, General Plan provisions, and applicable state laws
- Clarity: Reducing ambiguity and the need for staff interpretation through clearer standards and definitions
- Modernization: Incorporating current best practices in zoning and development regulation

As a result, while some zoning regulations are being updated, the overall impact on allowable uses and development standards is generally limited. The intent is to create a more effective and predictable regulatory framework without substantially changing the underlying development potential of properties.

Organization:
This draft documents for your review are broken into several attachments, as follows:

1. Zoning Code and Map Update Overview
2. Study Session Draft Zoning Code Part I
3. Draft Zoning Map: Zoning Districts
4. Draft Zoning Map: Overlay Zones
5. Existing General Plan and Proposed Zoning Correspondence
6. Community Outreach Summary

Recognizing the volume of materials to review, the consultant and staff have prepared the Zoning Code and Map Update Overview (Attachment 1) to provide a comprehensive summary of the full packet. This document consolidates and summarizes the supporting materials and is intended to serve as a central reference for this stage of the review.

Next Steps:
Following this workshop, staff will incorporate feedback from the City Council and Planning Commission into the draft documents. Division IV – Administration will also be prepared and integrated into the full Zoning Code update.

Additional public outreach and hearings will be conducted prior to formal adoption of the updated Zoning Code and Zoning Map.

ATTACHMENTS:

1. SR Attachment 1 - Zoning Code and Map Update Overview
2. SR Attachment 2 - Study Session Draft Zoning Code Part II
3. SR Attachment 3 - Draft Zoning Map_Zoning Districts 11x17
4. SR Attachment 4 - Draft Zoning Map_Overlay Zones 11x17
5. SR Attachment 5 - Existing General Plan and Proposed Zoning Correspondence 11x17
6. SR Attachment 6 - Community Outreach Summary

ZONE ROCKLIN

Zoning Code and Map Update Overview

April 2026

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Introduction

ZONE Rocklin, the Rocklin Zoning Code and Map Update Project, is an effort to comprehensively update the City of Rocklin's Zoning Code and Zoning Map. The goal of the project is to produce a state of the art, flexible, effective, and user-friendly Zoning Code and Zoning Map that will serve as an effective tool to achieve the City's and community's vision for the future.

While the General Plan sets forth a wide-ranging and long-term vision for the City, the Zoning Code specifies how each individual property can be used to achieve that vision. Zoning codes are the body of rules and regulations that:

- Control what is built on the ground, and what uses occupy buildings and sites
- Establish the types of uses that are permitted and what the review process is
- Include development standards to determine the form of development, such as the size and height of buildings or the amount of parking, to reflect the desired character of the community

The current Zoning Code, Title 17 in the Municipal Code, has not been comprehensively updated in over three decades. Outdated regulations can be difficult to use and can hinder community objectives and economic development.

The City recently conducted an operational and organizational assessment of its land use processes, including an evaluation of code and ordinance efficacy. Ultimately, it was recommended that the City rewrite the Zoning Code with an eye to simplifying it and reducing the need for interpretations. The Zoning Code and Map Update project is the implementation of that recommendation.

What's Changing?

While ZONE Rocklin is a comprehensive update to the Zoning Code and Map, and the zoning regulations are changing, the majority of the changes are to make the zoning regulations easier to use and understand or to make the regulations consistent with provisions that already apply. Therefore, the effective changes to the use and development of property is limited. The following pages describe the organization, content, and notable changes to current provisions of the draft Zoning Code and Zoning Map.

Zoning Code Organization

The draft Zoning Code is organized into five divisions, each containing information on a specific regulatory category and purpose. These five divisions are:

Division I – General Provisions establishes the overall purpose of the Zoning Code and the general rules that govern its applicability and use.

Division II – Zone Regulations specifies land use and development standards for each of the base zones and overlay zones within the City.

Division III – Citywide Standards includes regulations that apply to multiple zones and requirements for special regulatory programs.

Division IV – Administration contains provisions for the authority and administration of the Zoning Code, including common procedures, permit processes, and enforcement.

Division V – Terms and Definitions serves as a refence for previous sections of the Zoning Code. It contains definitions of all land use classifications and other terms used throughout the Zoning Code.

Division I – General Provisions

Division I establishes the overall purpose and applicability of the Zoning Code, as well as rules of interpretation and measurement applicable throughout the Zoning Code. It also lists all zones, which are defined and regulated in subsequent divisions.

Applicability

Division I establishes the applicability of the Zoning Code to property and projects within the City. The draft Zoning Code includes a new provision which exempts City projects from the requirements of the Zoning Code. The intent of this new provision is to enable expeditious processing of and flexibility for City projects which typically go through involved planning and review as part of budgeting, capital improvement planning, and other general City planning processes.

Rules of Measurement

The Rules of Measurement section of Division I explains how various measurements referred to in the Code are to be calculated. It includes rules for calculating measurements such as distances, height, lot width and depth, floor area, lot coverage, lot frontage, and setbacks. Except in regard to the treatment of fractions, existing provisions and procedures for calculations and measurements are carried forward with refinements to provide more detail on measurement rules or to codify current practices. For fractions, the draft Zoning Code applies common rules of rounding to calculations that end in fractions where fractions of one-half (0.5) or greater are rounded up to the nearest whole number and fractions of less than one-half (0.5) are rounded down to the nearest whole number rather than the current practice of rounding all fractions up to the nearest whole number. An exception is made in the case of fractions related to calculations for affordable housing density bonuses. In these cases, fractions are rounded up pursuant to State law.

Division II – Zone Regulations

Division II contains regulations that apply to base and overlay zones, the locations of which are designated on the Zoning Map.

- **Base Zones.** Base zone regulations establish allowed uses and development standards for each established zoning district. Allowed uses are presented in tables intended to provide a quick summary and comparison of possible uses in each zone. Development standards and dimensional requirements applicable to development in each zone are also presented in tables to allow for easy comparison between related zoning districts. The tables also include cross-references to other sections of the Code where additional regulations apply.
- **Overlay Zones.** Overlay zone regulations contain provisions for overlay zones. Overlay zones are "laid over" or applied to base zoning districts in situations in which modification of permitted uses or required standards is appropriate due to specific conditions, circumstances, or goals. Overlay zones can be geographically defined and mapped or can apply wherever specific conditions exist.
- **Draft Zoning Map.** The Draft Zoning Map is a visual representation of how the zoning districts are intended to implement, and be consistent with, the General Plan land use designations.

Base Zoning Districts and the Zoning Map

Base zoning districts create the framework for implementation of General Plan policies and land use designations. The General Plan establishes land use designations and the overall policy basis for land use and development. Zoning then establishes zone districts which are intended to define distinct locations for different uses and development, consistent with General Plan land use designations.

Each existing zone was assessed for its ability to implement General Plan land use designations and policies. Additionally, General Development Plans (GDPs) were evaluated to determine whether specific use allowances and development standards contained in the GDP could be adequately addressed in a base zone. The overall approach to the zone scheme in the updated code is to implement the General Plan and be consistent with applicable GDPs while minimizing the total number of individual zones and GDPs.

In the interest of making the code easier to use and understand, the names of individual zones are proposed to be refined to more clearly reflect the character and intent of each zone. For example, in the current code, each base residential zone is defined by a lettered prefix (R for Residential) followed by a numbered suffix (based on development density/intensity). Some jurisdictions have moved away from this letter-number format and simply assign an easily defined name to each zone, so that the resulting letter designations are easily understandable and relate more clearly to the associated General Plan Land Use Designation. For example, the existing R-1, R-2, and R-3 zones are renamed to employ letter designations, Residential Low Density (RL), Residential Medium Density (RM), and Residential High Density (RH), to match General Plan Land Use Designations. This makes it easier to ensure General Plan/Zoning Code consistency and provides greater clarity regarding the predominant character and purpose of each zone.

The general correspondence between proposed zones, General Plan land use designations, and current zones used to prepare the updated zoning map are described below. In applying the proposed zones to individual areas, this general approach is refined, taking into consideration existing land uses and applicable General Development Plans.

PROPOSED ZONE		CORRESPONDENCE	
Residential Zones*			
RE-*	Residential Estate	Areas within the Rural Residential and Low Density Residential General Plan land use designations	***General Plan allowance:*** *Rural Residential: Min lot size: 1 ac, 1-3.4 du/ac* *Low Density Residential: Min lot size: 12,500 sf, 1-3.4 du/ac*
RL-*	Residential Low Density		
RM-*	Residential Medium Density	Areas within the Medium Density Residential General Plan land use designation	***General Plan allowance:*** *Min lot size: 5,000 sf, 3.5-8.4 du/ac*

PROPOSED ZONE		CORRESPONDENCE	
RMH-*	Residential Medium High Density	Areas within the Medium-High Density Residential General Plan land use designation	***General Plan allowance:*** *8.5-15.4 du/ac*
RH-*	Residential High Density	Areas within the High Density Residential General Plan land use designation	***General Plan allowance:*** *15.5 du/ac+*
** number designator indicates maximum allowed density, or where a number is followed by a +, minimum required density, in dwelling units/acre*		*Proposed density indicator reflects currently allowed density*	
Commercial Zones			
CMU	Commercial Mixed-Use	Areas within the Mixed Use General Plan land use designation and currently zoned C-2, C-4, or H-D in downtown	
CN	Commercial Neighborhood	All areas currently zoned C-1 and in a nonresidential General Plan land use designation	
CG	Commercial General	All areas in Retail Commercial General Plan land use designation Areas in Mixed Use or Professional Office General Plan land use designation and currently zoned commercial	
CS	Commercial Service	Areas in Service Commercial General Plan land use designation and currently zoned C-3	
Employment Zones			
BP	Business Park	Areas with a Professional Office or Business Professional General Plan land use designation with an existing Business Professional zoning	
IL	Industrial Light	Areas with an Industrial General Plan land use designation with an existing Industrial zoning	
IH	Industrial Heavy	Areas in Heavy Industrial General Plan land use designation and currently zoned M-2	
Public and Semi-Public Zones			
PF	Public Facilities	Areas with a Public/Quasi-Public General Plan land use designation and areas owned by public agencies with existing public facilities	
PROS	Parks, Recreation, and Open Space	Areas with a Recreation/Conservation General Plan land use designation with an existing open area, park, or similar zoning	

Zone Regulations

Zone regulations establish permitted land uses and development standards for each base zoning district in the City. Base zoning districts are comprised of Residential (RE, RL, RM, RMH, and RH zones), Commercial and Mixed Use (CMU, CN, CG, and CS zones), Employment (BP, IL, and IH zones), and Public and Semi-Public Zones (PF and PROS zones).

The goal of the proposed revisions to zone standards is to create a streamlined, user-friendly set of standards that clearly establishes permitted development in each zone, that are consistent with the City's General Plan and other relevant City plans and policies, and comply with State and federal law. A summary of how the draft zone regulations presented in this document differ from the current regulations is provided below.

USE ALLOWANCES

Each zone provides use allowance tables which establish whether a land use is allowed, and the process required for securing approvals. A land use may be 1) permitted by right, with design review where applicable, 2) permitted subject to a Minor Use Permit, a new type of permit described below, 3) permitted subject to a Conditional Use Permit, or 4) prohibited. The current Zoning District use regulations have been revised consistent with the General Plan and other relevant City plans and policies, as well as with State and federal law.

Minor Use Permits are a new type of use permit recommended to provide a streamlined process for projects that warrant public notice and discretionary review but are generally limited in scope and impacts. Minor Use Permits require public notice and hearing by the Community Development Director. A hearing by the Planning Commission is held on appeal or if the project is elevated to the Planning Commission for decision. Such a procedure allows the City to exercise more control over proposed development by applying a discretionary review process to a broader range of projects, including those that would otherwise be permitted by-right, thus providing more opportunities for public input while maintaining certainty in the process for both the community and applicants. Conditional Use Permits are generally reserved for uses that pose potential or significant land use compatibility issues and warrant Planning Commission review and approval by default.

Some examples of uses which would require a Minor Use Permit are Day Care Centers in commercial zones, Light Vehicle Service Repair in CS, Indoor Fitness in CMU and CN, Indoor Entertainment in CMU, CG, and CS, and Reverse Vending Machines in numerous zoning districts.

DEVELOPMENT STANDARDS

Zoning district development standards, which establish the development standards for each base zone, are also presented in tables. The development standards for each zone district have been updated

consistent with the General Plan, General Development Plan (GDP) approvals, State and federal law, other relevant City plans and policies, and contemporary building and development practices. Notable changes to existing zone district development standards are summarized below:

- **Residential Zones.**
    - The current height limit in the RMH Zone of 30 feet is proposed to increase to 35 feet, with additional height allowable through Design Review approval consistent with the height allowance is some GDPs and to accommodate allowed densities.
    - Setback requirements are proposed to be graduated according to lot size to reflect the trend of setbacks established by GDPs and reduce the need for future GDPs.
    - The story limitation is proposed to be removed as it is essentially redundant with applicable height limitations.
    - Similarly, the lot coverage limitation is proposed to be removed as the combination of other requirements such as setbacks, open space, landscaping, and parking render this standard essentially inconsequential.
- **Commercial and Mixed Use Zones.**
    - The review mechanism to allow increased height up to 50 feet in the CMU, CG, and CS zones is proposed to change from Conditional Use Permit approval to Design Review approval, subject to justifications provided and accepted as part of a design review approval, to standardize the review process for requests for increased allowable heights.
    - The story limitation is proposed to be removed as it is essentially redundant with applicable height limitations.
    - Current regulations require buildings in the C-4 (CMU) Zone to be built with building frontages abutting the existing right-of-way with certain exceptions when abutting a Residential Zone, for wide lots, and for safety considerations. This is proposed to be revised to require buildings to be located within 10 feet of the property line along the Pacific Street frontage for at least 40 percent of the linear street frontage. This revised standard maintains the intent of providing an active street frontage while providing flexibility and reflecting the established development pattern in the downtown area.
- **Employment Zones.**
    - The rear setback requirement in the BP Zone is proposed to be reduced from 15 feet to 10 feet, consistent with the setback established in Northwest Rocklin and other General Development Plan approvals.

- The review mechanism to allow increased height up to 50 feet in the BP, IL, and IH zones is proposed to change from Conditional Use Permit approval to Design Review approval, to standardize the review process for requests for increased allowable heights.
- The story limitation is proposed to be removed as it is essentially redundant with applicable height limitations.
- Similarly, the lot coverage limitation is proposed to be removed as the combination of other requirements such as setbacks, open space, landscaping, and parking render this standard essentially inconsequential.

- **Public and Semi-Public Zones.** The Public and Semi-Public Zones include the Public Facilities (PF) and Parks, Recreation, and Open Space (PROS) zoning districts. Development regulations for these zoning districts are based on current requirements, existing development patterns, and the low intensity nature of the zones.

Overlay Zones

Each of the current overlay zones were evaluated to determine whether the goals of some of the existing overlays could be achieved by incorporating requirements into the base zone district regulations and if any new overlay zones were warranted. Based on this analysis, overlay zones are proposed to be revised as summarized below.

REFINED OVERLAY ZONES

Automotive (AU) Overlay Zone. This existing overlay zone is intended to establish the area near Granite Drive and Interstate 80 as a desirable location for automotive uses and provide a tool by which the City can attract additional automotive uses and encourage partnerships of existing automotive related businesses. The current Chapter 17.57 is proposed to be revised to reflect the content and organization of the updated Code, while carrying forward the substantive provisions of the existing regulations. The boundary of the AU Overlay Zone is proposed to be revised to remove a site recently rezoned to Residential High Density as part of the Housing Element.

Business Attraction, Retention and Revitalization Overlay (BARRO) Zone. Through the update process, the City is considering a new type of use permit—a Minor Use Permit—subject to public notice and a hearing before the Community Development Director. The Director also has the authority to defer action and refer the application to the Planning Commission for final action. This concept is similar to the review process currently applicable in the BARRO Zone, intended to provide a streamlined review process for projects that are consistent with the goals, objectives, and policies of the General Plan and purposes of the zone. In the draft Zoning Code, the BARRO Zone's streamlined use permit approval process for certain uses is integrated into base district use allowances. Therefore, related provisions in the BARRO Zone have been removed.

Other provisions in the BARRO Zone that are duplicative of generally applicable standards have also been removed. In addition to a streamlined use permit approval process, the current BARRO Zone also contains provisions for a streamlined Design Review process by which the Director is the design review authority. These provisions create a unique, BARRO Zone specific process that is not available citywide. As such, these provisions are proposed to remain.

Greenbrae Island Annexation Area (GA) Overlay Zone. Provisions of the Greenbrae Island Annexation Area Overlay Zone, currently located in Chapter 17.07 of the existing code will be carried forward, with amendments limited to formatting and organizational refinements to fit into the updated Zoning Code framework. As such, a placeholder for this section is included in this document to portray the structure and organization of these regulations in the updated code.

Residential Minimum Density (RMD) Overlay Zone. This overlay carries forward the recently adopted RMD Overlay Zone, with refinements to eliminate redundancies and to clarify applicability to mixed use

development and applicability when the underlying base district also allows residential development. There are two 'subzones': RMD-10+ and RMD-24+, corresponding to the current RMDO-MU10+ and RMDO-MU24+ overlay zones applied on properties zoned something other than residential. The current RMDO overlay zone that apply to parcels zoned residential are implemented through new base zoning district allowances.

NEW OVERLAY ZONES

College Park (CP) Overlay Zone. This new overlay zone identifies the applicability of the College Park General Development Plan (Ordinance No. 1157), which includes detailed use and development standards for the areas within the plan boundaries. It applies to all areas subject to Ordinance No. 1157, and states that all development within this area is subject to the specific regulations and provisions of Ordinance No. 1157 and accompanying documents.

Historic District (HD) Overlay Zone. While this is a new overlay zone, it carries forward existing provisions of the HD base zone. The current HD base zone allows a number of uses in addition to all uses permitted in the C-1 zone. Development standards are largely set by Conditional Use Permit review, and all applications are subject to review for appropriateness in regard to the distinguishing characteristics of the area. Because the current HD base zone is essentially a mixed use commercial zone with unique review procedures, and in the interest of reducing the total number of zones, the draft regulations propose identifying an applicable base zoning district and applying the HD zone as an overlay with specific allowances and requirements for review, consistent with the historic nature of the area.

Planned Development (PD). Similarly with the HD Overlay Zone, Planned Development is currently a base zone and is proposed to be instead applied as an overlay zone. This approach provides clarity as to the relationship between the Planned Development standards and Zoning Code standards. Zoning Code standards apply unless modified by the Planned Development approval. The draft Planned Development provisions revise and reformat the existing provisions for the PD, Planned Development, Zone. Planned development is a tool to facilitate the development of properties where greater flexibility in design is warranted than would be possible through strict application of conventional zone or land use regulations. Opportunities for flexibility is built into the development standards in other parts of the code so that moving forward, Rocklin can rely less on the PD process to enable flexibility and respond to site specific characteristics. Specific development standards for PD areas will be as specified in approved plans, but this chapter includes some basic standards applicable to all planned developments, such as minimum area requirements and maximum residential densities set in relation to the General Plan.

Residential Development (RD) Overlay Zone. This new overlay zone implements the Mixed Use General Plan Designation on parcels within a nonresidential Zoning District. The overlay zone provides a mechanism for the consideration of residential and mixed use development, consistent with the General

Plan land use designation, while recognizing the City's interest in retaining appropriate areas for commercial and other non-residential development.

Division III – Citywide Standards

Division III presents draft provisions for regulations or programs that apply citywide, including general site regulations, affordable housing density bonus provisions, landscaping, nonconforming provisions, parking requirements, performance standards, and signs. Notations summarizing the purpose of the provisions and revisions to current regulations are provided below.

General Site Regulations

This chapter contains general site regulations applicable to all land within some or all zones, regardless of use. These types of regulations are currently located throughout the code, including Chapter 17.08, Use Regulations, Generally; Chapter 17.76, Fences and Walls; and other locations.

Accessory Structures. Draft regulations for accessory buildings and structures carry forward existing standards applicable to accessory structures, with revisions made for clarity and consistency. There are specific provisions applicable to accessory structures under certain heights located to the side or rear of main buildings, barns and stables, and structures open on three sides. Otherwise, accessory structures must meet the development standards of the zoning district in which they are located.

Construction Site Temporary Offices. Current allowances for locating mobile or portable offices on construction sites are carried forward.

Encroachment into Required Setbacks. Draft regulations carry forward existing allowances for encroachments into setbacks, with revisions made for clarity and consistency. Generally, building projections are allowed limited projections into required setback areas and mechanical and other equipment may be located in interior side and rear setback areas, provided they are a minimum of three feet from the property line. Regulations have been formatted in a user-friendly table for usability.

Fences and Freestanding Walls. This section carries forward and revises provisions applicable to fences. Generally, the height of fencing in front setback areas and within three feet of a street side setback area on a regular corner lot is limited to three feet for solid fencing and five feet for decorative, nonsolid, tubular metal fence that is designed to allow visibility through and between the fence members. Because of the visibility constraints on reverse corner lots, fencing with the street side setback area is limited to three feet unless conditions exist where adequate sight distance is retained. The height of fencing in interior side and rear setback areas is limited to 7 feet in residential zones and 8 feet in nonresidential zones. Existing limits on fencing materials are carried forward. Wood, masonry, metal and decorative tubing and wire fences are allowed with limitations on chain-link and hazardous fencing materials.

Height Limit Exceptions. The current code includes a general allowance for building features such as chimneys, decorative features, and mechanical equipment to exceed the zoning district height limit with Conditional Use Permit approval. Draft regulations establish specific standards for projections, specifying

the building element that may project and establishing maximum projection, coverage, and locational limitations for each element. Such projections are allowed through typical review of the project and do not require Conditional Use Permit approval.

Lighting and Illumination. This new section applies to all new development and additions that involve light fixtures or systems. Draft regulations include standards for height, design, timing controls, and light trespass. Standards are included to minimize outdoor artificial light that may have a detrimental effect on surrounding property.

Mobile/Manufactured Home Design Criteria. Existing design criteria applicable to mobile/manufactured homes are carried forward. Mobile/manufactured homes must be on a permanent foundation surrounded by skirting and utilize customary residential design and materials.

Outdoor Storage. Draft regulations establish the storage of goods, materials, and equipment outside of a building for more than 72 hours is only permissible as accessory storage and is subject to location and screening criteria.

Screening. Draft regulations include screening requirements for mechanical equipment, outdoor storage, outdoor use areas, and common property lines between residential and nonresidential uses and zones.

Swimming Pools and Spas. This section carries forward existing provisions for the location of swimming pools and spas and related equipment.

Visibility at Intersections and Driveways. This section states that all vegetation and structures shall comply with the Visibility Requirements contained in the City of Rocklin, Construction Specifications, Improvement Standards, and Standard Drawings approved by the City Council or City Engineer.

Affordable Housing Density Bonus

Regulations and permit procedures governing the density bonus incentive program in Chapter 17.96, Density Increase Incentive Program, of the existing code are reorganized, clarified, streamlined to improve usability, and updated to ensure consistency State law (Cal. Gov. Code §65915).

Landscaping

This new chapter includes provisions for the amount and type of required landscaping, as well as water efficiency requirements pursuant to State law. Consistent with typical project entitlement requirements, all required front and street side setbacks and areas between multi-unit development and a low density residential district are required to be landscaped. Areas with 3:1 or greater slopes are required to be landscaped. All areas of a project site not intended for a specific use shall be landscaped or hydroseeded. Provisions also establish requirements for the re-landscaping of lawn conversions in nonresidential areas and minimum standards for artificial turf.

Marijuana Regulations

Marijuana regulations currently located in Chapter 17.81, Marijuana Regulation, of the existing code will be carried forward, with amendments limited to formatting and organizational refinements to fit into the updated Zoning Code framework. As such, a placeholder for this chapter is included in this document to portray the structure and organization of these regulations in the updated code.

Nonconforming Uses, Structures, and Lots

This chapter includes provisions for nonconforming uses and structures which are currently addressed in Chapter 17.62, Nonconforming Uses and Structures. Provisions are included to allow flexibility for nonconforming uses that are not contrary to public health and safety to continue and expand, while restricting those that are a public nuisance. Generally, nonconforming uses, structure, and lots may remain and be utilized, provided there is no increase in the nonconformity. In recognition that people's homes may need to adapt to changing needs, nonconforming residential uses may be enlarged and expanded provided no new dwelling units are created. Nonconforming nonresidential uses may not expand.

Additionally, in recognition of the individualized setback and height allowances approved through the multitude of General Development Plans throughout the City, provisions are included that allow existing heights and setbacks that do not conform to base zoning district standards to be maintained and extended along the extent of the existing height or setback encroachment.

Oak Tree Preservation

The Oak Tree Preservation Ordinance currently located in Chapter 17.77, Oak Tree Preservation, of the existing code is carried forward, with amendments remove the mitigation exemption for tree oak tree removal on undeveloped property in Commercial and Mixed Use or Employment Zones and amendments to formatting and organizational refinements to fit into the updated Zoning Code framework.

Parking

Regulations governing off-street parking in Chapter 17.66 of the existing code are revised, clarified, and updated to consolidate parking-related regulations and provide additional detail regarding the applicability of parking requirements and the design and location of parking areas. Parking requirements are tied to the updated land use types and the number of required parking spaces for each use is generally carried forward, except as provided below:

- Required parking for Emergency Shelters is established at 1 parking space for every employee to reflect the State law limitation that cities may only require sufficient parking to accommodate all

staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.

- Required parking for schools is amended to rely more heavily on number of classrooms rather than primarily the number of students.
- The standard parking requirement for standalone commercial uses is lowered from 1 space per 200 square feet of floor area to 1 space per 250 square feet for consistency with the requirement for commercial uses located in a commercial center and offices.
- A lower parking requirement is established for Building Materials Stores (1 parking space per 500 square feet of floor area) to reflect the large format nature of these uses as compared to general Retail Sales, which require 1 parking space per 250 square feet of floor area.

Existing provisions regarding off-street parking of accessory vehicles (existing Section 17.08.130, Off-street Parking of Accessory Vehicles) are carried forward with a clarification that the provisions also apply to vehicles that are not legally allowed to operate on the road (ex. golf carts). Limitations on the number of parked vehicles (existing Section 17.08.132, Use and Parking Limitations in Single-Family Residential Areas) and the parking of commercial vehicles in residential areas (existing Section 17.08.134, Commercial Vehicle Parking in Residential Zones) are also carried forward.

In order to support continued occupancy of existing buildings, additional parking is not required where a change in use of or an addition to an existing buildings creates a less than 30% increase in the required number of parking spaces. Where a new use or an addition to an existing building increase the required number of parking spaces by 30% or more, parking for the increased demand must be provided.

New provisions include expanded opportunities for shared parking and parking reductions through discretionary review. In the past, such reductions were reviewed and approved through General Development Plans. The draft regulations include a discretionary process by which the City can allow for the reduction of parking requirements in specific situations where other conditions exist—such as the nature of the proposed operation, proximity to transit service, or characteristics of persons residing, working, or visiting—or elements are provided that would reduce parking demand. Elements that qualify for parking reductions could include proximity to transit, provision of bicycle and/or motorcycle parking, and shared parking.

Other new provisions include prohibitions on locating required parking in front and street side setback areas, allowances for off-site parking, provisions for tandem parking, detailed allowances for motorcycle parking and compact spaces, and parking lot landscaping requirements.

Performance Standards

This chapter establishes standards for determining if a use or activity creates a nuisance on adjoining property, expanding upon general criteria in the BARRO Zone that "No commercial use shall be designed or operated so as to expose residents to offensive odors, dust, electrical interference, and/or vibration."

Signs

Sign regulations and permit procedures in Chapter 17.75, Signs on Private Property, of the existing code are carried forward, with formatting and organizational refinements to fit into the updated Zoning Code framework. Refinements are made to provide clarity, improve usability, and aid in administration.

Provisions regarding signs on City property, currently located in Chapter 17.80, Signs on City Property, of the existing code will be carried forward, with amendments limited to formatting and organizational refinements to fit into the updated Zoning Code framework. As such, a placeholder for this section is included in this document to portray the structure and organization of these regulations in the updated code.

Standards for Specific Uses

This chapter contains specific standards and requirements applicable to particular uses that may be sensitive or have the potential to impact surrounding properties. The specific use standards apply in addition to any applicable standard required in the zoning district where the use is located, as well as any other applicable standard.

Accessory Uses. Consistent with the existing Code, provisions allow accessory uses which are clearly secondary and customarily associated with a principal use on a site provided they do not increase the intensity of use to that of an intensity not otherwise associated with the principal use. Accessory uses are subject to the same regulations as the principal use and any standards that apply to the specific use.

In consideration of compatibility with the operations of industrial uses in the Industrial Zoning Districts, the draft Zoning Code includes a new provision that limits the size of accessory retail, eating and drinking, and entertainment uses in the IL and IG Districts to a maximum of 500 square feet, unless additional square footage is approved with a Minor Use Permit. Additionally, the accessory uses shall not attract or generate excessive auto or foot traffic in excess of that which is customary for the primary use

Accessory Dwelling Units and Junior Accessory Dwelling Units. The City is in the process of updating the Accessory Dwelling Unit ordinance. Once adopted, it will be incorporated into the final Zoning Code. As such, a placeholder for this section is included in this document to portray the structure and organization of these regulations in the updated code.

Adult-Related Businesses. Adult-related business regulations currently located in Chapter 17.79, Adult-Related Businesses, of the existing code will be carried forward, with amendments limited to formatting and organizational refinements to fit into the updated Zoning Code framework. As such, a placeholder for this section is included in this document to portray the structure and organization of these regulations in the updated code.

Kennels. The City is in the process of updating the Kennel ordinance. Once adopted, it will be incorporated into the final Zoning Code. As such, a placeholder for this section is included in this document to portray the structure and organization of these regulations in the updated code.

Large Animal Keeping. Existing allowances for the keeping of large animals of the existing code are carried forward, with revisions to reflect updated zoning districts. These citywide provisions are separate from and do not affect the allowances for large animal keeping within the Greenbrae Annexation Area Overlay District.

Drive Through Facilities. New standards require a minimum separation between speaker boxes and any Residential Zone and circulation and queuing analysis, in addition to any standards that may be applied through the discretionary review process.

Emergency Shelters. Existing development standards and requirements for emergency shelters are revised to reflect State law which limits what cities may regulate to objective standards related to the following:

- The maximum number of beds or persons permitted to be served nightly by the facility.
- Sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.
- The size and location of exterior and interior onsite waiting and client intake areas.
- The provision of onsite management.
- The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart.
- The length of stay.
- Lighting.
- Security during hours that the emergency shelter is in operation

Employee Housing (for Farmworkers). Consistent with State law, new standards require employee housing for farmworkers for six or fewer employees in a single-unit structure be treated the same as a single-unit dwelling of the same type in the same zoning district and allow employee housing for farmworkers in districts that allow agricultural uses.

Home Businesses. Existing standards have been carried forward and revised to highlight the purpose of ensuring home-based businesses remain compatible with surrounding residential uses, clarify limitations

on commercial vehicle parking, and incorporate cottage food operations allowances pursuant to State law. Rather than listing the types of allowed home businesses, any business that meets the standards and requirements of the section, and are not specifically listed as prohibited, are allowed. Additionally, this list of specifically prohibited home businesses is expanded to include activities that have raised concerns and issues, including swim schools and lessons.

Client visits are limited to a maximum of two clients or customers at one time between the hours of 9:00 am and 6:00 pm. The maximum number of clients or customers that may visit per day is six.

To aid in enforcement and oversight of home business operations, Home Business Permit provisions are revised so that Home Business Permits must be renewed on an annual basis and automatically expire upon discontinuance of the home business or expiration of the business license certificate.

Mobile Home Parks. Mobile home park regulations currently located in Chapter 17.98, Mobile Home Parks, of the existing code will be carried forward, with amendments limited to formatting and organizational refinements to fit into the updated Zoning Code framework. As such, a placeholder for this section is included in this document to portray the structure and organization of these regulations in the updated code.

Outdoor Dining and Seating. New standards provide for outdoor dining and seating on private property as an accessory use to a legally established eating and drinking establishment are added, reflective of current practice.

Single Room Occupancy (SRO) Facilities. Provisions applicable to Mobile Home Parks of the existing code are carried forward, with formatting and organizational refinements to fit into the updated Zoning Code framework.

Special Events. This section establishes standards for special events that are intended to be of limited duration of time and that will not permanently alter the character or physical facilities of the site where they occur, including standards for mobile vendors to replace the current mobile pushcart provisions. This section establishes which special events require a special event permit (seasonal sales, short-term special events, mobile vending) and which do not (yard and garage sales, non-profit fund raising); special events that do not meet standards for either of the former may be allowed with approval of a Conditional Use Permit.

Supportive and Transitional Housing. Pursuant to State law, transitional and supportive housing must be considered a residential use, subject only to those restrictions that apply to other residential uses of the same type in the same zoning district. Additionally, supportive housing developments with up to 50 units shall be permitted by right in all zoning districts where multi-family and mixed use residential development are permitted provided the development meets the criteria established in Government Code Section 65651.

Telecommunication Facilities. This new section establishes standards applicable to telecommunication facilities, establishing requirements for location and siting, support structures, height, design and screening, security features, radio frequency standards, co-location, and emergency response. Replacement and co-located facilities are allowed pursuant to federal law; stealth facilities are allowed in nonresidential districts with Minor Use Permit approval and in residential districts with Conditional Use Permit approval; and other wireless telecommunication facilities are allowed in non-residential districts subject to Conditional Use Permit approval.

Tobacco Retailers and Smoking Lounges. Provisions applicable to Tobacco Retailers of the existing code are carried forward and expanded to also apply to smoking lounges. Regulations address location limitations and ventilation requirements.

Division IV – Administration

Division IV presents draft administrative provisions for the Zoning Code. This Division, and an overview of its contents will be provided under separate cover.

Division V – Terms and Definitions

Division V serves as a reference section for previous divisions. It contains two chapters. The first, Use Classifications, defines all land use classifications established by the Code and regulated in each zone. The second defines key terms used in the Zoning Code.

Use Classifications

In the current code, each base zoning district currently contains a list of permitted and conditional uses. Many of the listed uses are not defined, leading to a considerable amount of ambiguity and the need to make numerous interpretations over the years. Frequently, the same type of use appears under similar, but different guises. Sometimes these similar uses are allowed in one zoning district but not another.

The draft Zoning Code includes a complete set of use classifications which define the land uses regulated in the Zoning Code. The use classification approach groups all uses by type: Residential Uses; Public and Semi-Public Uses; Commercial Uses; Industrial Uses; and Transportation, Communication, and Utility Uses. Land uses contained in the current Code have been revised and consolidated into use groups based on common function, product, impacts, or physical characteristics. The groups are designed to be broad enough to allow classification of new, unanticipated uses, to reduce confusion and the need to amend this section of the Code.

Many uses have been renamed to reflect standard terminology in modern land use law and practice. New categories have been introduced to the classification system, such as Community Garden. In circumstances where the City desires more fine-tuned regulation, additional subclassifications of standard uses have been proposed. For example, the Retail Sales land use classification is separated into subclassifications that allow for uses such as liquor stores, pawn shops, and tobacco retailers to be treated differently than general retail sales.

Definitions

Existing definitions are updated to reflect updated provisions throughout the Code and contemporary usage of terms.

ZONE ROCKLIN

Study Session Draft
Zoning Code, Part I







April 2026

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Division I: General Provisions

Chapter 17.01 Purpose and Effect of the Zoning Code

17.01.010 Title

Title 17 of the Rocklin Municipal Code shall be known and cited as the "Rocklin Zoning Code", "Zoning Code of the City of Rocklin", "Zoning Code", or "Code".

17.01.020 Authority

The Rocklin Zoning Code is adopted pursuant to the authority contained in Section 65850 of the California Government Code.

17.01.030 Purpose

The purpose of this Code is to implement the City's General Plan and to protect and promote the public health, safety, peace, comfort, convenience, prosperity, and general welfare. More specifically, the Code is adopted to achieve the following objectives:

A. Provide standards for the orderly growth and development of the City, and guide and control the use of land to provide a safe, harmonious, attractive, and sustainable community.

B. Achieve the arrangement of land uses depicted in the Rocklin General Plan, consistent with the goals and policies of the General Plan.

C. Enhance the appearance of the City and promote high-quality design.

D. Preserve and enhance the quality of life and character of residential neighborhoods.

E. Promote economic growth and the creation of jobs.

F. Facilitate the appropriate location of community facilities, institutions, transportation, and parks and recreational areas.

G. Allow for public participation in government decision-making regarding land use and development in a manner consistent with State law.

H. Define duties and powers of administrative bodies and officers responsible for implementation of the Code.

17.01.040 Relationship to the General Plan

This Code implements the goals and policies of the Rocklin General Plan by regulating the use of land and structures within the City. This Code and the General Plan shall be consistent with one another. Any permit, license, or approval issues pursuant to this Code must be consistent with the General Plan and all applicable specific plans. In any case where there is a conflict between this Code and the General Plan, the General Plan shall control.

17.01.050 Applicability

A. **Applicability to Property.** This Code shall apply, to the extent permitted by law, to all property within the corporate limits of the City of Rocklin and to property for which applications for annexation and/or subdivisions have been submitted to the City of Rocklin, including all uses, structures, and land owned by any private person, firm, or corporation or organization, or local, State or federal agencies except as provided below.

1. Except as otherwise required by law, any City-initiated activities, developments, and/or projects shall be exempt from the requirements of this Zoning Code.

2. Any governmental agency shall be exempt from the provisions of this Code only to the extent that such property may not be lawfully regulated by the City of Rocklin.

B. **Minimum Requirements.** The provisions of this Code shall be minimum requirements for the promotion of the public health, safety, and general welfare. Where this Code provides for more discretion on the part of a City official or body, that discretion may be exercised to impose more stringent requirements than set forth in this Code as may be necessary to promote orderly land use development and the purposes of this Code.

C. **Compliance with Regulations.** No land shall be used, and no structure shall be constructed, occupied, enlarged, altered, demolished, or moved in any zone, except in accordance with the provisions of this Code, including the development and performance standards herein, and any permit issued pursuant hereto. The temporary or transitory nature of a use does not exempt it from this requirement.

D. **Conflicting Regulations.** The regulations of this Code and requirements or conditions imposed pursuant to this Code shall not supersede any other regulations or requirements adopted or imposed by the Rocklin City Council, the State of California, or any federal agency that has jurisdiction by law over uses and development authorized by this Code. All uses and development authorized by this Code shall comply with all other such regulations and requirements. Where conflict occurs between the provisions of the Code and any other City ordinance, chapter, resolution, guideline, or regulation, the more restrictive provisions shall control, unless otherwise specified.

E. **Private Agreements.** This Code shall not interfere with or annul any recorded easement, covenant, or other agreement now in effect, provided that where this Code imposes greater restriction than imposed by an easement, covenant, or agreement, this Code shall control. City of Rocklin shall not be responsible for monitoring or enforcing private agreements.

F. **Prior Ordinance.** The provisions of this Code supersede all prior ordinances codified in Title 17 of the Rocklin Municipal Code and any amendments. No provisions of this Code shall validate any land use or structure established, constructed, or maintained in violation of the prior Zoning Code, unless such validation is specifically authorized by this Code and is in conformance with all other regulations.

G. **Effect on Previously Approved Projects and Projects in Progress.**

1. ***Building Permit.*** Any building or structure for which a Building Permit has been issued may be completed and used in accordance with the plans, specifications, and permits on which said Building Permit was granted, provided at least one inspection has been requested and posted for the primary structure on the site where the permit is issued and provided construction is diligently pursued. No extensions of time except as provided for in the Building Code shall be granted for commencement of construction, unless the applicant has secured an allowed permit extension from the Planning Division.

2. ***Previously Approved Land Use Authorization.*** This Zoning Code shall not interfere with, repeal, abrogate, or annul any previously granted land use authorization. All allowances, requirements, and conditions of approval of previous land use authorizations shall apply until the applicable review authority specifically repeals the allowance, requirement, or condition.

3. ***Land Use Authorization in Process.*** An application for a discretionary land use authorization that has been submitted or accepted by the Planning Division as complete for processing prior to the adoption of this Code or any applicable amendment shall be processed according to the requirements of this Zoning Code or the prior Code upon written request from the project applicant.

H. **Application During Local Emergency.** The City Council may authorize a deviation from a provision of this Code during a local emergency declared and ratified under the Rocklin Municipal Code. The City Council may authorize a deviation by resolution without notice or public hearing.

17.01.060 Responsibility for Administration

The Zoning Code shall be administered by the Rocklin City Council, Planning Commission, and Community Development Director as established in Chapter 17.27, Planning Authorities.

17.01.070 Severability

If any section, subsection, paragraph, sentence, clause, or phrase of this Code is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Code. The Rocklin City Council hereby declares that it would have passed this Code, and each section, subsection, sentence, clause, and phrase thereof, regardless of the fact that any or one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

17.01.080 Fees

The City Council shall establish by resolution, and may amend and revise from time to time, fees for processing the discretionary entitlement applications and other permits authorized or required by this Code. All fees shall be paid at the time an application is filed, and no processing shall commence until the fees are paid in full.

Chapter 17.02 Interpretation of the Zoning Code

17.02.010 Purpose

The purpose of this Chapter is to provide precision in the interpretation of the Zoning Code. The meaning and construction of words and phrases defined in this Chapter apply throughout the Code, except where the context indicates a different meaning.

17.02.020 Rules of Interpretation

In interpreting the various provisions of the Code, the following rules of interpretation shall apply:

A. **General Rules.** The following general rules apply to the interpretation and application of the Zoning Code.

1. The specific controls the general.
2. In case of conflict between the text and a figure, illustration, heading, caption, diagram, or graphic, the text controls.
3. Sections and section headings contained herein shall not be deemed to govern, limit, modify, or in any manner affect the scope, meaning, or intent of any section.
4. Unless the context clearly indicates the contrary, the following conjunctions shall be interpreted as follows:
    a. "And" indicates that all connected words or provisions shall apply.
    b. "And/or" indicates that the connected words or provisions may apply singularly or in any combination.
    c. "Or" indicates that the connected words or provisions may apply singularly or in any combination.
    d. "Either… or" indicates that the connected words or provisions shall apply singularly but not in combination.
5. The words "shall", "will", "must", and "is to" are always mandatory and not discretionary. "Should" is a regulation that is not mandatory but must be either fulfilled or the applicant must demonstrate an alternative that fulfills the intent of the regulation. "May" is permissive.
6. The present tense includes the past and future tenses, and the future tense includes the past.
7. The singular number includes the plural, and the plural, the singular.

8. All references to departments, committees, commissions, boards, or other public agencies are to those of the City of Rocklin, unless otherwise indicated.

9. All references to public officials are to those of the City of Rocklin, and include designated deputies of such officials, unless otherwise indicated.

B. **Calendar Days.** All references to days are to calendar days, unless otherwise indicated. If a deadline falls on a weekend or holiday, or a day when the City offices are closed, it shall be extended to the next working day. The end of a time period shall be the close of business on the last day of the period.

C. **Definitions.** The Director shall make the interpretation for any definition not expressly identified in this Code.

17.02.030 Rules of Measurement

For all calculations, the applicant shall be responsible for supplying drawings illustrating the measurements that apply to a project. These drawings shall be drawn to scale and of sufficient detail to allow easy verification upon inspection by the Director.

A. **Fractions.** Whenever this Code requires consideration of distances, parking spaces, dwelling units or other aspects of development or the physical environment expressed in numerical quantities, and the result of a calculation contains a fraction of a whole number, the results will be rounded as follows:

1. ***General Rounding.*** Fractions of one-half (0.5) or greater shall be rounded up to the nearest whole number and fractions of less than one-half (0.5) shall be rounded down to the nearest whole number, except as otherwise provided.

2. ***Exception for State Affordable Housing Density Bonus.*** The calculation of fractions related to permitted bonus density units for projects eligible for bonus density pursuant to Government Code Section 65915 or any successor statute and Chapter 17.17, Affordable Housing Density Bonus, any fractional number of units shall be rounded up to the next whole number.

B. **Measuring Distances.**

1. ***Measurements are Shortest Distance.*** When measuring a required distance, such as the minimum distance between a structure and a lot line, the measurement is made at the closest or shortest distance between the two objects.

2. ***Distances are Measured Horizontally.*** When determining distances for setbacks and structure dimensions, all distances are measured along a horizontal plane from the

appropriate line, edge of building, structure, storage area, parking area, or other object. These distances are not measured by following the topography or slope of the land.

3. ***Measurements Involving a Structure.*** Measurements involving a structure are made to the closest support element of the structure. Structures or portions of structures that are entirely underground are not included in measuring required distances.

4. ***Measurement of Vehicle Stacking or Travel Areas.*** Measurement of a minimum travel distance for vehicles, such as garage entrance setbacks and stacking lane distances, are measured down the center of the vehicle travel area. For example, curving driveways and travel lanes are measured along the center arc of the driveway or traffic lane.

5. ***Measuring Radius.*** When a specified land use is required to be located a minimum distance from another land use, the minimum distance is measured in a straight line from all points along the lot line of the subject project, in all directions.

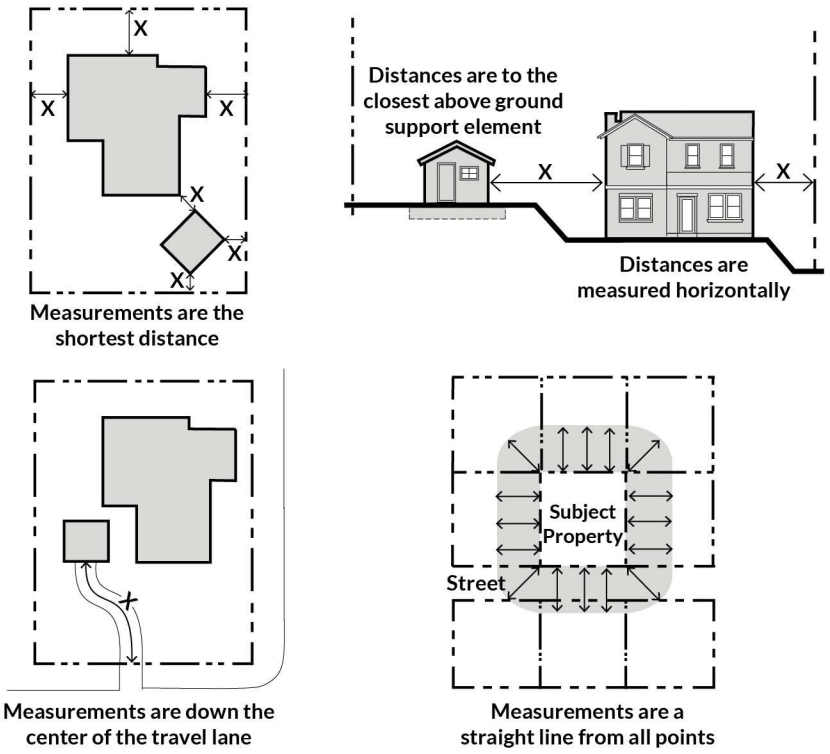


FIGURE 17.02.030.B: MEASURING DISTANCES

C. **Measuring Height.** Except as otherwise specified for fences, walls, and decks, below, or anywhere else in this Code, the height of a structure is determined as provided in the Building Code as adopted by the City.

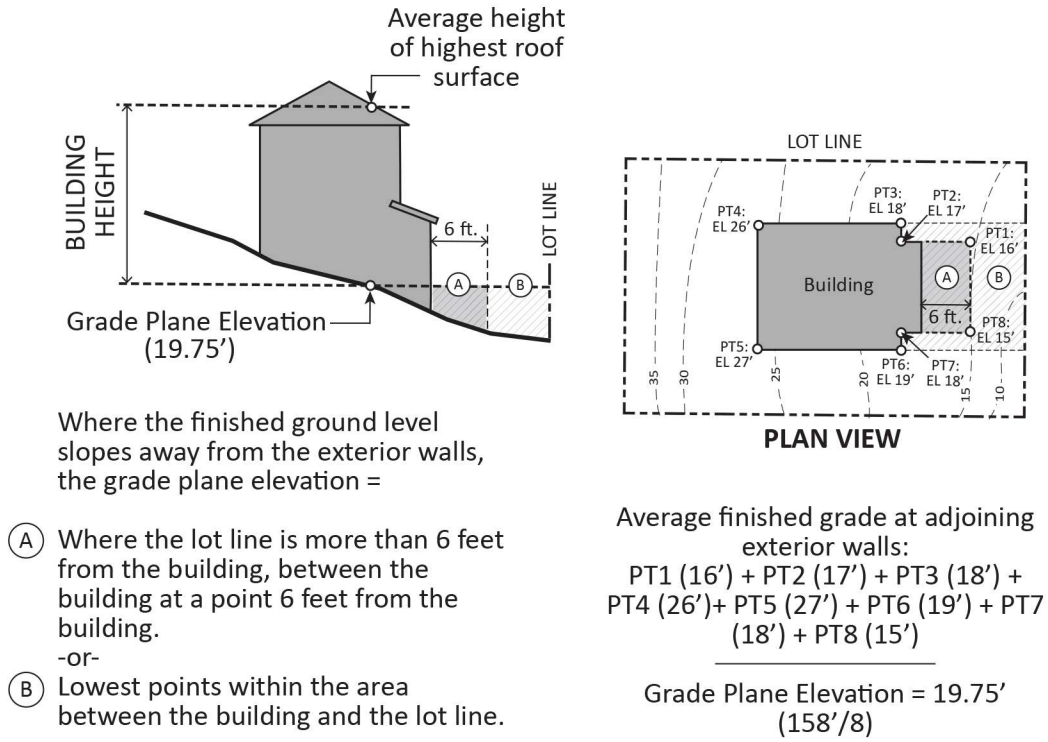


FIGURE 17.02.030.C: MEASURING HEIGHT

1. ***Measuring Height of Fences or Walls.*** The height of a fence or wall is measured as the vertical distance from the highest ground level of finished grade immediately adjacent to the fence or wall after initial installation of the fence or wall to the highest point of such fence or wall. Dirt or other materials placed or mounded adjacent to the fence or wall after initial installation shall not be considered in measuring fence or wall height.

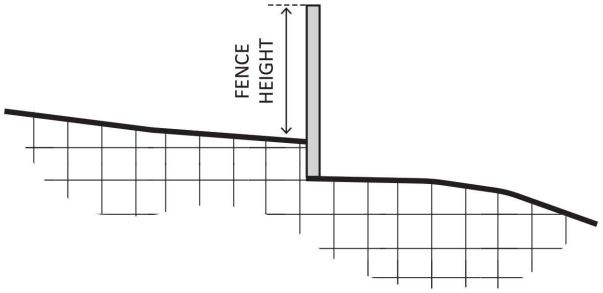


FIGURE 17.02.030.C.1: MEASURING HEIGHT OF FENCES OR WALLS

2. ***Measuring the Height of Decks.*** Deck height is determined by measuring from the ground to the highest point of the deck or attached appurtenances, including railings.

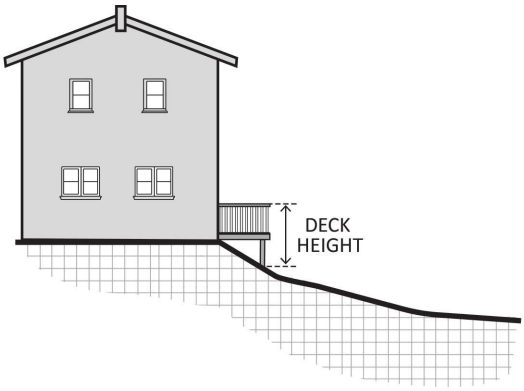


FIGURE 17.02.030.C.2: MEASURING HEIGHT OF DECKS

D. **Measuring Lot Width and Depth.**

1. ***Lot Width.*** Lot width is the horizontal distance between the side lot lines, measured at right angles to the lot depth at a point midway between the front and rear lot lines.

2. ***Lot Depth.*** Lot depth is measured along a straight line drawn from the midpoint of the front property line of the lot to the midpoint of the rear property line or to the most distant point on any other lot line where there is no rear lot line.

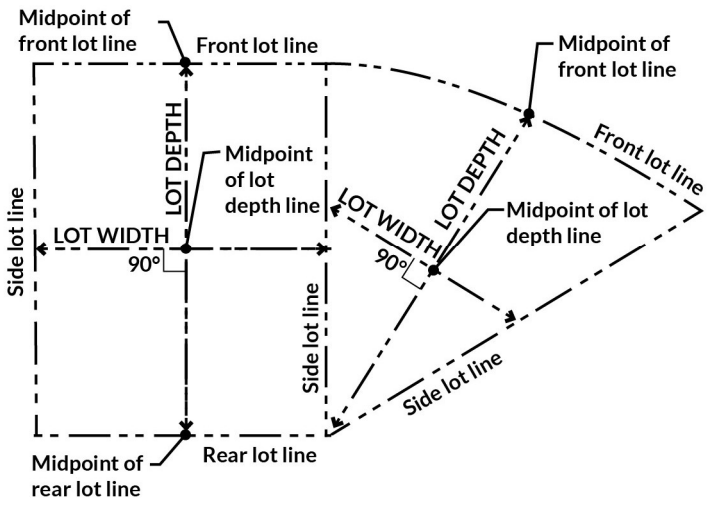


FIGURE 17.02.030.D: MEASURING LOT WIDTH AND DEPTH

E. **Determining Floor Area.** The floor area of a building is the sum of the gross horizontal areas of all floors of a building or other enclosed structure, measured from the outside perimeter of the exterior walls and/or the centerline of interior walls.

1. ***Included in Floor Area.*** Floor area includes, but is not limited to, all habitable space (as defined in the Building Code) that is below the roof and within the outer surface of the main walls of primary or accessory buildings or the centerlines of party walls separating such buildings or portions thereof or within lines drawn parallel to and two feet within the roof line of any building without walls. In the case of a multi-story building that has covered or enclosed stairways, stairwells or elevator shafts, the horizontal area of such features shall be counted only once at the floor level of their greatest area of horizontal extent.

2. ***Excluded from Floor Area.*** Floor area does not include the following:

a. Mechanical, electrical, and communication equipment rooms that do not exceed two percent of the building's total floor area;

b. Bay windows or other architectural projections where the vertical distance between the lowest surface of the projection and the finished floor is 18 inches or greater;

c. Areas that qualify as usable open space;

d. Covered porticoes, paseos, corridors, and courtyards designed for use by and accessible to the general public; and

e. In non-residential and mixed-use buildings, areas used for off-street parking spaces or loading spaces, driveways, and maneuvering aisles.

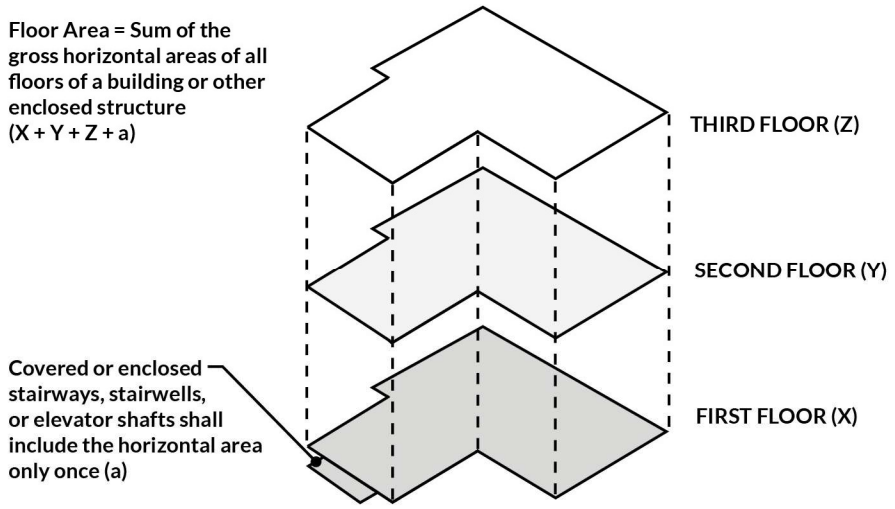


FIGURE 17.02.030.E: DETERMINING FLOOR AREA

F. **Determining Lot Frontage.**

1. ***Corner Lot.*** The front of a lot is the narrowest dimension of the lot with street frontage.

2. ***Through Lot.*** The front of a through lot abuts the street or streets that one or more neighboring lots use to provide primary access.

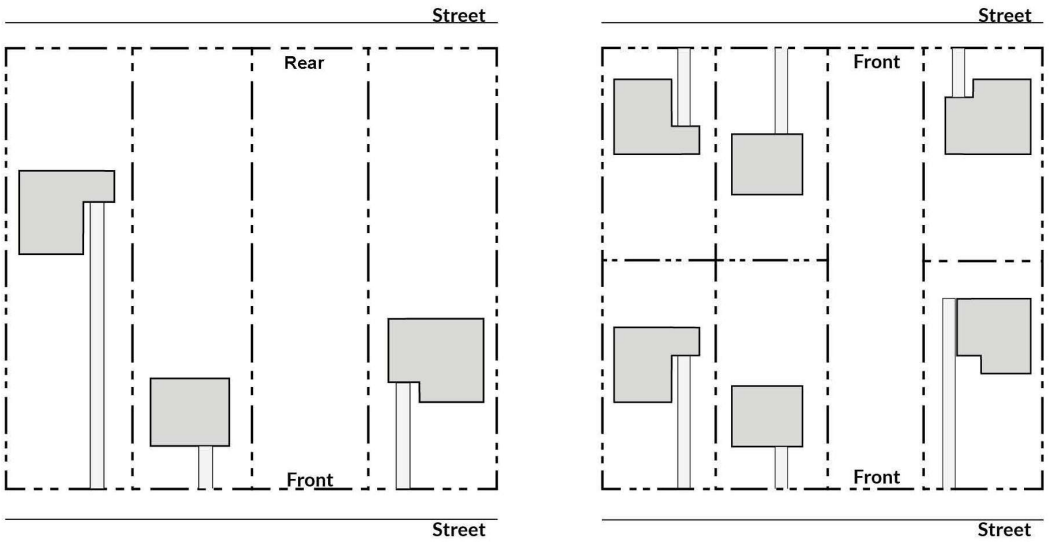


FIGURE 17.02.030.F: DETERMINING LOT FRONTAGE

G. **Determining Setbacks.** Setbacks are measured parallel to and at the specified distance from the corresponding front, side, or rear property line or other identified reference.

1. ***Property Lines Extending Into the Public Right-of-Way.*** For lots with property lines that extend into the public right-of-way or other required access, setbacks shall be measure from the public road/right-of-way easement or edge of pavement, whichever results in the larger setback.

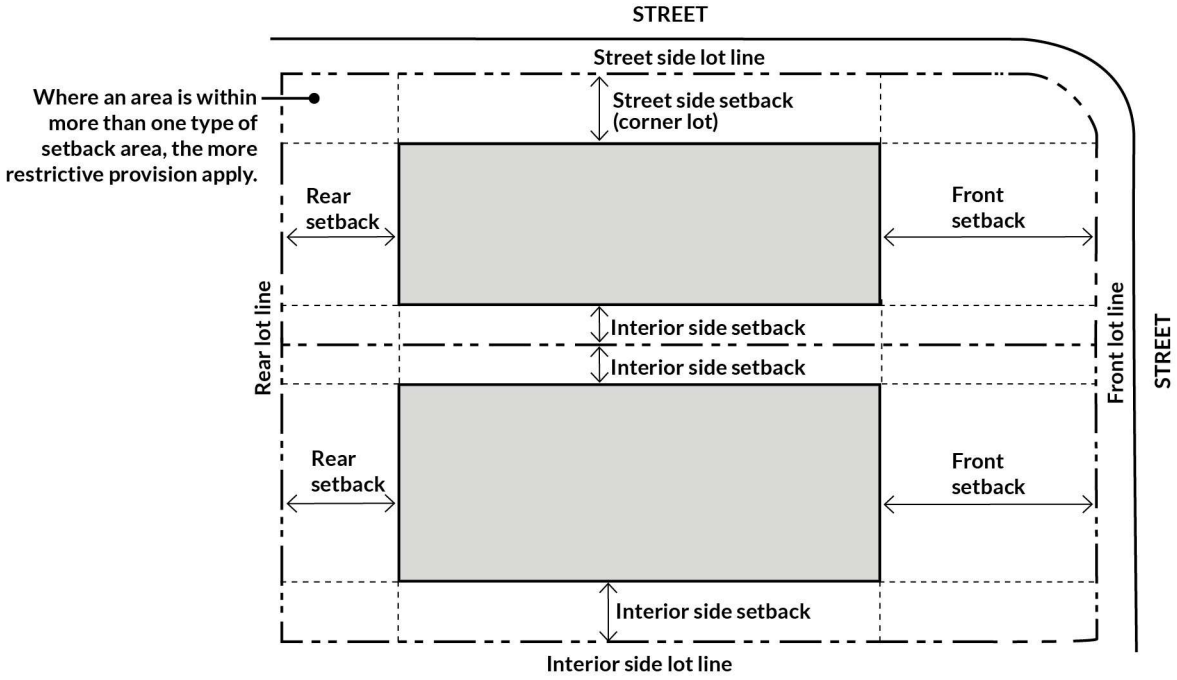


FIGURE 17.02.030.G: DETERMINING SETBACKS

H. **Measuring Signs.** The calculations of measurements related to signs are described in Chapter 17.24, Signs on Private Property.

Chapter 17.03 Zones and Zoning Map

17.03.010 Establishment of Zones

The City shall be classified into zones, the designation and regulation of which are set forth in this Code and as follows.

A. **Base Zones.** The City is divided into base zone districts which are established as shown in Table 17.03.010, Base and Overlay Zones.

B. **Overlay Zones.** Overlay zones, one or more of which may be combined with a base zone, are established as shown in Table 17.03.010, Base and Overlay Zones.

TABLE 17.03.010: BASE AND OVERLAY ZONES

Zone Symbol	*Zone Name*
Base Zones	
Residential Zones*	
*RE-**	Residential Estate
*RL-**	Residential Low Density
*RM-**	Residential Medium Density
*RMH-**	Residential Medium High Density
*RH-**	Residential High Density
** number designator indicates maximum allowed density, or where a number is followed by a +, minimum required density, in dwelling units/acre*	
Commercial Zones	
CMU	Commercial Mixed Use
CN	Commercial Neighborhood
CG	Commercial General
CS	Commercial Service
Employment Zones	
BP	Business Park
IL	Industrial Light
IH	Industrial Heavy
Public and Semi-Public Zones	
PF	Public Facilities
PROS	Parks, Recreation, and Open Space

TABLE 17.03.010: BASE AND OVERLAY ZONES	
Zone Symbol	*Zone Name*
Overlay Zones	
-AU	Automotive Overlay Zone
-CP	College Park Overlay Zone
-GA	Greenbrae Island Annexation Area Overlay Zone
-HD	Historic District Overlay Zone
-PD	Planned Development Overlay Zone
-RD	Residential Development Overlay Zone
-RMD	Residential Minimum Density Overlay Zone

17.03.020 Official Zoning Map and Zone Boundaries

The boundaries of the zones established by this Code are not included in this Code but are shown on the Official Zoning Map maintained by the City Clerk. The Official Zoning Map, together with all legends, symbols, notations, references, zone boundaries, map symbols, and other information on the maps, have been adopted by the City Council and are hereby incorporated into this Code by reference, together with any amendments previously or hereafter adopted, as though they were fully included here.

A. **Uncertainty of Boundaries.** If an uncertainty exists as to the boundaries of any zones shown on the Official Zoning Map, the following rules shall apply:

1. Boundaries indicated as approximately following the centerlines of alleys, lanes, streets, highways, streams, or railroads shall be construed to follow such centerlines.

2. Boundaries indicated as approximately following lot lines, city or county limits, or extraterritorial boundary lines shall be construed as following such lines, limits, or boundaries.

B. **Parcels Containing Two or More Zones.**

1. For parcels containing two or more zones, the location of the zone boundary shall be determined by the Director.

2. For parcels containing two or more zones, the applicable regulations for each zone shall apply.

Division II: Zone Regulations

Chapter 17.04 Residential Zones

17.04.010 Purpose

The purposes of the Residential Zones are to:

A. Provide for a full range of housing types to meet the diverse economic and social needs of residents;

B. Preserve, protect, and enhance the character of the City's neighborhoods;

C. Enhance the quality of life of residents;

D. Ensure that the scale and design of new development and alterations to existing development are compatible with surrounding uses and appropriate to the physical and aesthetic characteristics of the proposed location; and

E. Provide sites for public and semi-public uses such as parks, day care, and other community uses that serve residents and complement surrounding residential development.

Additional purposes of each Residential Zone:

Residential Estate (RE). This Zone is intended to provide for residential development on large lots and other compatible uses in a semi-rural atmosphere and setting. The RE Zone implements the Rural Residential General Plan Land Use Designation.

Residential Low Density (RL). This Zone is intended to provide for residential development and other compatible uses in a low density residential neighborhood setting with a variety of lot sizes. The RL Zone implements the Low Density Residential General Plan Land Use Designation.

Residential Medium Density (RM). This Zone is intended to provide for residential development and other compatible use and amenities in a medium density residential neighborhood setting with a variety of housing types including single-unit dwellings, duplexes, triplexes, apartments, townhomes, and small lot single-unit development. The RM Zone implements the Medium Density Residential General Plan Land Use Designation.

Residential Medium High Density (RMH). This Zone is intended to provide for a variety of medium-high-density residential development, including multi-unit developments, townhouses, condominiums, and apartments, and other compatible uses and amenities. The RMH Zone implements the Medium High Density Residential General Plan Land Use Designation.

Residential High Density (RH). This Zone is intended to provide for multi-unit development and other compatible uses and amenities in close proximity to commercial and public facilities, arterial and collector streets, and other intensive uses. The RH Zone implements the High Density Residential General Plan Land Use Designation.

17.04.020 Land Use Regulations

Table 17.04.020: Land Use Regulations – Residential Zones, sets the land use regulations for the Residential Zones. Land uses are defined in Chapter 17.41, Use Classifications. In cases where a specific land use or activity is not defined, the Community Development Director shall assign the land use or activity to a classification that is substantially similar in character. Land uses not listed in the table and not substantially similar to the uses listed are prohibited. Section numbers in the right-hand column refer to other sections of this Code. Numbers in parentheses refer to specific limitations listed at the end of the table.

TABLE 17.04.020: LAND USE REGULATIONS – RESIDENTIAL ZONES

"P" =Permitted Use; "M" = Minor Use Permit required; "C" = Conditional Use Permit required; "-" = use not allowed

Land Use Classification	*RE*	*RL*	*RM*	*RMH*	*RH*	*Additional Regulations*
Residential Uses						
Residential Dwelling Units	See Subclassifications below					
Single-Unit Dwelling, Detached	P	P	P	P	P	Subject to density limitations of the applicable Zoning District
Single-Unit Dwelling, Attached	-	P	P	P	P	
Multi-Unit Dwelling	-	P(1)	P	P	P	
Accessory Dwelling Unit	§17.26.040, Accessory Dwelling Units and Junior Accessory Dwelling Units					
Employee Housing (for Farmworkers)	Employee housing providing accommodations for six or fewer employees shall be deemed to be a single-unit structure with a residential land use, and shall be treated the same as a single unit dwelling of the same type in the same zoning district					
Family Day Care	Family day care pursuant to State law are permitted in all zoning districts where residential uses are allowed and are considered residential uses of property					
Group Residential	-	-	C	P	P	
Mobile Home Park/Manufactured Housing Community	-	-	C	C	-	§17.26.120, Mobile Home Parks
Residential Care Facilities	See Subclassifications below					
Small	Small residential care facilities constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same zoning district					

TABLE 17.04.020: LAND USE REGULATIONS – RESIDENTIAL ZONES						
"P" =Permitted Use; "M" = Minor Use Permit required; "C" = Conditional Use Permit required; "-" = use not allowed						
Land Use Classification	*RE*	*RL*	*RM*	*RMH*	*RH*	*Additional Regulations*
Large	-	-	C	C	-	
Residential Facility, Assisted Living	-	-	M	P	P	
Supportive Housing	§17.26.160, Supportive and Transitional Housing					
Transitional Housing						
Public/Semi-Public Uses						
Low Barrier Navigation Center	Low barrier navigation centers consistent with California Government Code Section 65660 et seq, shall be permitted by right in all Zones where multi-family and mixed-use residential development are permitted					
Park and Recreation Facilities	P	P	P	P	P	
Public Safety Facilities	-	-	P	P	P	
Commercial Uses						
Market Garden, less than 1 acre in size	P	-	-	-	-	
Market Garden, 1 acre or more in size	M	-	-	-	-	
Transportation, Communication, and Utility Uses						
Telecommunication Facilities	§17.26.170, Telecommunication Facilities					
Other Uses						
Accessory Uses, Activities, and Structures	See §17.26.030, Accessory Uses, and §17.16.020, Accessory Structures					
Home Business	See §17.26.110, Home Business					
Large Animal Keeping	See §17.26.060, Large Animal Keeping					
Nonconforming Uses	See Chapter 17.20, Nonconforming Uses, Structures, and Lots					
Special Events	See §17.26.150, Special Events					

Notes:

1. Limited to a maximum of two dwelling units per building.

17.04.030 Development Standards

Table 17.04.030: Development Standards – Residential Zones, prescribes the development regulations for the Residential Zones. Letters in parentheses refer to additional development standards that directly follow the table. Section numbers in the Additional Regulations column refer to other sections of this Code.

TABLE 17.04.030: DEVELOPMENT STANDARDS – RESIDENTIAL ZONES

Standard	*RE*	*RL*	*RM*	*RMH*	*RH*	*Additional Regulations*
Density (dwelling units/acre)	As shown by numerical designators on the Zoning Map where the number designator indicates maximum allowed density, or where a number is followed by a +, minimum required density, in dwelling units/acre					In the RE and RL Zones, two dwelling units are allowed per lot pursuant State requirements regardless of site area
Minimum Lot Size (sq ft unless otherwise indicated)	1 acre	12,500	5,000	7,000	6,000	In the RE and RL Zones, smaller lots are allowed pursuant to State requirements
	Or as approved through discretionary review provided overall density limitations/requirements for the development are met					
Minimum Lot Width (ft)	150	90	50	60	60	
	Or as approved through discretionary review					
Maximum Height (ft)	30	30	30	35, additional height may be allowed with DR approval	50, additional height may be allowed with DR approval	§17.02.030.C, Measuring Height, and §17.16.060, Height Limitation Exceptions
Minimum Setbacks (ft)						
Front	Lots 20,000 sq ft or larger: 35(A) Lots 10,000 to 19,999 sq ft: 25(A) Lots 7,500 to 9,999 sq ft: 25(A) Lots 4,000 to 7,499 sq ft: 20(A) Lots less than 4,000 sq ft: 15(A)				20(A)	§17.02.030.H, Determining Setbacks and §17.16.040, Encroachments into Required Setbacks For dwelling units on separate lots but attached through common walls, such as townhomes, minimum setbacks apply to the outermost perimeter wall For all lots 5,000 square feet in size or larger, a minimum of 40 percent of the combined front yard and street side setback area shall be preserved with permeable surfaces, such as lawn, grass or other landscaping unless a smaller amount is approved through Design Review.
Interior Side	Lots 20,000 sq ft or larger: 10 Lots 10,000 to 19,999 sq ft: 10 Lots 7,500 to 9,999 sq ft: 7.5 Lots 4,000 to 7,499 sq ft: 5 Lots less than 4,000 sq ft: 4				10	
Street Side	Lots 20,000 sq ft or larger: 20(A) Lots 10,000 to 19,999 sq ft: 10(A) Lots 7,500 to 9,999 sq ft: 10(A) Lots 4,000 to 7,499 sq ft: 10(A) Lots less than 4,000 sq ft: 10(A)				15(A)	
Rear	Lots 20,000 sq ft or larger: 30 Lots 10,000 to 19,999 sq ft: 25 Lots 7,500 to 9,999 sq ft: 25 Lots 4,000 to 7,499 sq ft: 20 Lots less than 4,000 sq ft: 10				15	

Additional Development Standards

A. Front and street side setbacks shall be landscaped pursuant to Chapter 17.18, Landscape Standards.

Chapter 17.05 Commercial and Mixed Use Zones

17.05.010 Purpose

The purpose of the Commercial and Mixed Use Zones is to:

A. Provide for the orderly, well-planned, and balanced development of commercial and mixed use areas;

B. Designate adequate land for a full range of local- and regional-serving commercial and retail services, consistent with the General Plan;

C. Maintain and strengthen the City's economic resources;

D. Increase employment opportunities and expand the economic base of the City;

E. Provide appropriately-located commercial areas that provide a variety of goods and services for residents, employees, and visitors;

F. Provide opportunities for a mix of complementary uses that may combine residential and non-residential uses, or a variety of non-residential uses, on the same site; and

G. Promote pedestrian-oriented, mixed-use areas at appropriate locations.

Additional purposes of each Commercial and Mixed Use Zone:

Commercial Mixed Use (CMU). The CMU Zone is intended to provide areas for land use patterns and mixed use development that integrate residential and non-residential land uses such that residents may walk or bicycle to shopping, services, employment, and leisure activities. Single-use development may be permitted and mixed use can be vertical and/or horizontal. The CMU Zone implements the Mixed Use General Plan Land Use Designation.

Commercial Neighborhood (CN). The CN Zone is intended to provide neighborhood centers which provide retail stores, professional offices, and supportive commercial uses that serve the day-to-day needs of residents and visitors. The CN Zone implements the Retail Commercial and Professional Office General Plan Land Use Designations.

Commercial General (CG). The CG Zone is intended to provide for a full range of commercial and supportive land uses to meet local and regional demand. The CG Zone implements the Retail Commercial General Plan Land Use Designation.

Commercial Service (CS). The CS Zone is intended to provide areas suitable for retail, wholesale, heavy commercial, and service establishments where they will not adversely affect surrounding properties. The CS Zone implements the Service Commercial General Plan Land Use Designation.

17.05.020 Land Use Regulations

Table 17.05.020: Land Use Regulations – Commercial and Mixed Use Zones, sets the land use regulations for the Commercial and Mixed Use Zones. Land uses are defined in Chapter 17.41, Use Classifications. In cases where a specific land use or activity is not defined, the Community Development Director shall assign the land use or activity to a classification that is substantially similar in character. Land uses not listed in the table and not substantially similar to the uses listed are prohibited. Section numbers in the right-hand column refer to other sections of this Code. Numbers in parentheses refer to specific limitations listed at the end of the table.

TABLE 17.05.020: LAND USE REGULATIONS – COMMERCIAL AND MIXED USE ZONES

"P" =Permitted Use; "M" = Minor Use Permit required; "C" = Conditional Use Permit required; "-" = use not allowed

Land Use Classification	*CMU*	*CN*	*CG*	*CS*	*Additional Regulations*
Residential Uses					
Residential Dwelling Units	See Subclassifications below				
Single-Unit Dwelling, Detached	P(1)	-	-	-	Subject to density limitations of the applicable Zoning District
Single-Unit Dwelling, Attached	P(1)	-	-	-	
Multi-Unit Dwelling	P(1)	-	-	-	
Accessory Dwelling Unit	See §17.26.040, Accessory Dwelling Units and Junior Accessory Dwelling Units				
Employee Housing (for Farmworkers)	Employee housing providing accommodations for six or fewer employees shall be deemed to be a single-unit structure with a residential land use, and shall be treated the same as a single unit dwelling of the same type in the same zoning district				
Family Day Care	Family day care pursuant to State law are permitted in all zoning districts where residential uses are allowed and are considered residential uses of property				
Residential Care Facilities	See Subclassifications below				
Small	Small residential care facilities constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same zoning district				
Single Room Occupancy Facilities	C	-	C	C	§17.26.140, Single Room Occupancy Facilities
Supportive Housing	§17.26.160, Supportive and Transitional Housing				
Transitional Housing					
Public/Semi-Public Uses					
Colleges and Trade Schools	-	-	P	M	
Commercial Parking	C	C	C	C	
Community Assembly	P	P	P	-	
Convention Facility	C	-	C	-	
Cultural Institutions	P	P	P	-	

TABLE 17.05.020: LAND USE REGULATIONS – COMMERCIAL AND MIXED USE ZONES					
"P" =Permitted Use; "M" = Minor Use Permit required; "C" = Conditional Use Permit required; "-" = use not allowed					
Land Use Classification	*CMU*	*CN*	*CG*	*CS*	*Additional Regulations*
Day Care Centers	P/M(2)	P/M(2)	P/M(2)	-	
Hospitals and Clinics	See Subclassifications below				
Clinic	P	P	P	-	
Instructional Services	P	P	P	-	
Low Barrier Navigation Center	Low barrier navigation centers consistent with California Government Code Section 65660 et seq, shall be permitted by right in all Zones where multi-family and mixed-use residential development are permitted.				
Park and Recreation Facilities	P	P	P	P	
Public Safety Facilities	P	-	P	P	
Schools, Public or Private	-	C	-	-	
Social Service Facilities	P	P	P	-	
Commercial Uses					
Adult Related Business	See §17.26.050, Adult Related Business				
Animal Services	See Subclassifications below				
Animal Hospital	P	P	P	C	
Kennel	M	-	M	M	§17.26.070, Kennels
Automobile/Vehicle Sales and Services	See Subclassifications below				
Automotive Dealership	-	-	-	C	See also Chapter 17.08, Automotive (AU) Overlay Zone
Automobile/Vehicle Service and Repair, Light	-	-	P/C(3)	M	See also Chapter 17.08, Automotive (AU) Overlay Zone
Large Vehicle and Equipment Sales, Service, and Rental	-	-	-	C	See also Chapter 17.08, Automotive (AU) Overlay Zone
Service Stations	C	-	C	C	
Towing and Impound	-	-	-	C	
Car Wash	-	-	-	C	See also Chapter 17.08, Automotive (AU) Overlay Zone
Banks and Financial Institutions	P	P	P	P	
Business Services	P	P	P	P	
Commercial Entertainment and Recreation	See Subclassifications below				
Cinema	P	-	P	P	

TABLE 17.05.020: LAND USE REGULATIONS – COMMERCIAL AND MIXED USE ZONES					
"P" =Permitted Use; "M" = Minor Use Permit required; "C" = Conditional Use Permit required; "-" = use not allowed					
Land Use Classification	*CMU*	*CN*	*CG*	*CS*	*Additional Regulations*
Indoor Performance Venue	C	-	C	C	
Indoor Fitness	M	M	P	P	
Indoor Entertainment	M	-	M	M	
Indoor Recreation	C	-	C	C	
Outdoor Entertainment	C	-	C	C	
Outdoor Recreation	C	-	C	C	
Drive-Through Facility	P	P	P	P	§17.26.080, Drive Through Facilities
Eating and Drinking Establishments	See Subclassifications below				
Bars/Nightclubs/Lounges	C	-	C	C	
Taverns and Wine Bars	M	-	M	M	
Restaurant	P	P	P	M	
Farmer's Markets	C	-	C	C	
Food Preparation	P	P	P	P	
Funeral Parlor	-	-	P	P	
Hotels	P	-	P	-	
Offices	P	P	P	P	
Personal Services	P	P	P	P	
Repair and Maintenance Services	P	P	P	P	
Retail Sales	See Subclassifications below				
Building Materials Stores	-	-	P	-	
Food and Beverage Sales	P	P	P	P	
General Retail	P	P	P	P	
Liquor Store	C	-	P	P	
Nurseries	C	-	P	P	
Pawn Shop	C	-	C	C	
Tobacco Retailer	-	-	C	-	§17.26.180, Tobacco Retailers and Smoking Lounges
Smoking Lounge	-	-	C	-	§17.26.180, Tobacco Retailers and Smoking Lounges
Industrial Uses					

TABLE 17.05.020: LAND USE REGULATIONS – COMMERCIAL AND MIXED USE ZONES					
"P" =Permitted Use; "M" = Minor Use Permit required; "C" = Conditional Use Permit required; "-" = use not allowed					
Land Use Classification	*CMU*	*CN*	*CG*	*CS*	*Additional Regulations*
Custom Manufacturing	C	C	M	M	
Food and Beverage Manufacturing	See Subclassifications below				
Small Scale	M	M	M	P	
Large Scale	-	-	-	M	
Research and Development	-	-	P	P	
Transportation, Communication, and Utility Uses					
Light Fleet Based Services, Private	-	-	P	P	
Public Utilities	-	-	P	P	
Recycling Facility	See Subclassifications below				
Reverse Vending Machine	-	M	M	M	
Recycling Collection Facility, Small	-	-	C(4)	C(4)	
Telecommunication Facilities	§17.26.180, Telecommunication Facilities				
Transit Stations and Terminals	P	P	P	P	
Other Uses					
Accessory Uses, Activities, and Structures	See §17.26.030, Accessory Uses, and §17.16.020, Accessory Structures				
Home Business	See §17.26.110, Home Business				
Nonconforming Uses	See Chapter 17.20, Nonconforming Uses, Structures, and Lots				
Outdoor Dining and Seating	See §17.26.130, Outdoor Dining and Seating				
Special Events	See §17.26.150, Special Events				

Notes:

1. Along the Rocklin Road and Pacific Street frontages, new residential units must be located on an upper story or behind a nonresidential use.

2. Permitted if all activities are located indoors. Minor Use Permit required for any outdoor use or activity.

3. Permitted consistent with Chapter 17.08, Automotive (AU) Overlay Zone, otherwise Conditional Use Permit required.

4. Shall be staffed and managed by an attendant during all hours materials are accepted. Must be located in an area that can be closed, secured, and inaccessible to the public any time an attendant is not present.

17.05.030 Development Standards

Table 17.05.030: Development Standards – Commercial and Mixed Use Zones, prescribes the development regulations for the Commercial and Mixed Use Zones. Letters in parentheses refer to additional development standards that directly follow the table. Section numbers in the Additional Regulations column refer to other sections of this Code.

TABLE 17.05.030: DEVELOPMENT STANDARDS – COMMERCIAL AND MIXED USE ZONES

Standard	*CMU*	*CN*	*CG*	*CS*	*Additional Regulations*
Residential Density (dwelling units/acre)					
Minimum	10	n/a	n/a	n/a	
Maximum	40	n/a	n/a	n/a	
Maximum Height (ft)	30, up to 50 with DR approval	30	30, up to 50 with DR approval	30, up to 50 with DR approval	§17.02.030.C, Measuring Height and §17.16.060, Height Limitation Exceptions
Minimum Setbacks (ft)					
Front	0(A)	5(B)	5(B)	5(B)	§17.02.030.H, Determining Setbacks and §17.16.040, Encroachments into Required Setbacks
Interior Side	0, 10 adjacent to Residential Zone	0, 10 adjacent to Residential Zone	0, 10 adjacent to Residential Zone	0, 10 adjacent to Residential Zone	
Street Side	0(A)	10(B)	10(B)	10(B)	
Rear	10	10	10	10	
Highway 65	50(B)	50(B)	50(B)	50(B)	

Additional Development Standards

A. **Required Building Area, CMU Zone Pacific Street Frontage.** In the CMU Zone, buildings shall be located within 10 feet of the property line along the Pacific Street frontage for at least 40 percent of the linear street frontage.

1. This requirement may be waived through Design Review approval for small and constrained sites where the review authority finds that the project is designed and used in such a way as to create visual interest and an engaging presence at the street frontage.

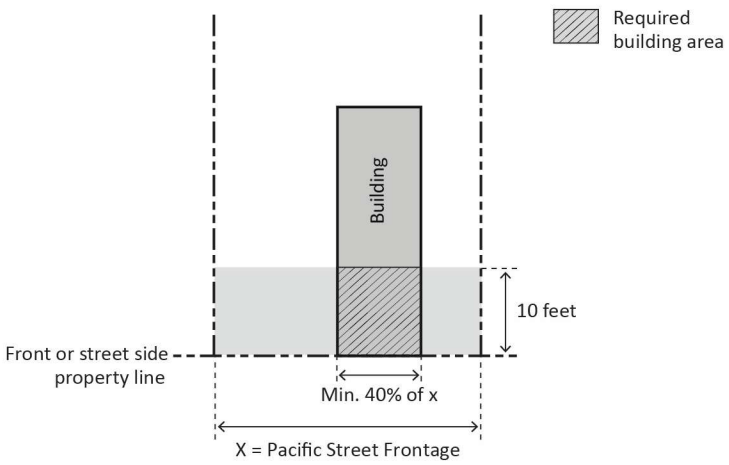


FIGURE 17.05.030.A: REQUIRED BUILDING AREA, CMU ZONE PACIFIC STREET FRONTAGE

B. Front and street side setbacks and the setback area adjacent to Hwy 65 shall be landscaped pursuant to Chapter 17.18, Landscape Standards.

Chapter 17.06 Employment Zones

17.06.010 Purpose

The purpose of Employment Zones is to:

A. Provide appropriate areas of the City where professional offices, research and development, and industrial uses can locate and operate without significant conflicts with other land uses;

B. Strengthen the City's economic base and provide employment opportunities for residents of the City; and

C. Provide areas for a wide range of manufacturing, industrial processing, professional office, and service commercial uses, protect areas where such uses now exist, and prevent the intrusion of incompatible land uses.

Additional purposes of each Employment Zone:

Business Professional (BP). The BP Zone is intended to provide areas for professional offices and large-scale, campus-like office and technology development that includes office, research and development, manufacturing, and other large-scale professional uses, along with supportive services. The BP Zone implements the Professional Office, Business Professional/Commercial, and Business Professional/Commercial/Light Industrial General Plan Land Use Designations.

Industrial Light (IL). The IL Zone is intended to provide areas for professional and non-intensive manufacturing and storage facilities that do not create adverse visual, noise, or other impacts on adjoining public and residential properties. Industries that use or produce substantial amounts of hazardous materials or generate noise, odor, or other pollutants are not permitted. The IL Zone implements the Light Industrial, Heavy Industrial, and the Business Professional/Commercial/Light Industrial General Plan Land Use Designations.

Industrial Heavy (IH). The IH Zone is intended to provide areas for a full range of manufacturing, processing, fabrication, and storage activities. The IH Zone implements the Heavy Industrial General Plan Land Use Designation.

17.06.020 Land Use Regulations

Table 17.06.020: Land Use Regulations – Employment Zones, sets the land use regulations for the Employment Zones. Land uses are defined in Chapter 17.41, Use Classifications. In cases where a specific land use or activity is not defined, the Community Development Director shall assign the land use or activity to a classification that is substantially similar in character. Land uses not listed in the table and not substantially similar to the uses listed are prohibited. Section numbers in the right-hand column refer to

other sections of this Code. Numbers in parentheses refer to specific limitations listed at the end of the table.

TABLE 17.06.020: LAND USE REGULATIONS – EMPLOYMENT ZONES

"P" =Permitted Use; "M" = Minor Use Permit required; "C" = Conditional Use Permit required; "-" = use not allowed

Land Use Classification	*BP*	*IL*	*IH*	*Additional Regulations*
Residential Uses				
Residential Facility, Assisted Living	P	-	-	
Public/Semi-Public Uses				
Colleges and Trade Schools	C	M	-	
Community Assembly	C	M	-	
Convention Facility	C	-	-	
Day Care Centers	M	-	-	
Emergency Shelters	-	P	-	§17.26.090, Emergency Shelters
Hospitals and Clinics	See subclassifications below			
Clinic	P	-	-	
Hospitals	C	-	-	
Skilled Nursing Facility	P	-	-	
Instructional Services	P	-	-	
Public Safety Facilities	P	P	-	
Commercial Uses				
Adult Related Businesses	§17.26.050, Adult Related Businesses			
Animal Services	See subclassifications below			
Animal Hospital	P	P	-	
Kennel	-	M	M	§17.26.070, Kennels
Automobile/Vehicle Sales and Services	See subclassifications below			
Automobile Rental	-	C	C	See also Chapter 17.08, Automotive (AU) Overlay Zone
Automotive Dealership	-	P/C(1)	-	See also Chapter 17.08, Automotive (AU) Overlay Zone
Automobile/Vehicle Service and Repair, Light	-	M	C	See also Chapter 17.08, Automotive (AU) Overlay Zone
Automobile/Vehicle Repair, Heavy	-	C	C	See also Chapter 17.08, Automotive (AU) Overlay Zone
Large Vehicle and Equipment Sales, Service, and Rental	-	C	-	See also Chapter 17.08, Automotive (AU) Overlay Zone
Service Stations	-	C	C	
Towing and Impound	-	-	M	

TABLE 17.06.020: LAND USE REGULATIONS – EMPLOYMENT ZONES				
"P" =Permitted Use; "M" = Minor Use Permit required; "C" = Conditional Use Permit required; "-" = use not allowed				
Land Use Classification	*BP*	*IL*	*IH*	*Additional Regulations*
Car Wash, Accessory to a Service Station	-	C(2)	C(2)	See also Chapter 17.08, Automotive (AU) Overlay Zone
Banks and Financial Institutions	P	-	-	
Business Services	P	P	-	
Commercial Entertainment and Recreation	See subclassifications below			
Cinema	C	-	-	
Indoor Performance Venue	C	-	-	
Indoor Recreation	C	C	-	
Indoor Entertainment	C	C	-	
Outdoor Recreation	C	C	-	
Drive-Through Facility	P	-	-	§17.26.080, Drive-Through Facilities
Eating and Drinking Establishments	See subclassifications below			
Restaurant	M	M	-	
Food Preparation	-	P	P	
Funeral Parlor	P	M	-	
Hotels	C	-	-	
Offices	P	P	-	
Personal Services	P	-	-	
Repair and Maintenance Services	-	P	P	
Retail Sales	See subclassifications below			
Building Materials Stores	C	P	P	
General Retail	P	-	-	
Nurseries	C	P	P	
Industrial Uses				
Construction and Material Yards	-	C	P	
Contractor Shops	-	P	P	
Crematory	-	-	C	
Custom Manufacturing	-	M	P	
Donation Center/Station	P(3)	-	-	
Food and Beverage Manufacturing	See subclassifications below			
Small Scale	P	P	P	

TABLE 17.06.020: LAND USE REGULATIONS – EMPLOYMENT ZONES				
"P" =Permitted Use; "M" = Minor Use Permit required; "C" = Conditional Use Permit required; "-" = use not allowed				
Land Use Classification	*BP*	*IL*	*IH*	*Additional Regulations*
Large Scale	-	C	C	
Heavy Industrial	-	C	M	
Light Industrial	-	P	P	
Research and Development	P	P	P	
Salvage and Wrecking	-	-	C	
Storage, Warehousing, and Wholesaling	See subclassifications below			
Indoor, 75,000 square feet or less	-	P	P	
Indoor, more than 75,000 square feet	-	M	P	
Outdoor	-	M	M	
Mini-Storage	-	C	C	
Vehicle Storage	-	C	M	
Transportation, Communication, and Utility Uses				
Distribution Facilities and Freight/Trucking Terminals	-	C	M	
Light Fleet Based Services, Private	P	P	P	
Public Utilities	C	P	P	
Recycling Facility	See subclassifications below			
Reverse Vending Machine	-	M	P	
Recycling Collection Facility, Small	-	M(3)	M(3)	
Recycling Collection Facility, Large	-	-	C(3)	
Recycling Processing Facility	-	-	C	
Telecommunication Facilities	§17.26.170, Telecommunication Facilities			
Other Uses				
Accessory Uses, Activities, and Structures	See §17.26.030, Accessory Uses and §17.06.020, Accessory Structures			
Nonconforming Uses	See Chapter 17.20, Nonconforming Uses, Structures, and Lots			
Outdoor Dining and Seating	See §17.26.130, Outdoor Dining and Seating			
Special Events	See §17.26.150, Special Events			

Notes:

1. Permitted if all vehicles associated with the dealership, including those for sale, display, service, and test drive, are located within an enclosed building; otherwise Conditional Use Permit required or as allowed pursuant to Chapter 17.08, Automotive (AU) Overlay Zone.

TABLE 17.06.020: LAND USE REGULATIONS – EMPLOYMENT ZONES				
"P" =Permitted Use; "M" = Minor Use Permit required; "C" = Conditional Use Permit required; "-" = use not allowed				
Land Use Classification	*BP*	*IL*	*IH*	*Additional Regulations*

2. Limited to car wash facilities that are accessory to a service station.

3. Shall be staffed and managed by an attendant during all hours materials are accepted. Must be located in an area that can be closed, secured, and inaccessible to the public any time an attendant is not present.

17.06.030 Development Standards

Table 17.06.030: Development Standards – Employment Zones, prescribes the development regulations for the Employment Zones. Letters in parentheses refer to additional development standards that directly follow the table. Section numbers in the Additional Regulations column refer to other sections of this Code.

TABLE 17.06.020: DEVELOPMENT STANDARDS – EMPLOYMENT ZONES				
Standard	*BP*	*IL*	*IH*	*Additional Regulations*
Maximum Height (ft)	30, up to 50 with DR approval	30, up to 50 with DR approval	30, up to 50 with DR approval	§17.02.030.C, Measuring Height and §17.16.060, Height Limitation Exceptions
Minimum Setbacks (ft)				
Front	20(A)	20(A)	25(A)	§17.02.030.H, Determining Setbacks and §17.16.040, Encroachments into Required Setbacks
Interior Side	25 from Residential Zone boundary, otherwise 10	10	5	
Street Side	15(A)	10(A)	10(A)	
Rear	10	10	10	
Highway 65	50(A)	50(A)	50(A)	

Additional Development Standards

A. Front and street side setbacks and the setback area adjacent to Hwy 65 shall be landscaped pursuant to Chapter 17.18, Landscape Standards.

Chapter 17.07 Public and Semi-Public Zones

17.07.010 Purpose

The purpose of the Public and Semi-Public Zones is to:

A. Provide land for the development of public, semi-public, and recreational uses that provide services to the community and support existing and new residential, commercial, and industrial land uses;

B. Provide areas for public facilities which serve the community, such as civic centers, educational facilities, cultural and institutional uses, health services, parks and recreation, general government operations, utility and public service needs, and other similar and related supporting uses;

C. Provide opportunities for outdoor recreation and meet the recreational needs of City residents; and

D. Reserve areas for passive recreation, open space, and habitat protection and enhancement.

Additional purposes of each Public and Semi-Public Zone:

Public Facilities (PF). The PF Zone is intended to provide for a broad range of government, institutional, educational, and assembly uses. The PF Zone implements the Public Quasi-Public General Plan Land Use Designation.

Parks, Recreation, and Open Space (PROS). The PROS Zone is intended to provide land for active and passive recreation and to protect land having important environmental and ecological qualities. The PROS Zone implements the Recreation/Conservation General Plan Land Use Designation.

17.07.020 Land Use Regulations

Table 17.07.020: Land Use Regulations – Public and Semi-Public Zones, sets the land use regulations for the Public and Semi-Public Zones. Land uses are defined in Chapter 17.41, Use Classifications. In cases where a specific land use or activity is not defined, the Community Development Director shall assign the land use or activity to a classification that is substantially similar in character. Land uses not listed in the table and not substantially similar to the uses listed are prohibited. Section numbers in the right-hand column refer to other sections of this Code. Numbers in parentheses refer to specific limitations listed at the end of the table.

TABLE 17.07.020: LAND USE REGULATIONS - PUBLIC AND SEMI-PUBLIC ZONES			
"P" =Permitted Use; "M" = Minor Use Permit required; "C" = Conditional Use Permit required; "-" = use not allowed			
Land Use Classification	*PF*	*PROS*	*Additional Regulations*
Public/Semi-Public Uses			
Cemeteries and Columbariums	C	-	
Colleges and Trade Schools	P	-	
Commercial Parking	C	-	
Community Garden	P	P	
Convention Facility	C	-	
Cultural Institutions	P	-	
Day Care Centers	M	-	
Government Offices	P	-	
Hospitals and Clinics	See Subclassifications below		
Clinic	C	-	
Hospital	C	-	
Skilled Nursing Facility	C	-	
Park and Recreation Facilities	P	P	
Public Safety Facilities	P	-	
Schools, Public	P	-	
Schools, Private	C	-	
Social Service Facilities	C	-	
Transportation, Communication, and Utility Uses			
Airports and Heliports	C(1)	-	
Public Utilities	P	-	
Telecommunication Facilities	§17.26.170, Telecommunication Facilities		
Transit Stations and Terminals	P	-	
Other Uses			
Accessory Uses, Activities, and Structures	See §17.26.030, Accessory Uses and §17.16.020, Accessory Structures		
Nonconforming Uses	See Chapter 17.20, Nonconforming Uses, Structures, and Lots		
Special Events	See §17.26.150, Special Events		

Notes:

1. Limited to operations that are accessory to a hospital or public safety facility.

17.07.030 Development Standards

Table 17.07.030: Development Standards – Public and Semi-Public Zones, prescribes the development regulations for the Public and Semi-Public Zones. Letters in parentheses refer to additional development standards that directly follow the table. Section numbers in the Additional Regulations column refer to other sections of this Code.

TABLE 17.07.030: DEVELOPMENT STANDARDS - PUBLIC AND SEMI-PUBLIC ZONES

Standard	*PF*	*PROS*	*Additional Regulations*
Maximum Height (ft)	50	35	§17.02.030.C, Measuring Height and §17.16.060, Height Limitation Exceptions
Minimum Setbacks (ft)			
Front	(A)	20(A)	§17.02.030.H, Determining Setbacks and §17.16.040, Encroachments into Required Setbacks
Interior Side	10	10	
Street Side	10(A)	10(A)	
Rear	10	10	

Additional Development Standards

A. Front and street side setbacks shall be landscaped pursuant to Chapter 17.18, Landscape Standards.

Chapter 17.08 Automotive (AU) Overlay Zone

17.08.010 Automotive (AU) Overlay Zone Established

This Chapter establishes the Automotive (AU) Overlay Zone. The creation of this Overlay Zone provides a mechanism for a person to propose an automotive related development (including autos, boats, RVs, motorcycles, all-terrain vehicles and other vehicles) that is beneficial to the community and implements the City's general plan policy of flexibility and innovation in development and planning techniques. Development of property within the Overlay Zone is subject to the regulations of Title 17 as modified by this Chapter. The properties included within the Automotive (AU) Overlay Zone shall be indicated on the official zoning maps of the City.

17.08.020 Purpose and Intent

This Automotive (AU) Overlay Zone is an opportunity to utilize an alternative zoning tool for those properties that are within the boundaries of the AU Overlay Zone. The property owner shall have the choice of developing property pursuant to the provisions of the underlying zone, or developing property pursuant to the provisions of this Chapter. It is the intent of the City Council to create an Automotive (AU) Overlay Zone that will provide for the following:

A. Implement a streamlined entitlement review and approval process, and eliminate the need for a Conditional Use Permit for outdoor display for automotive related uses within the AU Overlay Zone area.

B. Allow for greater flexibility in the application of the City's approved design guidelines and development standards within the Overlay Zone in a manner grounded in market realities and working with corporate requirements of automotive brands.

C. Encourage new automotive related uses and the expansion or reinvestment of existing automotive uses within the AU Overlay Zone area making the regulatory process easier for the owners and tenants to negotiate.

D. Create a vibrant commercial destination that attracts shoppers locally and from throughout the region, and provides local jobs.

E. Allow for flexibility of design, and development of outcome-based design goals rather than specific design standards. The design goals should consider the unique characteristics of automotive uses while emphasizing quality design and development.

F. Establish this area of Rocklin as a desirable location for automotive uses and provide a tool by which the City can attract additional automotive uses and encourage partnerships of existing

automotive related businesses. This partnership will in turn provide a mechanism for automotive related businesses to market to potential customers.

17.08.030 Applicability; Conflicts

The provisions of this Chapter shall apply to those parcels indicated on the approved zoning map depicting the Automotive Overlay zone area.

A. **Conflict.** Should a provision of this Chapter conflict with any other provision of this Code, or any other City resolutions, ordinances, or regulations of the City, this Chapter shall control.

17.08.040 Design Review

Development, including additions and expansions, in the AU Overlay Zone is subject to the Design Review provisions set forth in Chapter 17.30, Design Review, except as provided below.

A. **Review Authority.** The Community Development Director shall have approving authority for Design Review applications for the following.

1. Modifications to an existing building including façade changes.
2. Expansions of an existing building or construction of new buildings that meet the following criteria;
    a. Compatibility with existing architecture and structures.
    b. The proposed construction matches or exceeds the level of quality for materials used on the existing buildings.
    c. For expansions, square footage of addition is less than 50 percent of the existing building size and not more than 10,000 square feet.
    d. For new building(s), square footage of new structure(s) does not exceed 10,000 square feet and is part of an existing project site that has previously received Design Review or Conditional Use Permit entitlements from the City.
    e. Does not negatively affect site circulation or parking or encroach into required setbacks.
    f. Located on a parcel that is five acres or less in size.
    g. Does not involve the use of significant amounts of hazardous substances.
3. Site modifications that meet the following criteria;
    a. Surfacing, resurfacing, or layout modification to existing parking areas that does not reduce the number of parking stalls required.

b. Additions, enhancements or rehabilitation of existing landscape areas or the removal or reduction of landscape areas for other approved site modifications.

c. ADA accessibility upgrades.

d. Replacement, repair or modification of fencing or walls.

17.08.050 Permitted Uses

In addition to the permitted uses allowed by the existing underlying zone of each parcel, the following uses shall be permitted uses in any Commercial Zone within the Automotive Overlay Zone area:

A. Automotive Dealership, including dealers selling cars, boats, RVs, motorcycles, all-terrain vehicles or any other automotive related uses sold by a dealer as defined by California Vehicle Code Section 285 including outdoor display of such product.

B. Automobile/Vehicle Service and Repair, Light and Automobile/Vehicle Repair, Heavy; when incidental to an Automotive Dealership and located within the same structure or on the same property as an Automotive Dealership; or as a stand-alone use in compliance with the following minimum standards:

1. Building is a minimum of 10,000 square feet.

2. The use is fully enclosed within the building with no outdoor repairs or storage of equipment or materials related to the automobile repair, or outdoor storage of vehicles that are in visible disrepair or dirty, unless fully screened from view. Vehicles ready for customer pick up may be parked outside of the building in designated areas, subject to the review and approval of the parking plan and designated area by the Community Development Director.

3. Hours of operation are limited to 7:00 a.m. to 10:00 p.m.

4. A noise study may be required if in the opinion of the Community Development Director there may be potential conflicts with sensitive receptors. If the noise study demonstrates that potential conflicts may occur, additional mitigation measures may be required.

5. Operations shall be in conformance with all Placer County Air Pollution Control District's rule[s] and regulations.

C. Car Wash when incidental to an Automotive Dealership, Automobile/Vehicle Service and Repair, Light, or Automobile/Vehicle Repair, Heavy and located within the same structure or on the same property.

1. The Car Wash must be fully enclosed within a building or screened from public view.

2. All runoff must be directed into the sanitary sewer system.

D. Automotive Rentals, excluding commercial truck rentals, when incidental to an Automotive Dealership and located within the same structure or on the same parcel as an Automotive Dealership and comprising less than 25 percent of the total building square footage and less than 25 percent of the total outdoor display area.

17.08.060 Conditional uses

In addition to the conditional uses allowed by the existing underlying zone of each parcel, the following uses shall be permitted subject to approval of a Conditional Use Permit in any Commercial Zone in the Automotive Overlay Zone area:

A. Automobile/Vehicle Service and Repair, Light that do not meet the criteria set forth in Section 17.08.060, Permitted Uses.

B. Automobile/Vehicle Repair, Heavy that do not meet the criteria set forth in Section 17.08.060, Permitted Uses.

C. Automotive Rentals, except those incidental to an automotive dealership and meeting the criteria of Section 17.08.060, Permitted Uses.

17.08.070 Special Standards

To encourage economic development, reinvestment, and enhancement of the properties within the boundaries of the Overlay Zone the following special standards shall apply to all projects authorized under this Chapter:

A. **Height Restrictions.** The maximum height for principal buildings and structures shall be 35 feet, however, the maximum allowable height may be increased upon approval of a Conditional Use Permit.

B. **Setbacks.** Shall be the same as set forth in the underlying zone of the parcel, except that there shall be a minimum of 30-foot setback required for all buildings from the property line adjacent to Interstate 80. Parking, landscaping, signs, vehicle displays, and similar features shall be allowed within the setback area only as approved as part of a Design Review permit.

C. **Off-street Parking.** Off-street parking shall be provided subject to the regulations of Chapter 17.22, Off-Street Parking. Vehicle parking spaces used or set aside for display of automobiles for sale need not conform to standard parking space dimensions. Such areas shall be included as part of the Design Review permit application, and shall be subject to review as part of the Design Review process.

D. **Exterior Lighting.**

1. Lighting should be used to provide illumination for the security and safety of on-site areas such as parking, loading, shipping, and receiving, pathways, and working areas as well as contribute to the overall design of the building.

2. Exterior lighting shall be designed to avoid adverse off-site glare on adjacent properties or public roadways and to provide adequate security. The lighting design, including type, style and mounting system shall ensure no off-site glare.

3. Maximum height for building and freestanding lighting shall not exceed 20 feet unless integrated as part of the architectural features of the building, signs or other design features and it can be effectively demonstrated that the lighting will not produce off-site glare.

E. **Noise.** Any uses allowed within the Automotive Overlay Zone shall not use a public address system or an amplified sound system which can be heard outside of the building other than sound systems used for emergency purposes only. The design and layout of automotive uses that have service components shall be designed so that noise is directed away from any adjacent sensitive uses.

F. **Dealership Test Driving.** There shall be no test driving of automobiles, motorcycles or other vehicles within any residential subdivision.

G. **Elevated Display Areas.** Special display areas that are integrated with the overall project design and use quality materials coordinated with the building style are encouraged and will be subject to review as part of the design review process. The use of portable automobile ramps or metal scaffolding style ramps is prohibited.

H. **Use of Portable Canopy Structures.** The use of portable canopy structures shall be prohibited unless approved for temporary use as part of a Special Event Permit.

I. **Maintenance.** The project, including but not limited to paving, landscaping, structures and improvements shall be maintained by the property owner(s) to the satisfaction of the Community development director.

J. **Deliveries.** Delivery and off-loading of vehicles to any project site shall occur outside of the public right-of-way when possible. Automobile dealerships shall provide designated off-loading areas on the project site unless otherwise approved as part of the design review process and to the satisfaction of the Public Works Director. The off-loading areas and path of travel shall be kept clear during expected delivery times.

K. **Special Advertising Devices.** Temporary signs and special advertising devices shall be regulated as set forth in Section 17.24.070, Temporary Signs.

L. **Inventory Maintenance.** The use of a waterless washing/cleaning process is recommended. Washing or cleaning of vehicles using water shall be done in such a way as to minimize overspray and maximize water conservation. Runoff shall be kept to a minimum and every effort should be made to avoid runoff on sidewalks in the public right of way. All runoff must be directed into the sanitary sewer system.

17.08.080 Appeal

Any person dissatisfied by an act or determination of the Community Development Director relating to the approval or denial of a project application under this Chapter, or the interpretation or enforcement of this Chapter, may appeal such act or determination to the Planning Commission pursuant to Section 17.28.130, Appeals.

Chapter 17.09 Business Attraction, Retention, and Revitalization Overlay (BARRO) Zone

17.09.010 Purpose

This Chapter establishes the Business Attraction, Retention, and Revitalization Overlay (BARRO) Zone. The creation of this Overlay Zone provides a mechanism for a person to propose a commercial, residential or residential—nonresidential—mixed-use development that is beneficial to the community and implements the City's General Plan policy of flexibility and innovation in development and planning techniques.

17.09.020 Applicability

The BARRO Zone applies to all use and development of properties within the boundaries of the BARRO Zone identified on the Zoning Map. Development of property within the overlay zone is subject to the regulations of Title 17 as modified by this Chapter.

17.09.030 Design Review

A. **Approving Authority.** The Community Development Director is the approving authority for Design Review approvals for projects in the BARRO Zone, except as provided below.

1. A project proposing additional story on buildings originally approved by the City Council are ineligible for administrative review and approval under this Chapter and shall be subject to Design Review as set forth in Chapter 17.30, Design Review.

B. **Notice and Hearing.**

1. For Design Review applications, the Community Development Director may act on the application without a formally noticed public hearing.

2. Notice of a pending application pursuant to the BARRO zone regulations shall be posted on the proposed project site and on the City of Rocklin website.

3. Such notice shall specify that any interested person may view the application materials at the City of Rocklin offices during business hours; the 10-day time period when the public may submit written comments on the proposed project to the City; the date whereon the Community Development Director is expected to take action on the proposed project; and the date by which anyone may appeal of the final action of the Community Development Director in the manner provided by Section 17.28.130, Appeals.

C. The Community Development Director shall have the authority to elevate any project within the BARRO Zone to the Planning Commission if the Director determines that the project may impact,

or would not be compatible with, surrounding properties, or that the project could adversely impact surrounding uses due to project elements including, but not limited to, traffic, noise and safety impacts. The Director may elevate the review at any stage of the process to ensure proper evaluation of potential impacts. If the Director determines that elevation to the Planning Commission is necessary, additional fees may be imposed to compensate the City for the cost of processing the application.

17.09.040 Permitted Uses

In addition to the uses permitted or conditionally permitted in the base zoning district, the following uses may be permitted, subject to review and approval of a Minor Use Permit:

A. Breweries, distilleries, and wineries.

B. Live music.

C. Event centers.

D. Artisan food and beverage production/tasting rooms.

E. Art galleries and creative studios (ceramics/pottery, paint & sip businesses, etc.) open to the public.

F. Other uses of a similar nature, as determined by the Community Development Director, that enhance street life and promote business activity.

17.09.050 Parking Requirements

Parking is typically one of the most challenging development standards to meet when attempting to develop older in-fill sites. By its very nature, parking requires a significant dedication of land which cannot be translated into leasable sales area or saleable square footage. However, adequate and easily accessible parking is critical to the long term success and viability of any development.

A. Parking requirements shall be determined on a project specific basis by the Community Development Director after consideration of the on-site parking standards listed in the Rocklin Zoning Code for the type of development proposed, the physical constraints of the property in question, the availability of nearby on-street parking and public parking facilities, and other potential mitigating factors.

B. The Old Town area has a series of public parking lots that can be used to assume some or all of the required off-street parking for new development within the BARRO Zone.

C. Residential uses will be required to provide on-site parking for each residential unit; however, the guest parking requirements may be a candidate for transfer to nearby public parking lots.

Commercial uses may propose to transfer up to their entire on-site parking obligation to public parking lots, however, they will be encouraged to maintain handicapped accessible parking on their property, as well as loading areas.

Chapter 17.10 College Park (CP) Overlay Zone

17.10.010 Purpose

The purpose of this Chapter is to identify the applicability of the College Park General Development Plan and reference the applicable regulations.

17.10.020 Applicability

The College Park (CP) Overlay Zone applies to all use and development of properties within the boundaries of the College Park General Development Plan shown and described in the College Park General Development Plan and identified on the Zoning Map.

17.10.030 College Park General Development Plan

All development within the College Park (CP) Overlay Zone shall be consistent with the College Park General Development Plan.

A. Unless specified in the College Park General Development Plan, all provisions of this Code shall apply. Where there is a conflict between this Code and the College Park General Development Plan, the provisions of the General Development Plan shall prevail.

Chapter 17.11 Greenbrae Island Annexation Area (GA) Overlay Zone

Placeholder. *No changes to existing Chapter 17.07, Greenbrae Island Annexation Area Overlay Zone, other than revisions for consistency with the updated Zoning Code are proposed. These provisions will be incorporated into the final Zoning Code.*

Chapter 17.12 Historic District (HD) Overlay Zone

17.12.010 Purpose and Intent

The Historic District (HD) Overlay Zone is established and is intended to enhance the value and distinctive character of the City of Rocklin's historic Front Street area that exists along First Street, between Rocklin Road and Farron Street. The HD Overlay Zone shall apply shall be known as the "Front Street Historic District."

The development of land within the Front Street Historic District should be controlled so as to create an exciting and visible community, capitalizing on the area's proud heritage. To achieve this purpose, it is necessary to impose reasonable restrictions upon the use and erection of new buildings and structures and the alteration of existing and relocated buildings and structures. The revitalization of the Front Street Historic District is in keeping with the objectives and proposals of the General Plan for the City.

17.12.020 Applicability

The regulations as defined in this Chapter shall apply in the Front Street Historic District of the City.

17.12.030 Boundaries

The Front Street Historic District boundaries are as designated on the Official Zoning Map.

17.12.040 Historic Committee Established

The Front Street Historic Committee is established to consider any plans for construction in the HD Overlay Zone, and to advise on all matters related thereto.

17.12.050 Front Street Historic Committee Designated

The Planning Commission shall act as the Front Street Historic Committee and exercise all of its functions.

17.12.060 Committee Powers and Duties

A. It is the duty of the Committee to administer and ensure compliance with the regulations and procedures contained within this Chapter, in the manner prescribed herein. It is its responsibility to recommend to the Planning Commission any changes to regulations applicable to the District, provided such changes are necessary for the proper execution of the adopted plan, and to adopt rules of procedure to supplement those contained within this Chapter.

B. The Committee shall adopt, subject to the review and approval of the City Council, architectural criteria and standards to be used in evaluating the appropriateness of any development for which a permit is applied under the provisions of this Chapter.

C. The architectural criteria and standards shall insure that all applications for approval of exterior work are treated uniformly and fairly and promote consistency. Architectural criteria and standards shall be used to assure:

1. That rehabilitation work shall not destroy the distinguishing qualities or character of the structure and its environment. The removal or alteration of any historic material or architectural features should be held to a minimum;

2. That deteriorated architectural features are repaired rather than replaced wherever possible. In the event replacement is necessary, the new material should match the material being replaced in the composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of original features, substantiated by physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings;

3. That distinctive, stylistic features or examples of skilled craftsmanship which characterize historic structures and often predate the mass production of building materials be treated with sensitivity;

4. That changes which may have taken place in the course of time and which have acquired significance in their own right be recognized and respected;

5. That all structures be recognized as products of their own time. Alterations to create an earlier appearance shall be discouraged;

6. That contemporary design for additions to existing structures or landscaping shall not be discouraged if such design is compatible with the size, scale, color, material, and character of the neighborhood, structures, or its environment;

7. That wherever possible, new additions or alterations to structures be done in such a manner that if they were to be removed in the future, the essential form and integrity of the original structure would be unimpaired;

8. That new construction not necessarily mimic historic structures, but assure that new construction be compatible with traditional buildings within the historic area;

9. That alterations or new construction of storefronts, windows, doors, cornices, roofs, masonry materials, colors, and signs be compatible with a uniform design and construction theme established for the Front Street Historic District by the City.

D. The Committee may approve, modify, or disapprove any application for a Building Permit for which review by the Committee is required under Chapter 17.72, Design Review, based upon compliance or noncompliance with the adopted regulations and approved architectural criteria and standards.

E. It shall not be the responsibility of the Committee to prepare or adopt precise area or community plans.

17.12.070 Building Permit—Additional Review Required

A. **Applications Subject to Additional Review.** Any application for a Building Permit for the erection of any new building or structure, or for exterior work involving remodeling, repair, alteration, addition to, or demolition of any existing building or structure, where such work is subject to public view from streets or alleys, within the Front Street Historic District, or for the relocation of any building or structure into the district, shall be processed pursuant to Section 17.12.080, Building Permit—Additional Review Process, below.

B. **Applications Not Subject to Additional Review.** All other applications for Building Permits under the Building Code and not subject to this Chapter shall be processed in the normal manner, without referral to or approval by the Committee or the Planning Director, unless this would be done in the normal processing of the permit.

17.12.080 Building Permit—Additional Review Process

Building Permits subject to additional review pursuant to Section 17.12.070, Building Permit—Additional Review Required, shall be processed as follows:

A. **Review Required.** Review by the Committee and/or the Planning Director is required as follows.

1. The Planning Director may approve signs, reroofing, and any addition to or alteration of any structure which the director determines to be minor in scope, providing the Director can conclude that the application conforms to the regulations contained herein and the approved architectural standards and criteria. The Planning Director may refer these types of items to the committee for its action. All other applications shall be referred to the Committee.

2. The Committee may approve, modify or disapprove any application for a building permit referred to it by the Planning Director. Approval or disapproval shall be by a majority vote of all the members of the Committee at any meeting where the vote is taken, and shall include a statement that the Committee finds that the building, structure, or improvement for which the permit was applied does or does not conform to the regulations contained herein and the approved architectural standards and criteria.

B. **Application—Information Required.** The application for the Building Permit shall include the following, in addition to all other information required for building permit applications under any other regulation or ordinance of the City:

1. The purpose for which the proposed building, structure, or improvement is intended to be used;

2. Adequate plans and specifications indicating dwelling unit density, lot area and off-street parking;

3. Adequate plans and specifications for the building and improvements showing the exterior appearance, color, and texture of materials and architectural design of the exterior;

4. Adequate plans and specifications for any outbuildings, party walls, courtyards, fences, setbacks, landscaping, signs, lighting, traffic safety, or other dependency thereof;

5. A Preliminary Grading Plan. When the grading plan is revised after the building permit application and preliminary grading plan have been considered and approved by the committee, the revised plan shall be filed with the director and shall be subject to the same decision making process and findings requirements as the original application, except that the subsequent review shall be limited to the revised grading plan and the effects of the revisions on the originally approved project;

6. Any other information deemed necessary by the Committee, the Planning Director, or the Building Inspector to judge compliance with the regulations contained herein and other applicable laws and regulations.

C. **Time Limitation on Decision.** Within 45 days after the submission of a complete Building Permit application as required in this Chapter, the Committee or Planning Director shall send their decision in writing to the Building Inspector with the application and documents, except when the applicant requests or agrees to an extension of time.

D. **Issuance of Permit.** If the Committee or Planning Director approves the application, and the Building Inspector finds that the application conforms to all other regulations and ordinances of the City, the Building Inspector shall then issue the permit for the work.

17.12.090 Land Use Regulations

Land use regulations of the base zoning district shall apply except the following uses are prohibited within the HD Overlay Zone.

A. **Prohibited Uses.**

1. Clinics
2. Social Service Facilities
3. Kennels
4. Service Stations
5. Drive-Through Facilities
6. Repair and Maintenance Services

17.12.100 Development Standards

Development standards of the base zoning district shall apply except as specifically modified or established by conditions of approval of a Conditional Use Permit approved by the Planning Commission, with a recommendation by the Committee.

17.12.110 Off-Street Parking

A. Residential uses shall provide on-site parking space as required by Chapter 17.22, Off-Street Parking.

B. All other uses shall provide one on-site parking space for each 250 square feet of gross floor area.

1. In lieu of the requirements of Subsection B of this Section, a fee, as set by resolution of the Council, based on the number of square feet of gross floor area may be paid to the City parking lot fund to establish off-street parking for the Front Street Historic District. All such City parking lots funded by the fees received pursuant to this section shall be located within or immediately adjacent to the Front Street Historic District.

17.12.120 Appeals

Any interested person may appeal the decision of the Front Street Historic Committee to the Planning Commission and the City Council pursuant to Section 17.28.130, Appeals.

Chapter 17.13 Planned Development (PD) Overlay Zone

17.13.010 Purpose

The purpose of this Chapter is to establish a Planned Development (PD) Overlay Zone that provides for one or more properties to be developed under a plan that provides for better coordinated development and incorporates development standards crafted to respond to site conditions to:

A. Result in a superior development project and substantial community benefit;

B. Promote and encourage cluster development on large sites to avoid sensitive areas of property;

C. Encourage creative and innovative design on large sites by allowing flexibility in property development standards;

D. Encourage the preservation of open space;

E. Accommodate various types of large scale, complex and phased developments; and

F. Establish a procedure for the development of large tracts of land in order to reduce or eliminate the rigidity, delays, and conflicts that otherwise would result from application of zoning standards designed primarily for small lots.

17.13.020 Zoning Map Designation

A Planned Development (PD) Overlay Zone shall be noted on the Zoning Map by adding the designation "-PD" and ordinance number to the base zoning district.

17.13.030 Land Use Regulations

No use other than an existing use is permitted in a PD Overlay Zone except in compliance with a valid General Development Plan.

A. Any permitted or conditional use authorized by this Code may be included in an approved General Development Plan consistent with the General Plan land use designation for the property.

17.13.040 Development Standards

A. **Minimum Area.** The minimum area of a PD Overlay Zone shall be five acres; however, the City Council may approve a smaller area if it finds that a PD would provide greater benefits to the general welfare of the City residents and property owners than development under conventional zoning because of unique characteristics of the site or the proposed use.

B. **Residential Unit Density.** Except where a density bonus is granted in compliance with Chapter 17.17, Affordable Housing Density Bonus, the total number of dwelling units in a PD Overlay Zone shall not exceed the maximum number permitted by the General Plan density for the total area of the planned development.

C. **Floor Area Ratio (FAR).** The FAR based on the total floor area in a PD Overlay Zone shall not exceed the maximum FAR permitted by the General Plan for the total area of the planned development.

D. **Performance Standards.** The Performance Standards prescribed by Chapter 17.23, Performance Standards, apply.

E. **Other Development Standards.** Other development standards shall be as prescribed by the PD Overlay Zone and General Development Plan. Where the PD Overlay Zone and General Development Plan is silent regarding particular development standards, the development standards of the applicable base zoning district shall apply.

17.13.050 Procedures

A. **Decision-Making Body.** A -PD Overlay Zone must be adopted by the City Council. A public hearing before the Planning Commission is required prior to City Council review; and the Planning Commission shall make a recommendation to the City Council.

B. **Review Procedures.**

1. ***Zoning Amendment.*** An application for a -PD Overlay Zone shall be processed as a Zoning Amendment, according to the procedures of Chapter 17.36, Zoning Code and Map Amendments, and shall include a and General Development Plan.

2. ***General Development Plan.*** A General Development Plan shall be accepted and processed concurrently with the application for the PD, in the same manner as a Conditional Use Permit application, pursuant to Chapter 17.31, Use Permits.

3. ***Tentative Subdivision Map.*** When a PD requires the submission of a tentative subdivision map, this map and all supporting documents shall be prepared and submitted concurrently with the application of the PD.

C. **Initiation.** An application for a -PD Overlay Zone may be initiated by any qualified applicant identified in Section 17.28.020, Application Forms and Fees, or a motion of the City Council. If the property is not under a single ownership, all owners must join the application, and a map showing the extent of ownership shall be submitted with the application.

D. **Application Content.** A qualified applicant shall submit an application for a -PD Overlay District on a form prescribed by the Planning Division accompanied by the required fee. The Planning

Division may require an applicant to submit such additional information and supporting data as considered necessary to process the application.

17.13.060 Required Findings

A -PD Overlay Zone and General Development Plan shall only be approved if all of the following findings are made:

A. The proposed development is consistent with the General Plan and any applicable specific plan, including the density and intensity limitations that apply;

B. The subject site is physically suitable for the type and intensity of the land use being proposed;

C. Adequate transportation facilities and public services exist or will be provided in accord with the conditions of development plan approval, to serve the proposed development; and the approval of the proposed development will not result in a reduction of traffic levels of service or public services so as to be a detriment to public health, safety, or welfare;

D. The proposed development will not have a substantial adverse effect on surrounding land uses and will be compatible with the existing and planned land use character of the surrounding area;

E. The development generally complies with applicable design guidelines; and

F. The proposed development is demonstratively superior to the development that could occur under the standards applicable to the underlying base zoning district, and will achieve superior community design, resource protection, and/or substantial public benefit.

17.13.070 Conditions

In approving a -PD Overlay Zone and General Development Plan, the City Council may impose reasonable conditions deemed necessary to:

A. Ensure that the proposal conforms in all significant respects with the General Plan and with any other applicable plans or policies that the City has adopted;

B. Achieve the general purposes of this Code or the specific purpose of the zoning district in which the project is located;

C. Achieve the findings listed above; or

D. Mitigate any potentially significant impacts identified as a result of review conducted in compliance with the requirements of the California Environmental Quality Act.

17.13.080 Expiration and Renewal

A. **Expiration.** A General Development Plan shall be effective on the same date as the ordinance creating the -PD Overlay Zone for which it was approved and shall expire two years after the effective date unless actions specified in the conditions of approval have been taken, or a building permit has been issued and construction diligently pursued, except as provided below.

1. ***General Development Plan Approval.*** The approval of a specific General Development Plan may specify an effective period or development phasing program exceeding two years. A General Development Plan with a phasing program shall remain in effect so long as not more than one-year lapses between the end of one phase and the beginning of the next phase

2. ***Tentative Map.*** Where a tentative map has been approved in conjunction with a General Development Plan, the General Development Plan shall expire upon the expiration of the tentative map.

3. ***Development Agreement.*** Where a General Development Plan has been approved in conjunction with a Development Agreement, the General Development Plan shall be effective and expire pursuant to the terms of the Development Agreement.

B. **Renewal.** An approved General Development Plan that has not been inaugurated may be renewed for a single, maximum two-year period approved by the City Council after a duly-noticed public hearing. Application for renewal shall be made in writing between 30 and 120 days prior to expiration of the original approval. The City Council may renew a General Development Plan if it finds the renewal consistent with the purposes of this Chapter.

17.13.090 Amendments of Approved Plans

A. **Changed Plans.** Amendments to a -PD Overlay Zone or General Development Plan may be requested by the applicant or its successors. Amendments to the approved Plan shall be classified as major or minor amendments. Upon receipt of an amendment application, the Director shall determine if the proposed amendment constitutes a major or minor amendment.

B. **Major Amendments.** Major Amendments to an approved -PD Overlay Zone or General Development Plan shall be considered by the City Council at a duly noticed public hearing. An amendment will be deemed major if it involves one or more of the following changes:

1. A change in the boundary of the -PD Overlay Zone;

2. An increase or decrease in the number of dwelling units for the -PD Overlay District that is greater than the maximum or less than the minimum stated in the General Development Plan;

3. An increase or decrease in the floor area for any non-residential land use that results in the floor area less than the minimum or exceeding the maximum stated in the General Development Plan;

4. Any change in land use or density that is likely to negatively impact or burden public facilities and utilities infrastructure as determined by the City Engineer;

5. Any change in land use or density that is likely to negatively impact or burden circulation adjacent to the -PD Overlay Zone or to the overall major street system, as determined by the City Engineer; or

6. Any other proposed change to the General Development Plan or the conditions of approval that substantively alters one or more of its components as determined by the Director.

C. **Minor Amendments.** Amendments not meeting one or more of the criteria listed in Subsection B above shall be considered minor if they are consistent with and would not change any original condition of approval. Minor Amendments may be approved by the Director.

17.13.100 Project Review

Plans for a project in a -PD Overlay Zone shall be accepted for planning and building permits or subdivisions only if they are consistent with an approved General Development Plan and any conditions of approval or the PD Overlay District development standards. No project may be approved and no building permit issued unless the project, alteration or use is consistent with an approved General Development Plan and -PD Overlay Zone.

Chapter 17.14 Residential Minimum Density (RMD) Overlay Zone

17.14.010 Purpose

The purpose of the Residential Minimum Density (RMD) Overlay Zone is to provide a mechanism to establish minimum development densities on a given site as a means to help the City achieve its Regional Housing Needs Allocation (RHNA) obligations. The RMD Overlay Zone is intended to facilitate the development of affordable multi-family housing for low-and moderate-income households, enable the City to meet its housing goals, and ensure that affordable housing developments will be compatible with surrounding land uses by establishing appropriate development standards.

17.14.020 Applicability

The provisions of this Chapter shall apply to parcels within the Residential Minimum Density (RMD) Overlay Zone depicted on the Official Zoning Map that are proposed to be developed with residential uses in a manner not otherwise allowed by the regulations applicable to the underlying base zoning district.

A. Parcels in the RMD Overlay Zone may development consistent with the rules, regulations, and requirements of the underlying base zoning district or with the provisions of this Chapter.

B. **Conflict.** Should a provision of this Chapter conflict with any other provision of this Code, or any other City resolutions, ordinances, or regulations of the City, this Chapter shall control.

17.14.030 Use Regulations

A. **Residential Uses.** Residential uses are allowed pursuant to the land use regulations of the RH Zone.

1. All property developed pursuant to this Chapter shall contain residential development.

B. **Nonresidential Uses.** Nonresidential uses are allowed pursuant to the land use regulations of the underlying base zoning district.

17.14.040 Residential Density

A. **Required Minimum Residential Density.** All property developed pursuant to this Chapter shall contain residential development that meets the following minimum density requirements.

1. ***RMD-10+:*** Minimum density of 10 units per acre. No maximum density requirement.

2. ***RMD-24+:*** Minimum density of 24 units per acre. No maximum density requirement.

B. **Maximum Residential Density.** Maximum residential density requirements are not applicable.

17.14.050 Development Standards

A. **Residential-Only Development.** Buildings containing only residential uses shall comply with the development standards of the RH Zone.

B. **Nonresidential and Mixed-Use Development.** Buildings containing only nonresidential uses and buildings containing residential and nonresidential uses as primary uses in a single building shall comply with the development standards of the underlying base zoning district.

C. All development standards, including setbacks and height requirements, may be modified subject to justifications provided and accepted as part of a Design Review approval.

Chapter 17.15 Residential Development (RD) Overlay Zone

17.15.010 Purpose

The purpose of the Residential Development (RD) Overlay Zone is to provide a mechanism for the consideration of residential and mixed-use development on parcels within the Mixed Use General Plan Land Use Designation and a nonresidential Zoning District.

17.15.020 Applicability

The provisions of this Chapter shall apply to parcels within the Residential Development (RD) Overlay Zone depicted on the Official Zoning Map.

A. **Conflict.** Should a provision of this Chapter conflict with any other provision of this Code, or any other City resolutions, ordinances, or regulations of the City, this Chapter shall control.

17.15.030 Use Regulations

A. **Residential Uses.** Residential uses are allowed pursuant to the land use regulations of the RH Zone.

B. **Nonresidential Uses.** Nonresidential uses are allowed pursuant to the land use regulations of the underlying base zoning district.

17.15.040 Residential Density

A. **Maximum Residential Density.** The maximum allowable residential density is 40 units per acre.

17.15.050 Development Standards

A. **Residential-Only Development.** Buildings containing only residential uses shall comply with the development standards of the RH Zone.

B. **Nonresidential and Mixed-Use Development.** Buildings containing only nonresidential uses and buildings containing residential and nonresidential uses as primary uses in a single building shall comply with the development standards of the underlying base zoning district.

Division III Citywide Standards

Chapter 17.16 General Site Regulations

17.16.010 Purpose and Applicability

The purpose of this Chapter is to prescribe site regulations that apply, except where specifically stated, to development in all zoning districts. These standards shall be used in conjunction with the standards for each zoning district established in Division II, Zone Regulations. In any case of conflict, the standards specific to the zoning district shall control.

17.16.020 Accessory Structures

A. **Applicability.** The standards of this Section apply to attached and detached accessory structures except the following:

1. ***Accessory Dwelling Units.*** Accessory Dwelling Units, attached or detached, are subject to the standards of Section 17.26.040, Accessory Dwelling Units and Junior Accessory Dwelling Units.

B. **Attached Structures.** The provisions of this Subsection apply to accessory structures attached to a main building. Attached accessory structures shall comply in all respects with the requirements of this Code applicable to the main building except specifically allowed for structures open on three sides pursuant to Section 17.16.020.D, Structures Open on Three Sides.

C. **Detached Structures.** The provisions of this Subsection apply to roofed structures, including but not limited to garages, carports, sheds, workshops, gazebos, and covered patios which are detached from and accessory to a main building on the site. These provisions also apply to unroofed structures that are over 30 inches in height and are detached from and accessory to a main building on the site.

1. ***Relation to Existing Structures.*** A detached accessory structure may only be constructed on a lot on which there is a permitted main building to which the accessory structure is related.

2. ***Development Standards.*** Detached accessory structures shall meet the development standards of the zone in which it is located except as follows or specifically allowed for structures open on three sides pursuant to Section 17.16.020.D, Structures Open on Three Sides:

a. *Interior Side and Rear Setbacks.* Detached accessory structures may be located up to five feet from the interior side or rear property lines except garages accessed from alleys which shall be setback from the rear property line either five feet, to prevent parking in front of the garage door and blocking the alley, or 20 feet or greater, to allow parking on the driveway and out of the alley.

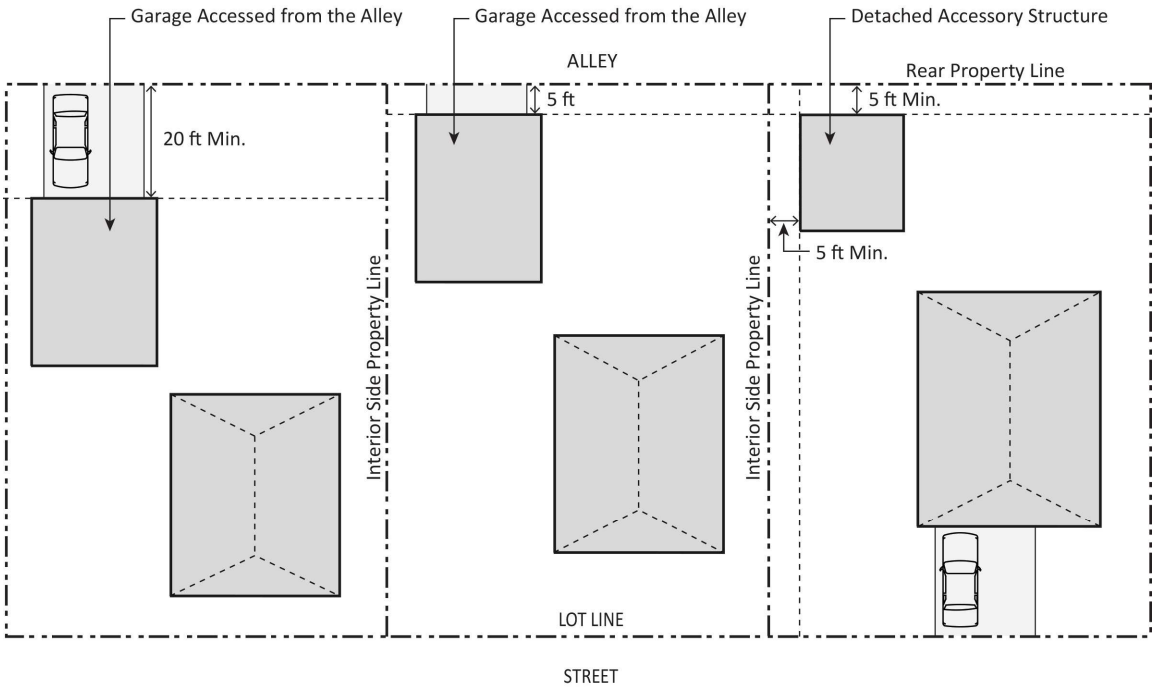


FIGURE 17.16.020.C.2.A: ACCESSORY STRUCTURES, INTERIOR SIDE AND REAR SETBACKS

b. *Maximum Height.* On lots greater than 10,000 square feet, any portion of a detached accessory structure located within a setback required by the base zoning district shall not exceed a height of 14 feet.

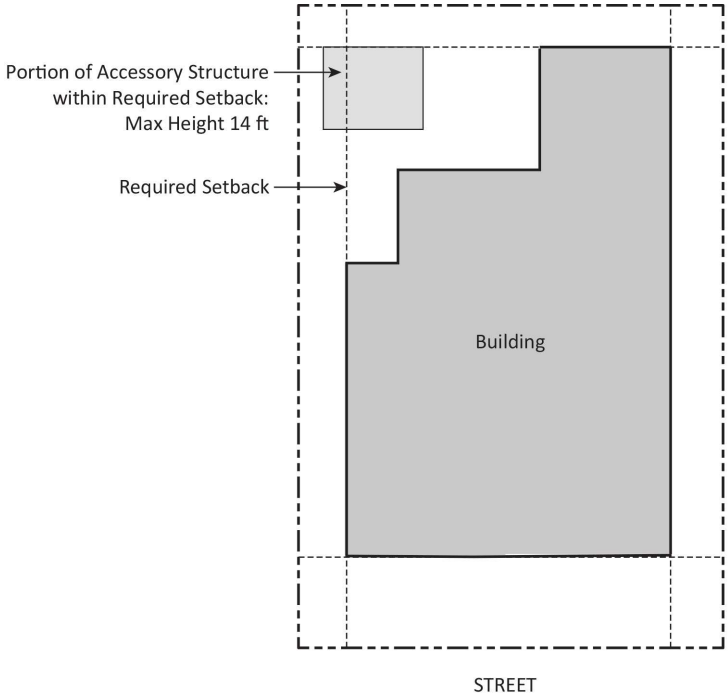


FIGURE 17.16.020.C.2.B: ACCESSORY STRUCTURES, MAXIMUM HEIGHT, LOTS GREATER THAN 10,000 SF

c. *Barns and Stables.* Barns and stables, or any other building or structure used for the keeping of animals, shall be located on the rear one-half of the lot and not closer than 20 feet to any side or rear property line.

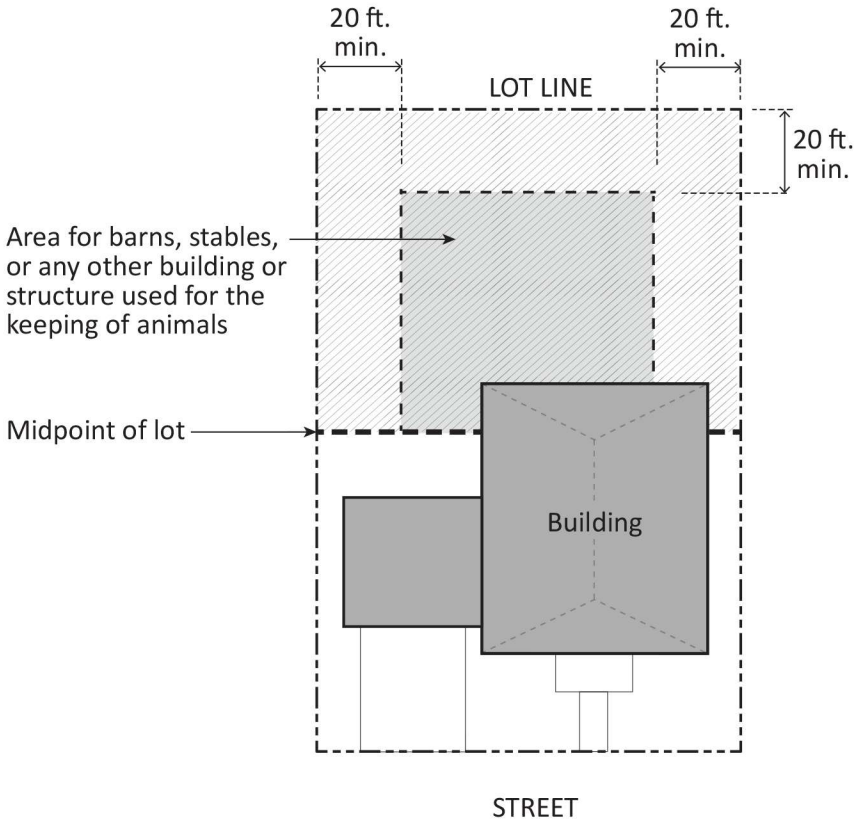


FIGURE 17.16.020.C.2.C: BARNS AND STABLES

D. **Structures Open on Three Sides.** In all residential zones, a structure which is open on at least three sides, such as a patio cover, may encroach into the required rear yard setback up to 15 feet from a rear wall of the main structure, but in no case shall such a structure be located within five feet of the rear property line.

1. On all lots that are 6,000 square feet or less in area, structures that are open on at least three sides, whether attached or detached to the primary structure, shall comply with the following standards:

   a. The maximum height of said structures shall not exceed ten feet, as measured from the adjacent finish grade to the highest point of the structure. The Director may approve a deviation from this standard when strict adherence to the standard would cause the structure to block an existing door or window.

   b. Said structures shall be constructed of fire-resistant materials.

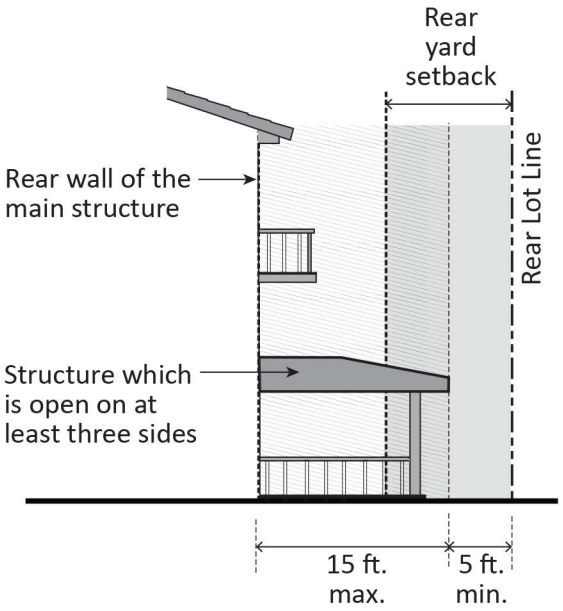


FIGURE 17.16.020.D: STRUCTURES OPEN ON THREE SIDES

17.16.030 Construction Site Temporary Offices

A. Any person who has obtained and maintains a valid approval to develop any real property may install a mobile or portable office at the construction site to be used for the purposes of a temporary construction field office or for storage of construction tools.

B. Such temporary office or storage space shall not be used as living quarters.

C. Any office or storage space shall be removed at the time of occupancy of the final unit.

17.16.040 Encroachments into Required Setbacks

A. Where setbacks are required in this Code, they shall be not less in depth or width than the minimum dimension specified, shall be open at every point, and shall not be obstructed with non-movable features from the ground upward, except as provided below, or as specifically identified in another section of this Code. Encroachments are also subject to Section 17.16.120, Visibility at Intersections and Driveways.

TABLE 17.16.040: ALLOWED ENCROACHMENTS INTO REQUIRED SETBACKS

Encroachment	*Front and Street Side Setbacks*	*Interior Side Setback*	*Rear Setback*
All encroachments	No encroachment may extend into a public utility easement. Where any allowance of this Code conflicts with applicable building codes, the more restrictive shall apply.		
Primary structure	Shall not encroach	Shall not encroach	10 ft but no closer than 5 ft from the lot line. The square footage lost from the projection shall be replaced by a yard within the buildable portion of the lot
Architectural features including sills, canopies, chimneys, fireplaces, cornices and eaves	3 ft	3 ft	3 ft
Open, unenclosed, uncovered decks, porches, platforms, stairways and landing places less than 30 inches above the surface of the ground	May encroach provided the encroachment does not extend into a public utility easement or conflicts with any other applicable code		
Rain barrels and cisterns with a maximum capacity of 1,000 gallons, or other similar storm water management equipment	Shall not encroach	No closer than 3 feet from the lot line	No closer than 3 feet from the lot line
Mechanical and other equipment, detached or attached, such as water heaters, air conditioners, electric meters, electric transformers, pool equipment, cable television or phone utility boxes	Shall not encroach	No closer than 3 feet from the lot line	No closer than 3 feet from the lot line
Ramps and similar structures that provide access for persons with disabilities	Reasonable accommodation will be made, consistent with the Americans with Disabilities Act; see Chapter 17.34, Reasonable Accommodation		

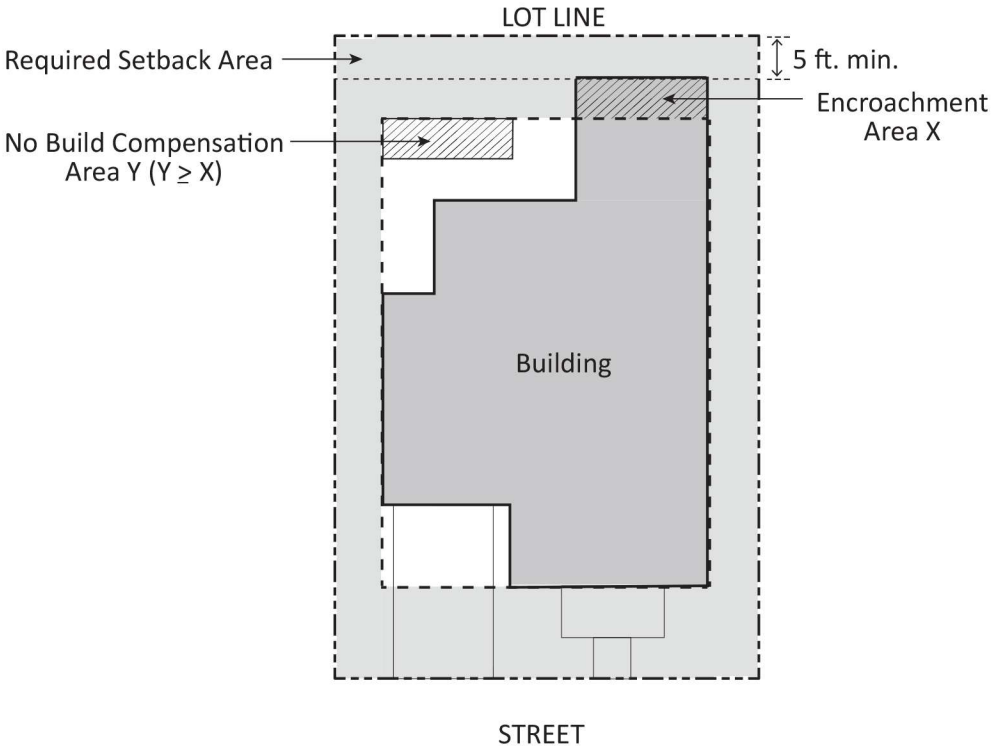


FIGURE 17.16.040: PRIMARY STRUCTURE ENCROACHMENT INTO REQUIRED REAR YARD

B. **Setback Area Permeable Surface Requirements.**

1. ***Required Permeable Surfaces.*** For all lots 5,000 square feet in size or larger containing a Detached Single-Unit Dwelling, a minimum of 40 percent of the combined front yard and street side yard setback area shall be preserved with permeable surfaces, such as lawn, grass or other landscaping.

2. ***Exception.*** In those limited circumstances where a property owner has shown that because of special circumstances applicable to the subject property, including size, shape, topography, or other unique circumstance, the strict application of the requirements of this Title is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications; and the Community Development Director has found that the grant of an exception would not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated, the Community Development Director may grant an exception to the permeable surface coverage standards noted herein. The Community Development Director shall document in writing the findings of fact upon the decision to either approve or deny a request for an exception was based.

17.16.050 Fences and Freestanding Walls

Fences, walls, dense hedges, and similar structures shall comply with the standards of this Section.

A. **Maximum Height.** Fences, walls, dense hedges, and similar structures are limited to a maximum height as provided below unless a greater height allowance is specifically allowed pursuant to Conditional Use Permit or Design Review approval. Dense hedges are not subject to a height limit provided they are located outside the required front and street side setback areas and meet the requirements of Section 17.16.120, Visibility at Intersections and Driveways.

1. ***Front Setback Areas.*** Within required front setback areas, fences and walls may not exceed three feet in height, except as provided below.

   a. Within the RE, RMH, RH, and Nonresidential zones, a decorative, nonsolid, tubular metal fence that is designed to allow visibility through and between the fence members may be erected to a maximum height of five feet.

   b. Individual retaining walls shall not exceed three feet in height, measured from the lowest ground level immediately adjacent to the wall. A minimum 24 inch bench shall be provided between retaining walls.

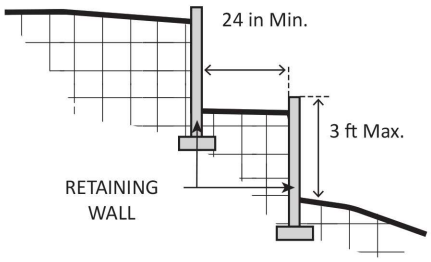


FIGURE 17.16.050.A.1.B: RETAINING WALLS WITH THE FRONT SETBACK

2. ***Street Side Setback Areas (Corner Lots).*** Except on reverse corner lots, fences along the street side property line of a corner lot must comply with the following:

   a. Three feet or less from the property line: Fences and walls shall not exceed three feet in height.

      i. Within the RE, RMH, RH, and Nonresidential zones a decorative, nonsolid, tubular metal fence that is designed to allow visibility through and between the fence members may be erected to a maximum height of seven feet.

   b. More than three feet from the property line: Fences and walls shall not exceed seven feet in height.

3. ***Reverse Corner Lots.*** Because reverse corner lots have the potential to create visibility constraints, fences on these lots located within required street side setback areas are limited to a maximum height of three feet.

    a. The Director may approve fencing up to seven feet in height located more than three feet from the street side property line only if the Director finds that the fence will not be detrimental to the health, safety, or general welfare of Rocklin residents, and that the circumstances create a traffic and pedestrian interface that is substantially similar to typical residential lots.

        i. The finding shall be based upon the unique configuration of fences, driveways, and relevant features on the applicant's lot and adjacent lots. Factors which could affect the ability to make this finding include, but are not limited to:

            (1) Topography or grade differences between affected lots.

            (2) Existing retaining walls or the need for retaining walls that could affect sight distance.

            (3) Unusual road curvature.

            (4) Location of the driveways on adjacent lots.

            (5) Any other physical condition that affects compliance with standard visibility requirements.

4. ***Interior Side and Rear Setback Areas .***

    a. *Residential Zones.* Within interior side and rear setback areas, fences and walls may be erected to a height not exceeding seven feet.

    b. *Nonresidential Zones.* Within interior side and rear setback areas, fences and walls may be erected to a height not exceeding eight feet.

5. ***Allowed Projection, Decorative Fence Posts.*** Decorative fence posts may project up to three inches above the maximum allowed fence height on all residential properties.

6. ***Public Safety Facilities.*** Fencing height standards of this Section shall not be applicable to any public safety facility.

7. ***Intersection and Driveway Visibility.*** All fences, walls, and related structures shall comply with Section 17.16.120, Visibility at Intersections and Driveways, regardless of other provisions in this Section.

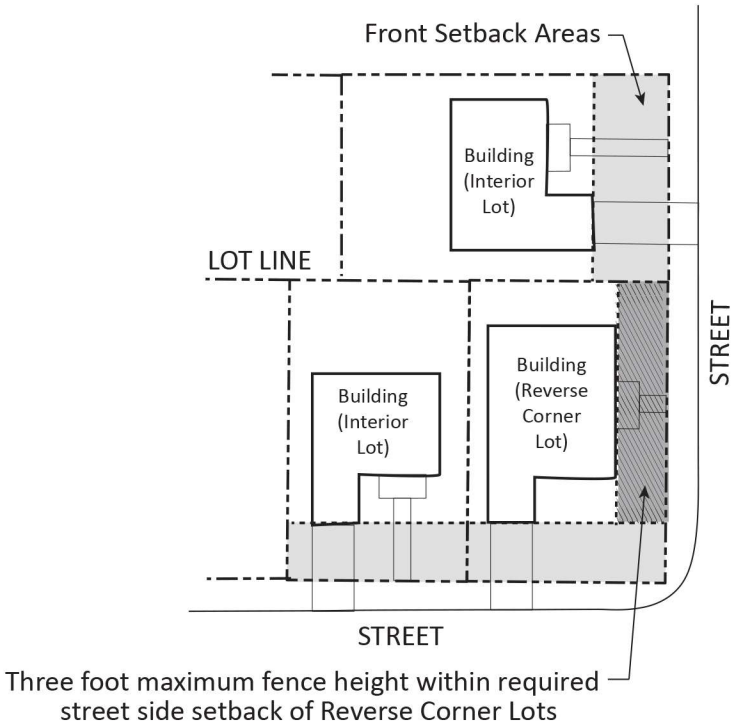


FIGURE 17.16.050.A: MAXIMUM FENCE HEIGHT, FRONT SETBACK OF REVERSE CORNER LOTS

B. **Materials.**

1. ***Rear Yard Fences Along Open Space and Conservation Easement.*** Rear yard fences along the edge of an open-space and conservation easement shall consist of open type fencing such as black wrought iron fencing or other material as approved through the project entitlement.

2. ***Other Fences.*** In other areas, fences and walls may be constructed of the following materials.

    a. Wood.

    b. Masonry.

    c. Metal.

    d. Decorative, tubular metal fencing.

        i. All tubular fencing shall be dark colored.

        ii. A smooth top horizontal rail is required.

        iii. Pointed or open rod topped styles are prohibited.

e. Decorative wire fencing. Wire or wire mesh must be installed within a wood or other decorative frame.

f. Chain-Link fencing.

i. Residential Zones: Chain-link fencing is not allowed along front or street side yards and may not be visible from the public right-of-way.

ii. Nonresidential Zones: Chain-link fencing may only be used when approved through a Design Review application.

g. Barbed wire, razor wire, ultra-barrier, electrified, and other hazardous fencing. These materials are permitted only when required by any law or regulation of the City, the State of California, Federal Government, or other public agency.

17.16.060 Height Limitation Exceptions

The structures listed in the following table may exceed the maximum permitted building height for the zoning district in which they are located, subject to the limitations stated and further provided that no portion of a structure in excess of the building height limit may contain habitable areas or advertising.

TABLE 17.16.060: ALLOWED PROJECTIONS ABOVE HEIGHT LIMITS

Allowed Projection	*Maximum Vertical Projection Above the Height Limit*	*Maximum Coverage and Locational Limitations*
Skylights	1 foot	None
Chimneys	8 feet	None
Flagpoles	15 feet	None
Elevator and stair towers	10 feet	Limited to a total of 10% of roof area Must be setback from the exterior wall one foot for every foot of projection above the height limit
Mechanical equipment penthouses	10 feet	Limited to 60% of roof area Must be setback from the exterior wall one foot for every foot of projection above the height limit
Mechanical equipment	5 feet	Must be setback from the exterior wall one foot for every foot of projection above the height limit
Fire escapes, catwalks, and open railings required by law	No restriction	None
Telecommunications facilities, antennas, microwave equipment, and radio towers	Subject to the provisions of Section 17.26.170, Telecommunications Facilities	

17.16.070 Lighting and Illumination

A. **Applicability.** The standards of this Section apply to all new development and to exterior alterations and additions that involve replacement light fixtures or systems, except as provided below.

1. ***Exemptions.*** The following lighting is exempt from the provisions of this Section.

a. Public and Private Street Lighting.

b. Athletic Field Lights. Athletic field lights within a City recreation area.

c. Public Facility Safety and Security Lighting. Safety and security lighting for public facilities.

d. Construction and Emergency Lighting. Construction or emergency lighting fixtures, provided they are temporary and are discontinued immediately upon completion of the construction work or abatement of the emergency.

e. Seasonal Lighting. Seasonal lighting displays related to cultural or religious celebrations.

B. **Prohibitions.** Unless otherwise permitted by a specific provision of this Code, the following types of exterior lighting are prohibited.

1. ***Searchlights.*** The operation of searchlights for advertising purposes.

2. ***Mercury Vapor.*** Mercury vapor lights.

3. ***Other Light Types.*** Laser lights or any other lighting that flashes, blinks, alternates, or moves.

C. **General Requirements.**

1. ***Fixture Types.*** All luminaries shall meet the most recently adopted criteria of the Illuminating Engineering Society of North America (IESNA) for "Cut Off" or "Full Cut Off" luminaries.

2. ***Design of Fixtures.*** Fixtures shall be appropriate to the style and scale of the architecture. Fixtures on buildings shall be attached only to walls or eaves and the top of the fixture shall not exceed the height of the parapet or roof or eave of roof.

3. ***Maximum Height.*** Lighting fixtures shall be installed at the lowest height required to achieve the design purpose of the lighting fixture.

a. *Building Mounted.* The top of the fixture shall not exceed the height of the parapet or roof or eave of roof.

b. *Freestanding Light Fixtures.* The maximum height of freestanding light fixtures and lighting fixtures mounted on a structure or feature other than a building is 25 feet.

c. *Exceptions.* The Director may allow additional height for activities, uses, or development with unique lighting needs; for accentuating historic architectural features of a building, accentuating signage and/or landscape features; lighting of recreational facilities; or for security purposes.

4. ***Timing Controls.*** All outdoor lighting in nonresidential development shall be on a time clock or photo-sensor system and turned off during daylight hours and during hours when the building are not in use and the lighting is not required for security.

5. ***Trespass.*** All lights shall be directed, oriented, and shielded to prevent light trespass or glare onto adjacent properties. The light level at any property line shall not exceed one foot-candle, unless otherwise required by Police Department.

6. ***Maintenance.*** Fixtures and lighting shall be maintained in good working order and in a manner that serves the original design intent.

17.16.080 Mobile/Manufactured Home Design Criteria

All mobile/manufactured homes proposed to be used as a single-unit dwelling shall comply with the following minimum criteria to ensure compatibility:

A. The mobile/manufactured home shall be attached to a permanent foundation system approved by the Building Inspector.

B. The exterior finish material(s) used on the mobile/manufactured home and any attached garage or other addition shall be a wood, stucco plaster, vinyl or other exterior finish material customarily used to sheath new residential structures in the City and in the area.

C. The exterior finish material(s) shall extend towards the ground to a point consistent with that customary on new residential structures in the City.

D. A skirting material, that emulates the texturing and coloring of a solid masonry, brick, or stone perimeter foundation, shall be installed around the perimeter of the structure to bridge the gap between the exterior finish materials on the structure and the structures foundation or finish grade as applicable. The height of said skirting material shall be generally consistent with the foundation height customary to new residential structures.

E. Roofing material and the roof overhang, and the roof pitch shall be similar to the material, overhang and pitch design customarily used on new residential structures in the City. Roof overhangs shall be a minimum of 16 inches.

F. The mobile/manufactured home shall comply with development standards applicable to the zone in which it is to be located.

G. The facade which fronts on the street is designed with sufficient detail to make it visually compatible with conventional residential structures in the City.

17.16.090 Outdoor Storage

Storage of goods, materials, machines, equipment, and inoperable vehicles or parts outside of a building for more than 72 hours shall conform to the standards in Table 17.16.090, Outdoor Storage Regulations. The regulations of this Section do not apply to temporary storage of construction materials reasonably required for construction work on the premises pursuant to a valid building permit or to the parking and storage of operable vehicles.

TABLE 17.16.090: OUTDOOR STORAGE REGULATIONS

Zone	*Permissibility of Outdoor Storage*
Residential Zones	Permitted as an accessory use outside of front and street side yards. Must be located within an area fenced with a minimum six-foot-high solid fence and the area used for outdoor storage shall not exceed 50 percent of the rear yard area.
Commercial and Mixed Use Zones	Permitted as an accessory use outside of required front and street side yards, parking, and circulation areas, and required landscaped areas and screened subject to the standards of §17.16.100, Screening
Employment Zones	Permitted as an accessory use outside of required front and street side yards, parking, and circulation areas, and required landscaped areas and screened subject to the standards of §17.16.100, Screening
Public and Semi-Public Zones	Permitted as an accessory use outside of required front and street side yards, parking, and circulation areas, and required landscaped areas and screened subject to the standards of §17.16.100, Screening

17.16.100 Screening

A. **Screening of Mechanical and Electrical Equipment.** All exterior mechanical and electrical equipment shall be screened or incorporated into the design of buildings so as not to be visible from adjacent at-grade public rights-of-way and/or adjacent Residential Zones. Equipment to be screened includes, but is not limited to, all roof-mounted equipment, air conditioners, heaters, utility meters, cable equipment, telephone entry boxes, backflow devices, irrigation control valves, electrical transformers, pull boxes, vapor recovery systems, and all ducting for air conditioning, heating, and blower systems. Screening materials shall be consistent with the exterior colors and materials of the building. Exceptions may be granted by the Director where screening is infeasible due to health and safety, structural limitations, or utility requirements.

B. **Common Property Lines.** A solid screening wall six feet in height shall be provided on the interior lot lines of any lot that contains any nonresidential use and abuts a residential use or Residential Zone.

1. ***Timing.*** The screening wall shall be provided at the time of new construction or expansion of buildings, or changes from one use classification to another nonresidential use classification.

2. ***Location.*** Screening walls shall follow the lot line of the lot to be screened, or shall be arranged within the boundaries of the lot so as to substantially hide from adjoining lots the building, facility, or activity required to be screened.

3. ***Materials.*** Industrial uses shall provide a solid screening wall of stucco, decorative block, or concrete panel. Screening walls for other uses shall be constructed of stucco, decorative block, concrete panel, wood, or other substantially equivalent material.

4. ***Exception.*** An exception to the requirements of this Subsection may be approved with a Modification pursuant to Section 17.33, Modifications, upon a showing of adequate compatibility between the adjoining uses evaluating relevant factors such as aesthetic considerations, natural terrain buffers, building height, bulk and orientation, noise, light and glare, pedestrian and vehicular circulation, property values and psychological factors.

C. **Outdoor Storage Areas.** Outdoor storage areas shall be fenced or screened in accordance with the following.

1. ***Maximum Height.*** Screening walls and fences shall not exceed the maximum allowable fence heights unless allowed pursuant to approval of a Modification pursuant to Chapter 17.33, Modifications.

2. ***Materials.*** Screening walls and fences shall be either a solid wall (stucco, decorative block, or concrete panel) or a solid fence (wood, vinyl, or similar material). The use of slatted chain link fencing is limited to Employment and Public Facilities Zones in areas not visible from any freeway; existing or planned residential area; or publicly accessible open space area.

D. **Other Outdoor Activity Areas.** Where the Director finds that an outdoor use without screening would have a detrimental effect, the outdoor use shall be screened from view from any public street or freeway; existing or planned residential area; or publicly accessible open space area.

E. **Maintenance.** Screening walls shall be maintained in good repair, including painting, if required, and shall be kept free of litter and advertising. Graffiti shall be removed within two days of notice of its placement. Where hedges are used as screening, trimming or pruning shall be employed as necessary to maintain the required and the maximum allowed height.

17.16.110 Swimming Pools and Spas

Swimming pools, spas, and any body of water having a depth of more than 18 inches and related equipment shall comply with the following standards:

A. No swimming pool, spa, or any body of water having a depth of more than 18 inches shall be located in a required front or street side setback nor less than three feet from a property line, measured to the outside edge of water.

B. Accessory mechanical equipment, including filter and heating systems, shall not be located closer than three feet from any property line.

C. Any swimming pool, either in ground or above ground, shall have at least two of the seven drowning prevention safety features in compliance with "The Swimming Pool Safety Act" [Health and Safety Code sections 115920—115929]. The City of Rocklin requires one of the two required safety features to be an enclosure which isolates the swimming pool from the residence. When the residence is used as part of the required enclosure, all residence doors providing direct access to the pool and any gates in such enclosure shall be self-closing, self-latching, and swing away from the pool. All residence doors providing direct access to the pool that do not meet these requirements shall be equipped with exit alarms. The enclosure must be installed before water is placed in the pool and must comply with all other applicable provisions of this Code.

17.16.120 Visibility at Intersections and Driveways

All vegetation and structures shall comply with the Visibility Requirements contained in the City of Rocklin, Construction Specifications, Improvement Standards, and Standard Drawings approved by the City Council or City Engineer.

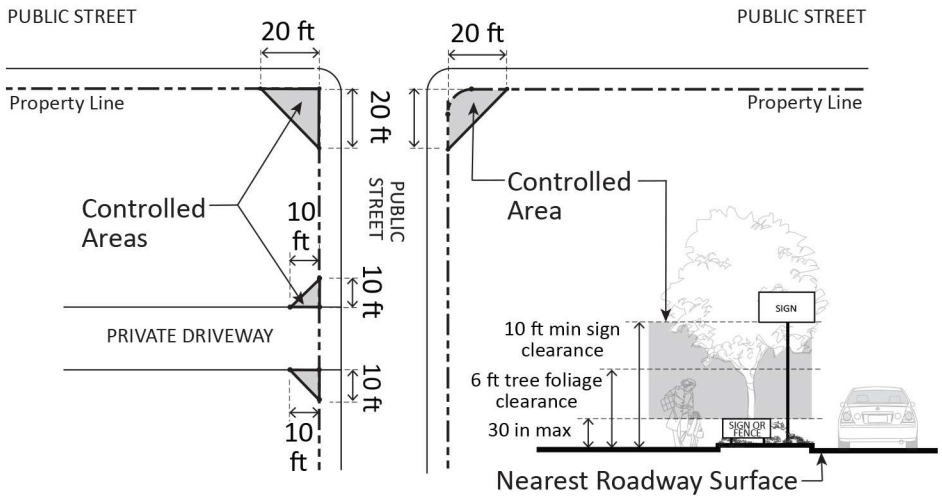


FIGURE 17.16.120: VISIBILITY AT INTERSECTIONS AND DRIVEWAYS

Chapter 17.17 Affordable Housing Density Bonus

17.17.010 Purpose

The purpose of this Chapter is to implement the State Density Bonus Law, California Government Code Section 65915 et seq.

17.17.020 Applicable Zoning Districts

This Chapter shall be applicable in all zoning districts that allow residential uses.

17.17.030 Qualifications

All proposed housing developments that qualify under California Government Code Section 65915 for a density increase and other incentives, and any qualified land transfer under California Government Code Section 65915 shall be eligible to apply for a density bonus (including incentives and/or concessions) consistent with the requirements, provisions and obligations set forth in California Government Code Section 65915, as may be amended.

17.17.040 Density Bonus, Incentives and Concessions

The City shall grant qualifying housing developments and qualifying land transfers a density bonus, the amount of which shall be as specified in California Government Code Section 65915 et seq., and incentives or concessions also as described in California Government Code Section 65915 et seq.

17.17.050 Application

An application for a density bonus or other incentive under this Chapter for a housing development shall be submitted in writing to the Planning Division to be processed concurrently with all other entitlements of the proposed housing development. The application for a housing development shall contain information sufficient to fully evaluate the request under the requirements of this Chapter and applicable State law.

17.17.060 Review and Consideration

The application shall be considered by the Planning Commission or City Council at the same time the project for which the request is being made is considered. If the project is not to be otherwise considered by the Planning Commission or the City Council, the request being made under this Chapter shall be considered by the Community Development Director. The request shall be approved if the applicant complies with the provisions of California Government Code Section 65915 et seq.

17.17.070 Continued Affordability

Consistent with the provisions of California Government Code Section 65915 et seq., prior to a density bonus or other incentives being approved for a project, the City and the applicant shall agree to an appropriate method of assuring the continued availability of the density bonus units.

Chapter 17.18 Landscape Standards

17.18.010 Purpose

The purposes of the landscaping regulations are to:

A. Improve the appearance of the community by requiring permanently maintained landscaping;

B. Enhance the appearance of development and minimize or eliminate conflicts between potentially incompatible uses through landscaping;

C. Aid in energy conservation by providing shade from the sun and shelter from the wind;

D. Provide areas on site to absorb rainfall and assist in reducing storm water runoff;

E. Assist in erosion control;

F. Promote conservation and efficient use of water; and

G. Implement the Water Conservation in Landscaping Act.

17.18.020 Applicability

The provisions of this Chapter shall apply to all planning entitlements with a landscaping component.

17.18.030 Areas to be Landscaped

In addition to areas required to be landscaped pursuant to other sections of this Code, the following areas shall be landscaped in accordance with this Chapter.

A. **Required Front and Street Side Setbacks.** Except for areas used for exit and entry, all required front and street side setbacks shall be landscaped with one 15-gallon tree, one other tree, five-gallon shrubs, and ground cover.

B. **Sloped Areas.** All areas with 3:1 or greater slope.

C. **Multi-Unit Residential Development Abutting or Within an RL District.** Whenever multi-unit residential development is located within or adjacent to an RL District, a five foot wide landscape buffer shall be provided along all interior property lines.

D. **Parking Areas.** Parking areas as required by Chapter 17.22, Off-Street Parking.

E. **Lawn Conversions, Nonresidential Zones.** In a Nonresidential Zone, whenever 2,500 square feet or more of lawn or turf is removed, the disturbed area shall be landscaped in accordance with this Chapter.

F. **Unused Areas.** All areas of a project site not intended for a specific use, including areas planned for future phases of a phased development, shall be landscaped or hydroseeded.

17.18.040 MWELO Compliance Required

All landscape and irrigation plans shall comply with the Department of Water Resources Model Water Efficient Landscape Ordinance (Title 23 Division 2 Chapter 2.7 of the California Code of Regulations). The Prescriptive Compliance Option of Appendix D (23 CCR Div 2 Chapter 2.7) may be used as a compliance option.

17.18.050 Landscape Plan

A landscape plan showing compliance with the standards of this Section shall be submitted with the permit application for all projects for which landscaping is required.

A. **Information Required.** Landscape plans shall be drawn to scale and shall include the following:

1. Planting plan with common and botanical names, quantities, sizes at installation, and spacing.
2. Areas to be covered by non-decorative hardscape features (e.g., concrete, asphalt, gravel, driveways, sidewalks, etc.)
3. Areas to be covered by decorative permeable hardscape features (e.g., brick, stone, mulch, water feature, etc.)
4. Site amenities plan, including site furniture, landscape and parking lot lighting, utilities, signage, and other on-site features, if applicable.
5. Irrigation plan showing automatic irrigation systems, including drip irrigation where feasible.
6. Documentation demonstrating compliance with the California Model Water Efficient Landscape Ordinance (MWELO).

17.18.060 General Requirements

A. **Materials.**

1. ***General.***

a. Required landscaped areas shall be planted with a combination of ground covers, shrubs, vines, and trees. Plants must be drought-tolerant, pest-resistant, non-invasive, and suitable for the local climate.

b. Landscaping may include paved and graveled walkways and the use of decorative materials such as brick, bark, sand, wood, decorative rock, structural features, or other decorative features.

c. Garden areas and other areas dedicated to edible plants are considered landscaped areas and count toward required landscaping.

2. ***Size and Spacing.*** Plants shall be of the following size and spacing at the time of installation:

a. *Ground Covers.* Ground cover plants other than grasses shall be at least four-inch pot size. Areas planted in ground cover plants other than grass seed or sod must be planted at a rate of 50 percent of the plant's maximum width at maturity.

b. *Shrubs.* Shrubs shall be a minimum of five-gallon container size. When planted to serve as a hedge or screen, shrubs shall be planted with two to four feet of spacing, depending on the plant species.

c. *Trees.* Trees shall be a minimum 15-gallon size having a minimum height of six feet and a one-inch caliper at planting unless the Director approves an equivalent quality of tree based on tree species and quality of stock.

B. **Dimension of Landscaped Areas.** No landscaped area smaller than four feet in any horizontal dimension shall count toward required landscaping.

C. **Prescribed Heights.** The prescribed heights of landscaping shall indicate the height to be attained within three years after planting unless otherwise noted.

D. **Artificial Turf.**

1. The use of indoor or outdoor plastic or nylon carpeting as a replacement for artificial turf or natural turf is prohibited.

2. Artificial turf content shall be polyethylene monofilament fiber with a minimum grass zone pile height of one and one-half inches.

3. A minimum face weight of 75 ounces per square yard of unfilled artificial turf is required.

4. Nylon, polypropylene, and similar fibers are permitted within the thatch zone; provided, that the thatch zone is a minimum one-quarter inch lower than the grass zone pile height.

5. The minimum grass zone pile height shall be one and three-quarters (1.75) inches and shall not exceed two and one-quarter (2.25) inches

6. Artificial turf shall be constructed of lead-free, non-toxic materials and shall comply with all applicable federal and state safety standards.

7. Artificial turf shall consist of multiple blade colors, including at least two shades of green and one contrasting thatch color, designed to simulate the appearance of natural grass. Artificial turf consisting of a single uniform color is prohibited.

8. All artificial turf shall have a warranty that protects against color fading and a decrease in pile height and shall have a minimum eight-year manufacturer's "no fade" warranty.

E. **Intersection Visibility.** All landscaping shall comply with the Visibility Requirements contained in the City of Rocklin, Construction Specifications, Improvement Standards, and Standard Drawings approved by the City Council or City Engineer.

F. **Maintenance.** All planting and landscape elements shall be maintained in a healthy, weed-free condition, including regular pruning, irrigation, and replacement of failed plants. Irrigation systems shall be maintained in working condition.

1. Dead or unacceptable plant materials must be replaced within 90 days of notice from the City, unless otherwise approved.

17.18.070 Installation and Completion

A. **Consistency with Approved Plans.** All landscaping shall be installed consistent with approved plans and specifications, in a manner designed to promote and maintain healthy plant growth.

B. **Timing of Installation.** Required landscaping shall be installed prior to the issuance of a certificate of occupancy for the project.

C. **Certification of Completion.** For all projects subject to the California Model Water Efficient Landscape Ordinance (MWELO), the applicant shall submit a Certificate of Completion to the City for review and approval prior to the final inspection. The Certificate of Completion shall include:

1. ***Certificate of Installation:*** Documentation signed by the signer of the landscape design plan or the licensed contractor, certifying that the landscape and irrigation system have been installed per the approved plans.

2. ***Irrigation Audit:*** An irrigation suction and performance audit report conducted by a certified third-party irrigation auditor.

3. ***Soil Management Report:*** Documentation confirming that soil analysis and recommendations were implemented to ensure healthy plant growth and water retention.

Chapter 17.19 Marijuana Regulation

Placeholder. *No changes to existing Chapter 17.81, Marijuana Regulation, other than revisions for consistency with the updated Zoning Code are proposed. These provisions will be incorporated into the final Zoning Code.*

Chapter 17.20 Nonconforming Uses, Structures, and Lots

17.20.010 Purpose

This Chapter is intended to permit the use of lots, continuation of uses, and continued occupancy and maintenance of structures that were legally established but do not comply with all of the standards and requirements of this Code in a manner that does not conflict with the General Plan or impact public health, safety, or general welfare. To that end, this Chapter establishes the circumstances under which a nonconforming lot, use, or structure may be continued or changed and provides for the removal of nonconforming uses and structures when their continuation conflicts with the General Plan and public health, safety, and general welfare.

17.20.020 Applicability

The provisions of this Chapter apply to structures, lots, and uses that have become nonconforming by adoption of this Code as well as structures, lots, and uses that become nonconforming due to subsequent amendments to this Code or to the Zoning Map.

17.20.030 General Provisions

A. **Nonconformities, Generally.** Any lawfully established use, structure, or lot that is in existence on the effective date of this Code or any subsequent amendment but does not comply with all of the standards and requirements of this Code shall be considered nonconforming.

B. **Right to Continue.** Any use or structure that was lawfully established prior to the effective date of this Code or of any subsequent amendments to its text or to the Zoning Map may only be continued and maintained provided there is no alteration, enlargement, addition, or other change to any building or structure; no substitution, expansion, or other change including an increase in occupant load or any enlargement of the area, space, or volume occupied by or devoted to such use, except as otherwise provided in this Chapter.

1. The right to continue a nonconforming use or structure shall attach to the land and shall not be affected by a change in ownership.

2. The right to continue a nonconforming use or structure shall not apply to uses or structures deemed to be a public nuisance because of health or safety conditions.

3. The right to continue a nonconforming use shall not apply if the nonconforming use has been abandoned or vacated for the relevant period of time described in Section 17.20.080, Abandonment of Nonconforming Uses.

17.20.040 Nonconforming Lots

Any lot that is smaller than the minimum lot size required by this Code or does not meet the applicable dimensional requirements shall be considered a lawful nonconforming lot if it is shown on a duly recorded subdivision map or if a certificate of compliance has been issued for the lot.

A. A nonconforming lot may be used as a building site subject to compliance with all applicable requirements, unless a variance or other waiver, modification, or exception is approved as provided for in this Code.

B. A nonconforming lot shall not be further reduced in area, width, or depth, unless such reduction is allowed pursuant to a provision of the Municipal Code, required as part of a public improvement, or otherwise specifically allowed pursuant to State law.

17.20.050 Maintenance of and Alterations and Additions to Nonconforming Structures

Lawful nonconforming structures may be continued and maintained in compliance with the requirements of this Section unless deemed by the Building Official to be a public nuisance because of health or safety conditions.

A. **Maintenance and Repairs.** Structural and nonstructural maintenance, repair, and interior alterations to a nonconforming structure are permitted if the changes and improvements do not enlarge the structure, change the building footprint, or increase building height.

B. **Alterations and Additions.** Alterations and additions to nonconforming structures are allowed if the alteration or addition complies with the development standards of this Code and there is no increase in the discrepancy between existing conditions and the requirements of this Zoning Code (i.e. there is no increase in the nonconformity), except as provided below.

   1. ***Nonconforming Heights and Setbacks.*** Nonconforming heights and setbacks may be maintained and horizontally extended along the extent of the existing encroachment, and shall not be considered an increase in the discrepancy, provided a new encroachment is not created.

C. **Nonconforming Signs.** Lawfully established signs that do not conform to the requirements of this Code may only be maintained in compliance with the requirements of Chapter 17.24, Signs on Private Property.

17.20.060 Repair and Replacement of Damaged or Destroyed Nonconforming Structures

A nonconforming structure that is damaged or partially destroyed by fire, explosion, earthquake, or natural disaster which is not caused by an act or deliberate omission of a property owner, their agent, or

person acting on their behalf or in concert with, may be restored or rebuilt subject to the following provisions.

A. **Restoration When Damage is 50 Percent or Less of Value.** If the cost of repair or reconstruction is less than or equal to 50 percent of its value immediately prior to such damage, as determined by the Building Inspector in accordance with the provisions of the Uniform Building Code, replacement of the damaged portions of the structure is allowed by right provided that the replaced portions are the same size, extent, and configuration as previously existed and the use, whether conforming or nonconforming, may be resumed.

B. **Restoration When Damage Exceeds 50 Percent of Value.** If the cost of repair or reconstruction exceeds 50 percent of its value immediately prior to such damage, as determined by the Building Inspector in accordance with the provisions of the Uniform Building Code, the land and building shall be subject to all of the requirements of this Code, except as provided below.

1. ***Non-residential Uses and Structures.*** Any nonconforming use must permanently cease and the structure shall only be restored and used only in compliance with the requirements of this Code.

2. ***Residential Uses and Structures.*** Nonconforming residential uses may be reconstructed, restored, or rebuilt up to the size and number of dwelling units prior to the damage and the nonconforming use, if any, may be resumed provided the rebuilt development complies with all current design and property development standards.

    a. *Timing.* Building permits must be obtained within one year of the date of the damage or destruction and construction shall start within 180 days and diligently pursued to completion unless another time period is specified through Conditional Use Permit approval.

17.20.070 Expansions, Changes, and Substitutions of Nonconforming Uses

Nonconforming uses shall not be expanded, moved, or changed except as provided below.

A. **Expansion.**

1. ***Residential Use.*** Nonconforming residential uses may be enlarged and expanded provided no new dwelling units are created, unless exempted pursuant to State law.

2. ***Nonresidential Use.*** Nonconforming nonresidential uses shall not be expanded.

B. **Change in Tenancy, Ownership, or Management.** Any nonconforming use may change ownership, tenancy, or management where the new use is of the same use classification as the previous use, as defined in Chapter 17.41, Use Classifications.

C. **Change from Nonconforming to Permitted Use.** Any nonconforming use may be changed to a use that is allowed by right in the zoning district in which it is located and complies with all applicable standards for such use. Once a nonconforming use has been changed, it shall not be reestablished.

D. **Absence of Permit.** Any use that is nonconforming solely by reason of the absence of a permit or approval may be changed to a conforming use by obtaining the appropriate permit or approval.

E. **Nonconforming Uses in Damaged or Destroyed Structures.**

1. ***Nonconforming Uses in Nonconforming Structures.*** Where a nonconforming use is located within a nonconforming structure and the nonconforming structure is damaged or destroyed, the nonconforming use may only be resumed as allowed pursuant to Section 17.20.060, Repair and Replacement of Damaged or Destroyed Nonconforming Structures.

2. ***Nonconforming Uses in Conforming Structures.*** Where a nonconforming use is located within a conforming structure and the conforming structure is damaged or destroyed, the nonconforming use may only be resumed as follows.

a. *When Structure Damage is 50 Percent or Less of Value.* If the cost of repair or reconstruction of the structure is less than or equal to 50 percent of its value immediately prior to such damage, as determined by the Building Inspector in accordance with the provisions of the Uniform Building Code, the nonconforming use may be resumed.

b. *When Structure Damage Exceeds 50 Percent of Value.* If the cost of repair or reconstruction of the structure exceeds 50 percent of its value immediately prior to such damage, as determined by the Building Inspector in accordance with the provisions of the Uniform Building Code, any nonconforming residential use may be resumed up to the same number of dwelling units prior to the damage. Any nonconforming nonresidential use must permanently cease.

17.20.080 Abandonment of Nonconforming Uses

No nonconforming use may be resumed, reestablished, reopened or replaced by any other nonconforming use after it has been abandoned or vacated for a period of 90 days as established by one or more of the following:

A. The site is vacated;

B. The business license lapses;

C. Utilities are terminated;

D. The lease is terminated; or

E. Similar evidence.

Chapter 17.21 Oak Tree Preservation

17.21.010 Intent and Purpose

By enacting this Chapter of the Rocklin Municipal Code, to be known as the Rocklin Oak Tree Preservation Ordinance the City Council finds that oak woodlands constitute a valuable natural resource within the City. They provide habitat for wildlife; they contribute to the City's beauty and varied scenery; they provide shade in parks as well as in developed areas; and they enrich soils and protect watersheds and streams from erosion. Oak woodlands have declined substantially in extent and quality, both locally and regionally. They are continuing to decline under pressures of range forage improvement, flood control, fire suppression and urbanization. The goal of this Chapter is to address the decline of oak woodlands due to urbanization through a considered attempt to balance against the social benefits of private property ownership and development. To reach this goal, this Chapter implements a comprehensive design review process for new development, offers incentives for oak tree preservation, and provides feasible alternatives and options to removal where practicable. This Chapter is enacted in furtherance of Rocklin General Plan/Open Space Conservation and Recreation Element Policies 1 and 4.

17.21.020 Definitions

Within the context of this Chapter, the following words and phrases shall have the meaning given below, unless otherwise specifically provided:

A. "Developed lot" means the following:

1. A lot zoned for single-family, duplex or triplex development, and subdivided down to its ultimate size consistent with the zone, with or without on-site improvements, but with completed subdivision improvements;

2. A lot zoned for multifamily, commercial or industrial use for which all discretionary entitlements, as well as design review approval under Chapter 17.30, Design Review, have been approved and are effective. "Developed lot" shall not mean any lot which otherwise meets the requirements of this paragraph, but for which another discretionary entitlement, or a modification to an existing entitlement is being requested. Such lots shall be treated as undeveloped lots under this Chapter.

B. "Guidelines" means the oak tree preservation guidelines adopted pursuant to Section 17.21.120 of this Chapter.

C. "Heritage tree" means any oak tree with TDBH of twenty-four inches or more and which is of good or fair quality in terms of health, vigor of growth and conformity to generally accepted horticultural standards of shape for its species.

D. "Oak tree" or "tree" means an oak tree with a TDBH of six inches or more and of a species identified in the oak tree preservation guidelines by resolution of the City Council as native to the Rocklin area.

E. "Property" means a lot or contiguous or noncontiguous lots, which, taken together, are proposed for development of a single project, whether or not phased.

F. "Removed," with reference to an oak tree, means the physical removal of the tree from the ground or the willful injury, trimming, disfiguring or other harmful action which leads directly to physical removal or creates such a condition that makes disease likely or results in a significant risk of injury to persons or property.

G. "Surveyed trees" means all trees which are included in the arborist's tree survey required for a proposed project and are not located within an existing or proposed open space and conservation easement.

H. "TDBH" means trunk diameter of an oak tree at breast height, which is a point located four and one-half feet above the root crown. TDBH of multi-trunk trees shall be the TDBH of the largest trunk only.

I. "Transplanted trees" means a tree which is moved from a field grown location and replanted in a new location. Transplanted trees are not nursery grown container plants.

J. "Undeveloped property" means any property or lot which is not a developed lot.

17.21.030 Prohibition

No person shall remove an oak tree located wholly or partially within the City unless the requirements of this Chapter are fully met and a permit has been obtained from the Director.

17.21.040 Developed lot—Removal of Oak Tree—Permit

A. No oak tree shall be removed from a developed lot without first obtaining from the Director an Oak Tree Removal Permit.

B. The Director shall prepare and issue a form for making application for an Oak Tree Permit. The form shall require the following information:

1. Condition of the tree;

2. Plot plan of the lot;

3. Reason and objective for removal;

4. Signature of the owner of the property on which the tree is located requesting or consenting to the removal;

5. Any other information as determined by the Director to be necessary or convenient to evaluate the request.

C. Application for an oak tree removal permit shall be made by filing a completed application form with the Director.

D. Within ten days of receipt of the application, the Director or his authorized representative shall meet with the applicant to discuss the proposed tree removal and investigate alternative means to obtain the objective while minimizing the impact on the tree. One meeting shall be mandatory; additional meetings may be held if mutually agreed.

17.21.050 Developed Lot—Removal of Oak Tree—Single-family, Duplex and Triplex

A. With respect to tree removal applications for single-family residential, duplex or triplex developed lots, the Director shall issue the permit after conclusion of the meetings described in Section 17.21.040(D), unless the applicant voluntarily withdraws the application.

B. If the applicant does not withdraw the application and the permit is to be issued, the applicant shall be required to mitigate the impact of the tree removal as described below:

1. If the Director determines that the tree is dead or diseased to such an extent, or is in such a manner that the tree poses a risk of injury to person or property, no mitigation shall be required.

2. If the Director determines that the tree is healthy, the applicant shall mitigate removal of the tree in one or a combination of the following ways, at the applicant's option:

a. Replacing each heritage oak tree removed with five trees on site, and each nonheritage tree removed with two trees on site; provided, that the maximum number of replacement trees required to be planted on any one lot shall not exceed five. The species, size and planting location of the replacement trees shall be in accordance with the guidelines;

b. Payment of a fee for each tree removed in an amount set by resolution of the City Council into the Rocklin Oak Tree Preservation Fund.

17.21.060 Developed Lot—Removal of Oak Tree—Multifamily, Commercial and Industrial

With respect to applications for a tree removal permit for multifamily, commercial or industrial developed lots, the Director shall take action on the application at the conclusion of the meeting described in Section 17.21.040(D) in one of the following ways:

A. If the Director determines that the tree proposed for removal is healthy, the permit shall be denied.

B. If the Director determines that the tree is dead or diseased to such an extent or in such a manner that the tree poses a risk of injury to persons or property, the permit shall be issued, and the applicant shall be required to mitigate the impact of the tree removal in one or a combination of the following ways, at the option of the Director:

1. Replacing each tree removed with one tree on site, the species, size and planting location of the replacement tree to be in accordance with the guidelines;

2. Payment of the fee for each tree removed in an amount set by resolution of the City Council into the Rocklin Oak Tree Preservation Fund.

17.21.070 Undeveloped Property—Tree Preservation Plan Permit

A. Preservation and removal of healthy oak trees from undeveloped property shall be addressed in the development application review process, and shall be governed by the guidelines adopted under Section 17.21.120. Removal of oak trees from undeveloped property shall require mitigation.

B. No healthy oak tree shall be removed from such property until the review process is completed, improvement/grading plans have been issued, and a tree preservation plan permit has been issued.

C. Application for a tree preservation plan permit shall be made on forms issued by the Director. Completed applications shall be filed, processed and acted upon as part of the project development application.

D. The body issuing a tree preservation plan permit shall require mitigation for the removal as a condition of the permit and approval of the project. Required mitigation shall be governed by Sections 17.21.090 and 17.21.100 and the guidelines.

E. A bond or other security instrument in an amount not less than 10,000 dollars shall be required as a condition of issuance of the permit to protect those trees identified for preservation during the construction period. The form and amount of the security instrument shall be specified by the permit issuing body and approved by the City Attorney. No grading or other on-site work shall be permitted until the security is posted.

F. Notwithstanding any other provision of this Section, a property owner may apply for an oak tree removal permit to remove a dead, dying or diseased oak tree from an undeveloped property where no tree preservation plan permit is pending.

1. With respect to applications for a tree removal permit for dead, dying or diseased trees on undeveloped lots, the Director shall take action on the application at the conclusion of the meeting described in Section 17.21.040(D) in one of the following ways.

    a. If the Director determines the oak tree is dead, dying or diseased to such an extent or in such a manner that the tree poses a risk of injury to persons or property, the oak tree removal permit shall be issued. No mitigation shall be required for removing a dead, dying or diseased tree from an undeveloped property.

    b. If the Director determines that the oak tree is not dead, dying or diseased the application shall be denied.

17.21.080 Emergency Removal of Dangerous Trees

Notwithstanding any other provisions of this Chapter to the contrary, the Director may authorize the immediate removal of any oak tree upon the written request of the owner or other person in legal possession of the property and upon making a determination that the tree, because it is dead or diseased, poses an immediate risk of injury to persons or property which risks cannot feasibly be removed in any other manner. The owner thereafter shall be required to mitigate the tree removal in accordance with the provisions of this Chapter.

17.21.090 Mitigation—General

A. All required tree mitigation shall conform to the guidelines and the following policies:

B. On-site mitigation through native oak tree replacement is the preferred mitigation method.

C. The location and condition under which replacement trees are planted must be carefully selected to allow for practicable and feasible future development to minimize the likelihood that future tree removal is not required, and to maximize the likelihood that the replacement trees will survive and thrive.

D. The ideal age and size of a replacement tree shall be as specified in the guidelines.

E. Transplanted trees, whether from on-site or off-site, may be accepted as replacement trees, but shall be given a discounted value, as specified in the guidelines, based on anticipated survival rates, as compared with nursery stock. The discounted value specified in the guidelines shall be reviewed from time to time.

F. Any replacement tree, including a transplanted tree, which dies within five years of being planted must be replaced on a one to one basis.

G. Where mitigation formulas use percentages, results will always be rounded up to the next whole number percentage.

17.21.100 Mitigation—Undeveloped Property

A. Tree mitigation for undeveloped property shall conform to the following policies:

B. On property within a Commercial and Mixed Use Zone or an Employment Zone, the following incentives shall be applied, upon request:

1. Projects which save 25 percent or more of the surveyed oak trees shall receive expedited processing by the Community Development Department.

2. Defer City Traffic Mitigation and Capital Facilities fees as follows:

a. Saving 25 percent to 49 percent of the surveyed oak trees defers fee payment for three months.

b. Saving 50 percent to 74 percent of the surveyed oak trees defers fee payment for six months.

c. Saving 75 percent to 99 percent of the surveyed oak trees defers fee payment for nine months.

d. Saving 100 percent of the surveyed oak trees defers fee payment for 12 months.

C. For all zones other than those identified in Subsection A, above, the following mitigation requirements shall apply:

1. Where not more than 20 percent of the TDBH of all the surveyed oak trees, and not more than 20 percent of the total number of surveyed oak trees on the property are to be removed, each tree shall be replaced on a two-to-one tree replacement ratio (two trees planted on-site for each tree removed).

2. Where more than 20 percent of the TDBH of all the surveyed oak trees or more than 20 percent of the total number of surveyed oak trees on the property are to be removed, each inch of TDBH removed in excess of 20 percent of the TDBH of all the surveyed oak trees shall be replaced with an equal number of inches of TDBH of replacement trees, but in no event shall the number of replacement trees be less than twice the number of trees removed (two to one).

3. The species, size and planting location of the replacement trees shall be in accordance with the guidelines.

4. Where on-site replacement is not feasible, mitigation shall be by off-site replacement, land dedication or payment of a fee in an amount set by resolution of the City Council

into the Rocklin Oak Tree Preservation Fund. Where partial mitigation is by on-site or off-site replacement, or land dedication, the fee shall be appropriately prorated.

17.21.110 Rocklin Oak Tree Preservation Fund

A. There is within the City treasury a separate fund to be known as the Rocklin Oak Tree Preservation Fund.

B. There shall be deposited in the fund all fees paid in connection with the mitigation of trees removed under this Chapter or otherwise, plus any moneys received from bond forfeitures and enforcement actions to the extent allowed by law.

C. The Council shall transfer from the general fund to the Oak Tree Preservation Fund a total amount of 30,000 dollars. The transfer shall be in three 10,000 dollar increments and shall be made with the adoption of the City budget in each of the three succeeding fiscal years following the effective date of the ordinance codified in this Chapter, enacting this Chapter; provided, that if the Council, in its sole discretion, finds that the transfer should not be made in any one or more of those fiscal years due to budgetary constraints, the transfer for that year shall be postponed as directed by the Council.

D. Expenditures from the fund shall be limited to the following: (1) acquisition of land deemed appropriate for oak tree reforestation; (2) acquisition, planting and maintenance of oak trees; (3) compensation of arborists retained by the City in connection with the administration of this Chapter and any related program; (4) oak tree preservation educational programs; (5) administration and enforcement of this Chapter.

17.21.120 Oak Tree Preservation Guidelines

A. The Council shall adopt, by resolution, guidelines to aid in the administration and implementation of this Chapter, to be known as the Rocklin Oak Tree Preservation Guidelines.

B. The guidelines shall address each of the following issues:

1. A tree removal permit application process for the review of tree removal proposals on developed lots;

2. A tree preservation plan permit application process for the review of development proposals of undeveloped property;

3. A method of determining the amount of a bond or other security instrument required by Section 17.21.070(E) to guarantee protection of all oak trees designated for preservation during the project construction period;

4. Required mitigation for tree removal on undeveloped property consistent with and as more fully described in Sections 17.21.090 and 17.21.100;

5. Requirement that special attention be given to the preserving of heritage oak trees;

6. A list of native and hybrid oaks recommended as replacement trees;

7. Any other issues the Council deems appropriate relating to oak tree preservation.

17.21.130 Violations and Penalties

A. Violation of this Chapter shall be punishable as a misdemeanor or an infraction at the discretion of the City Attorney.

B. In addition to the provisions of Subsection A of this Section, violation of this Chapter for failure to obtain a tree removal or tree preservation plan permit prior to removing a tree shall be punishable by an order for restitution and/or the payment of triple mitigation fees.

C. In addition to the provisions of Subsection A of this Section, violation of the terms or conditions of a tree removal or tree preservation plan permit shall be punishable by forfeiture of the security provided under Section 17.21.070(E), and order for restitution.

Chapter 17.22 Off-Street Parking

17.22.010 Purpose

The purposes of the off-street parking regulations are to:

A. Ensure that adequate off-street parking facilities are provided for new land uses and alterations to existing uses;

B. Minimize the negative environmental and design impacts that can result from parking areas;

C. Ensure that adequate bicycle parking facilities are provided;

D. Establish standards and regulations for safe and well-designed parking and vehicle circulation areas that minimize conflicts between pedestrian and vehicles within parking lots and, where appropriate, create buffers from surrounding land uses; and

E. Offer flexible means of minimizing the amount of area devoted to parking by allowing reductions in the number of required spaces in situations expected to have lower vehicle parking demand.

17.22.020 Applicability

The requirements of this Chapter apply to the establishment, alteration, expansion, or change in any use or structure, as provided in this Section.

A. **New Buildings and Land Uses.** Parking in accordance with this Chapter shall be provided at the time any main building or structure is erected or any new land use is established.

B. **Existing Buildings and Land Uses.**

1. ***Change of Use of Existing Buildings.*** When a new use is established in an existing building, additional off-street parking shall be provided when a change in use creates an increase of 30 percent or more in the number of required off-street parking spaces unless a parking reduction is approved pursuant to Section 17.22.050, Parking Reductions. Additional off-street parking shall be provided for the change in use and not for the entire building or site.

2. ***Additions or Expansions of Existing Buildings.*** When an addition or expansion of floor area creates an increase of 10 percent or more in the number of required off-street parking spaces, additional off-street parking shall be provided for the increased square footage and not for the entire building or site.

3. Existing parking that is not in excess of the required spaces shall be maintained.

4. A change in occupancy is not considered a change in use unless the new occupant is in a different use classification as defined in Chapter 17.41, Use Classifications, than the former occupant.

5. Additional parking spaces are not required for the reconstruction of an existing building when there is no increase in floor area.

C. **When Constructed.** Parking facilities required by this Chapter shall be constructed or installed prior to the issuance of a Certificate of Occupancy for the uses that they serve.

17.22.030 General Provisions

A. **Existing Parking to be Maintained.** No existing parking serving any use may be reduced in amount or changed in design, location or maintenance below the requirements for such use, unless equivalent substitute facilities are provided. This provision does not apply to stalls converted to accommodate ADA parking.

B. **Nonconforming Parking.** An existing use of land or structure shall not be deemed to be nonconforming solely because of a lack of parking facilities required by this Chapter, provided that facilities used for parking as of the date of adoption of this Code are not reduced in number to less than what this Chapter requires.

C. **Accessibility.** Parking areas must be accessible for its intended purpose during all hours of operation.

17.22.040 Required Parking Spaces

A. **Minimum Number of Spaces Required.** Each land use shall be provided at least the number of parking spaces stated in Table 17.22.040, Required Number of Parking Spaces. The parking requirement for any use not listed in Table 17.22.040 shall be determined by the Director based upon the requirements for the most similar comparable use, the particular characteristics of the proposed use, and any other relevant data regarding parking demand.

TABLE 17.22.040: REQUIRED NUMBER OF PARKING SPACES

Land Use Classification	*Required Parking Spaces*
Residential Uses	**As specified for each land use classification below**
Residential Dwelling Units	See requirements below
Single-Unit Dwelling, Detached	2 spaces/unit, of which at least 1 space per unit shall be within an enclosed garage

TABLE 17.22.040: REQUIRED NUMBER OF PARKING SPACES	
Land Use Classification	*Required Parking Spaces*
Single-Unit Dwelling, Attached and *Multi-Unit Dwellings*	Studio and 1 bedroom units: 1.5 spaces/unit, of which at least 1 space per unit shall be within an enclosed garage; 2 or more bedroom units: 2 covered spaces/unit Visitor spaces: 1 per 4 units The requirement for one covered parking space per unit, and the required visitor parking, shall be waived for all units that are made affordable, as defined by the Housing Element, to households with incomes at or below 80% of median-family income
Accessory Dwelling Unit	See Section 17.26.040, Accessory Dwelling Units and Junior Accessory Dwelling Units
Family Day Care	See requirements below
Small	None beyond what is required for the residential unit type
Large	1 for each nonresident employee plus parking required for the residential use
Group Residential	1 space per bedroom plus 1 visitor space per 4 bedrooms
Mobile Home Park/Manufactured Housing Community	2 spaces per unit plus 1 visitor space per 4 units Visitor parking spaces may be provided in parking strips on one or both sides of internal roadways
Residential Care Facilities	See requirements below
Small	None beyond what is required for the Residential Housing Type
Large	1 for every bed
Residential Facility, Assisted Living	1 for every bed
Single Room Occupancy	1 for every two SRO rooms, plus 1 for the management unit or office and 1 per employee, if any
Supportive Housing	None beyond what is required for the residential unit type
Transitional Housing	None beyond what is required for the residential unit type
Public/Semi-Public Uses	**1 per 250 square feet of floor area, except as specified below**
Commercial Parking	None
Community Assembly	1 for every 4 fixed seats or 1 for every 30 square feet of assembly area where no seats or where temporary or moveable seats are provided
Community Garden	None
Emergency Shelter	1 for every employee
Hospitals	2 for every bed
Low Barrier Navigation Center	1 for every employee
Skilled Nursing Facility	2 for every bed

TABLE 17.22.040: REQUIRED NUMBER OF PARKING SPACES	
Land Use Classification	*Required Parking Spaces*
Park and Recreation Facilities	As determined by the Director or parking study
Schools	Elementary and junior high schools: 2 per classroom, plus 60 lineal feet of loading area for every 100 students High schools: 1 per classroom, plus 1 per every 4 students, plus 60 lineal feet of loading area for every 200 students
Commercial Uses	**1 per 250 square feet of floor area plus 1 per 500 square feet of outdoor display area, except as specified below**
Automobile/Vehicle Sales and Services	See requirements below
Automotive Dealerships and Large Vehicle and Equipment Sales, Service, and Rental	Sales: 1 per 1,000 square feet of indoor and outdoor display areas; Service Area: 1 per 400 square feet of automobile service area (i.e., parts warehouse and sales area, customer waiting area, etc., but excluding square footage for bays) plus 1 space per bay 1 space for each company vehicle. Vehicle parking spaces used or set aside for display of automobiles for sale need not conform to standard parking space dimensions. Such areas shall be included as part of the Design Review application, and shall be subject to review as part of the Design Review process.
Cinema/Theaters	1 for every 3 fixed seats or the number of seats possible based on the occupancy allowance of the Building Code where there is no fixed seating
Eating and Drinking Establishments	1 per 250 square feet when located in a commercial center 1 for every 3 fixed seats or the number of seats possible based on the occupancy allowance of the Building Code where there is no fixed seating. See Section 17.26.130, Outdoor Dining and Seating, for parking requirements for outdoor areas.
Farmer's Markets	None
Hotels	1 for each sleeping room, suite of rooms, or housekeeping unit Additional parking required for ancillary uses, such as restaurants, at a rate of 70% of the parking requirement for the ancillary use
Market Garden	None
Retail Sales	1 per 250 square feet of floor area plus 1 per 500 square feet of outdoor display area, except as specified for Building Materials Stores below
Building Materials Stores	1 per 500 square feet of indoor and outdoor sales area
Smoking Lounge	1 for every 3 fixed seats or the number of seats possible based on the occupancy allowance of the Building Code where there is no fixed seating
Industrial Uses	**1 per 250 square feet of office floor area plus 1 per 2,000 square feet of other indoor area and any outdoor use area, except as provided below**
Mini Storage	As determined by the Director or parking study

TABLE 17.22.040: REQUIRED NUMBER OF PARKING SPACES	
Land Use Classification	*Required Parking Spaces*
Transportation, Communication, and Utility Uses	**1 per 250 square feet of office floor area plus 1 for every fleet vehicle**

B. **Calculation of Required Spaces.** The number of required parking spaces shall be calculated according to the following rules. Partial spaces shall be rounded up to the nearest whole number:

1. ***Floor Area***. Where a parking requirement is stated as a ratio of parking spaces to floor area, the floor area is assumed to be total floor area, unless otherwise stated. See Section 17.02.030.E, Determining Floor Area.

2. ***Employees.*** Where a parking requirement is stated as a ratio of parking spaces to employees, the number of employees shall be based on the largest shift that occurs in a typical week.

3. ***Bedrooms.*** Where a parking requirement is stated as a ratio of parking spaces to bedrooms, any room meeting the standards of the Building Code as a sleeping room shall be counted as a bedroom.

4. ***Seats.*** Where parking requirements are stated as a ratio of parking spaces to seats, each 80 inches of bench-type seating at maximum seating capacity is counted as one seat.

C. **Sites with Multiple Uses.** If more than one use is located on a site, the number of required parking spaces shall be equal to the sum of the requirements calculated separately for each use unless a reduction is approved pursuant to Section 17.22.050, Parking Reductions.

17.22.050 Parking Reductions

The number of parking spaces required by Section 17.22.040, Required Parking Spaces, may be reduced as follows.

A. **Motorcycle Parking.** Motorcycle parking may substitute for up to five percent of required automobile parking. Each motorcycle space must be at least four feet wide and seven feet deep.

B. **Shared Parking.** Where a shared parking facility serving more than one use will be provided, the total number of required parking spaces may be reduced with approval of a Minor Use Permit, if the review authority finds that:

1. The peak hours of use will not overlap or coincide to the degree that peak demand for parking spaces from all uses will be greater than the total supply of spaces; and

2. The proposed number of parking spaces to be provided will be adequate to serve each use.

C. **Other Parking Reductions.** Required parking for any use may be reduced through approval of a Minor Use Permit as follows.

1. ***Criteria for Approval.*** The review authority may only approve a Minor Use Permit for reduced parking if it finds that:

a. Special conditions—including, but not limited to, the nature of the proposed operation; proximity to frequent transit service; transportation characteristics of persons residing, working, or visiting the site; or because the applicant has undertaken a transportation demand management program—exist that will reduce parking demand at the site; and

b. The use will adequately be served by the proposed parking.

2. ***Parking Demand Study.*** In order to evaluate a proposed project's compliance with the above criteria, submittal of a parking demand study by a licensed Traffic Engineer that substantiates the basis for granting a reduced number of spaces may be required.

17.22.060 Location of Required Parking

A. **Front and Street Side Setbacks.** Parking spaces required pursuant to this Chapter for residential uses shall not be located within a required front or street side setback.

B. **On-Site Parking Required.** Required parking shall be located on the same lot as the use it serves except as specifically allowed through permit approval.

17.22.070 Off-street Parking of Accessory Vehicles

A. **Purpose and Intent.** The parking restrictions set forth in this Section are designed to limit temporary parking, and prohibit storage of accessory vehicles, as that term is defined below, to improve the appearance and aesthetic values of the City and to further eliminate or prevent the occurrence of potential traffic hazards.

B. **Definitions.** The words, terms, phrases, and their derivations set forth in this Section have the meanings set forth below.

1. "Accessory vehicle" means and includes campers, recreational vehicles and utility trailers as defined below and any vehicle not registered with the Department of Motor Vehicles as an operational vehicle legally allowed to operate on the road.

2. "Camper" means a structure designed to be mounted upon a motor vehicle and to provide facilities for human habitation or camping purposes.

3. "Enforcement authority" means the City Manager or designated department head, building official, code enforcement officer, or public official charged with responsibility for enforcement under this title.

4. "Recreational vehicle" means a vehicle or trailer which is capable of human habitation or designed or used for recreational camping or travel use, whether self-propelled or mounted on or drawn by another vehicle, or any structure inspected, approved and designated a recreational vehicle by and bearing the insignia of the state of California or any other state or federal agency having the authority to approve recreational vehicles. "Recreational vehicle" includes, without limitation, any of the following: (1) camp trailer, as defined by California Vehicle Code Section 242; (2) fifth-wheel travel trailer, as defined by California Vehicle Code Section 324; (3) house car, as defined by California Vehicle Code Section 362; (4) trailer coach, as defined by California Vehicle Code Section 635; (5) mobile home, as defined by California Vehicle Code Section 396; (6) boat, watercraft, and/or a trailer for a boat or watercraft; (7) trailers designed to carry persons, property or animals on its own structure and to be drawn by a motor vehicle; and (8) recreational vehicle, as defined by California Health and Safety Code Section 18010.

5. "Store" or "stored" means parking in a location on three consecutive days or nine intermittent days within a 30-day period at any point in time.

6. "Utility trailer" means a nonmotorized vehicle designed to carry persons, property, animals, waste, materials, watercraft, or any other items on its own structure and to be drawn by another motor vehicle which is not designed for recreational purposes.

C. **Use Limitations.** No person shall use any accessory vehicle for living or sleeping purposes, or as a principal place of business operations except as specifically provided in this Title 17. Utility connections for water, sewer, or power shall be prima facie evidence of occupancy as a residence or business, except for the temporary (24 hours) use of power to recharge batteries or service appliances.

D. **Location Limitations.** It is a violation of this Section to store an accessory vehicle in any zoning district at the following locations, except as provided in Subsection F, Exceptions, below:

1. In any front yard or street side yard setback in any zone including driveways;

2. On a public street in any zone; or

3. In any required off-street parking area in any Commercial and Mixed Use or Employment Zone.

If an accessory vehicle is stored on private property in violation of this Section, both the accessory vehicle owner and private property owner, if different persons or entities, shall be in violation of this Section.

E. An accessory vehicle shall be considered "stored" for the purposes of this Section if it is stored in any single location or combination of locations described in Section 17.22.070.D, above. It shall be prima facie evidence of a "stored" accessory vehicle if the enforcement authority has documented the presence of the accessory vehicle at any single prohibited location or combination of prohibited locations at any point in time on three consecutive days or nine intermittent days within a 30-day period.

F. **Exceptions.**

1. Off-street parking area in any Commercial and Mixed Use or Employment Zone specifically approved to serve a business whose primary purpose is to service, sell, repair or perform maintenance upon an accessory vehicle.

2. Mobile or portable structures for city, county, state, and federal government use are permitted in all zones.

3. Construction site temporary offices may be located pursuant to Section 17.16.030, Construction Site Temporary Offices.

4. A motor home or mounted camper which is normally used for everyday transportation, is mounted on a one ton or less pickup, and is not more than nine feet in height measured from the surface of the street.

5. A person who has been granted a reasonable accommodation from this Section under Chapter 17.34, Reasonable Accommodation.

G. **Enforcement.** Violation of this Section is deemed to be an infraction and is punishable as such pursuant to Title 1 of the Rocklin Municipal Code, or at the discretion of the enforcement authority or City Attorney, may be punishable by the use of any other criminal, civil or administrative remedy or penalty authorized by, or set forth in, the Rocklin Municipal Code.

17.22.080 Parking Limitations in Single-Unit Dwelling Areas

A. **Off-Street Parking Limitations.**

1. No more than six vehicles may be parked at any time in the combined front yard and street side yard area between the residence and the street at a single-family dwelling unit. If a violation of this requirement results in a citation, each vehicle over the allowed six vehicles shall be treated as a separate citation.

2. Exception. Temporary parking of seven or more vehicles shall be permitted in the combined front yard and street side yard area between the residence and the street at a Detached Single-Unit Dwelling for a period not to exceed 72 consecutive hours for any purpose, up to a combined total of five days within any 30-day period.

3. Seven or more vehicles observed to be parked for a period of six days within any 30-day period in the combined front yard and street side yard area between the residence and the street shall be prima facie evidence of parking vehicles in violation of this Section.

4. A household may request to have more than six vehicles in the combined front yard and street side yard area between the residence and the street at a Detached Single-Unit Dwelling by submitting an exemption application to the Community Development Director for consideration. Annual exemptions shall be issued if the applicant can demonstrate:

    a. That the requested number of vehicles to be parked in the area between the residence and the street is less than or equal to the number of licensed drivers who reside at the dwelling unit;

    b. Each resident's driver's license has the same address as that where the vehicle is to be parked; and

    c. Each vehicle has current registration at the same address where the vehicle is to be parked.

If granted, exemptions will be applicable for up to one year from date of their approval and households are required to reapply for renewal on an annual basis. An exemption application form, available at the Community Development Department, must be completed and submitted with the required documentation.

17.22.090 Commercial Vehicle Parking in Residential Zones

A. No commercial vehicle as defined in Vehicle Code section 15210, or trailer as defined in Vehicle Code section 630, or utility trailer as that term is defined above in Section 17.22.070.B, exceeding nine feet in height or 25 feet in length for a single vehicle, or 35 feet in combined total length when attached to another vehicle or trailer, shall park between the hours of six p.m. and six a.m. on private property or public rights-of-way within a Residential Zoning District.

B. This prohibition shall not apply to any commercial vehicle making pickups or deliveries of goods, wares, and merchandise from or to any building or structure located on a public street or highway within the City or delivering materials to be used in the actual and bona fide repair, alteration,

remodeling, or construction of any building or structure within the City for which a building permit has previously been obtained.

C. Violation of this Section is deemed to be an infraction and is punishable pursuant to Chapter 1.18 of this code, or by administrative citation pursuant to Chapter 1.14 of the Rocklin Municipal Code.

17.22.100 Parking Area Design Standards

All parking areas shall be designed and developed consistent with adopted City standards and the following standards.

A. **Tandem Parking.** Tandem parking may be permitted to satisfy parking requirements in accordance with the following.

1. No more than two vehicles shall be placed one behind the other.
2. Both spaces shall be assigned to a single dwelling unit or non-residential establishment.
3. Tandem parking shall not be used to meet the guest parking requirement.

B. **Minimum Driveway Length.** Driveways used to access any enclosed structure (such as a garage) shall be a minimum of 18 feet in length as measured from the public right-of-way to the structure's access door, except for driveways on alleys as provided below.

1. Detached garages must be setback from the rear property line either five feet, to prevent parking in front of the garage door and blocking the alley, or 20 feet or greater, to allow parking on the driveway and out of the alley.

C. **Dimensions of Parking Spaces in Garages and Carports.** Parking spaces located in a garage or carport shall not be less than 10 feet in width and 20 feet in length.

D. **Compact Parking Spaces.** Up to 30 percent of the required number of parking spaces for nonresidential development and up to 30 percent of the required visitor spaces for residential development may be compact spaces. A greater percentage of compact parking spaces may be allowed pursuant to Design Review approval.

E. **Parking Area Landscaping.** Parking areas designed to accommodate six or more vehicles must be landscaped in accordance with the following.

1. ***Landscape Area Required.*** A minimum of five percent of uncovered parking lot area (i.e. not under a solar canopy or other cover) shall be landscaped.
2. ***Minimum Planter Dimension.*** No landscape area smaller than four feet in any horizontal dimension, excluding curbing, shall count toward required landscaping.

3. ***Layout.*** Landscaped areas shall be well-distributed throughout the parking lot area. Parking lot landscaping may be provided in any combination of:

    a. Landscaped planting strips at least four feet wide between rows of parking stalls;

    b. Landscaped planting strips between parking areas and adjacent buildings or internal pedestrian walkways;

    c. Landscaped islands located between parking stalls or at the ends of rows of parking stalls; and

    d. On-site landscaping at the parking lot perimeter.

4. ***Required Landscaped Islands.*** A landscaped planter containing at least one 15-gallon tree shall be provided every five parking spaces in a row of uncovered parking stalls.

5. ***Landscaped Buffer Adjacent to Right-of-Way.*** A landscaped area at least five feet wide shall be provided between any surface parking area and any property line adjacent to a public street.

6. ***Landscaped Buffer Abutting Interior Lot Line.*** A landscaped area at least three feet wide shall be provided between any surface parking area and any adjacent lot for the length of the parking area except where abutting a Residential Zone boundary, the landscaped area shall be at least five feet wide for the length of the parking area.

7. ***Protection of Vegetation.***

    a. *Clearance from Vehicles.* All required landscaped areas shall be designed so that plant materials, at maturity, are protected from vehicle damage by providing a minimum two-foot clearance of low-growing plants where a vehicle overhang is permitted, or by wheel stops set a minimum of two feet from the back of the curb.

    b. *Planters.* All required parking lot landscaping shall be within planters bounded by a concrete curb at least six inches wide and six inches high. Curbs separating landscaped areas from parking areas shall be designed to allow stormwater runoff to pass through.

8. ***Visibility and Clearance.*** Parking area landscaping shall comply with Section 17.16.120, Visibility at Driveways and Intersections.

    a. Landscaping in planters at the end of parking aisles shall not obstruct driver's vision of vehicular and pedestrian cross-traffic.

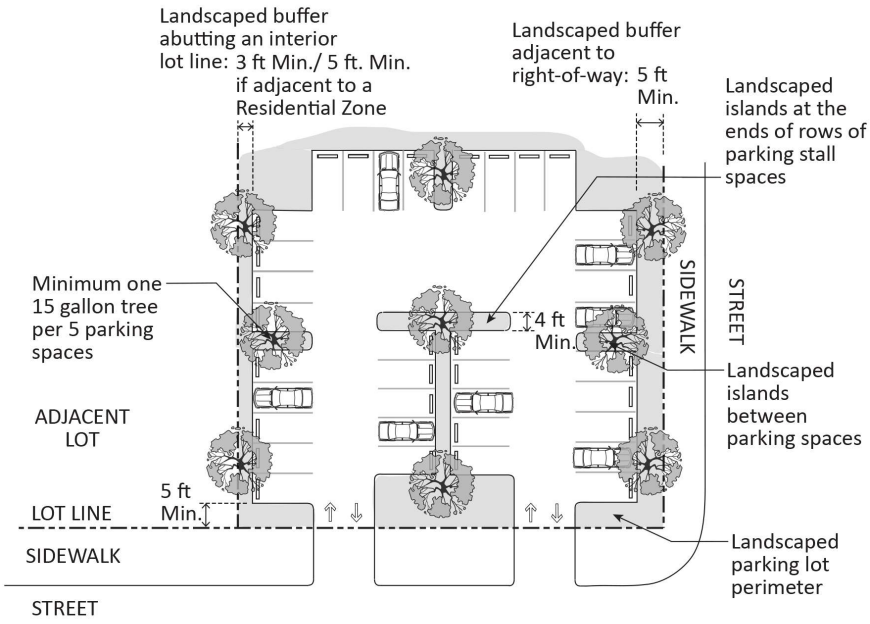


FIGURE 17.22.100.E: PARKING LOT LANDSCAPING

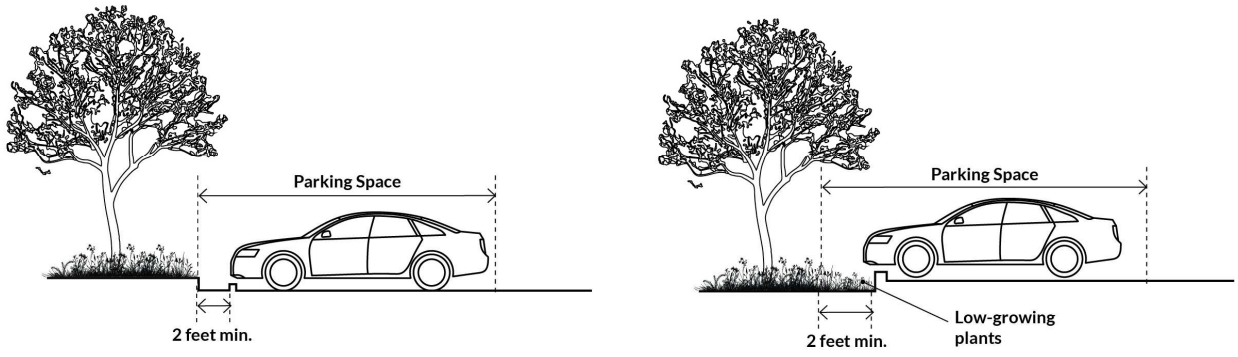


FIGURE 17.22.100.E.7: CLEARANCE FROM VEHICLES

F. **Alternative Parking Area Designs.** Alternative parking area designs may be approved with a Modification pursuant to Chapter 17.33, Modifications, where the review authority finds that variations in the requirements of this Section are warranted to achieve environmental design and green building objectives, including but not limited to achieving certification under the LEED Green Building Rating System or equivalent.

G. **Maintenance.** Parking lots, including landscaped areas, driveways, and loading areas, shall be maintained free of refuse, debris, or other accumulated matter and shall always be kept in good repair.

Chapter 17.23 Performance Standards

17.23.010 Purpose

The purposes of this Chapter are to:

A. Establish permissible limits and permit objective measurement of nuisances, hazards, and objectionable conditions;

B. Ensure that all uses will provide necessary control measures to protect the community from nuisances, hazards, and objectionable conditions; and

C. Protect industry from arbitrary exclusion from areas of the City.

17.23.020 Applicability

The minimum requirements in this Chapter apply to all land uses in all districts except the following uses and activities are exempt from compliance with the requirements of this Chapter:

A. Legal nonconforming uses, which have an established right not to comply with the provisions of this Chapter.

B. Special events with approved Special Event Permits or other required permits, where such activities otherwise comply with other applicable provisions of this Code and the Rocklin Municipal Code.

C. Any emergency activity on the part of the City or a private party.

D. Temporary construction activity where such activity is explicitly regulated by and in conformance with other regulations of the Municipal Code.

E. Other uses and activities as otherwise specified in this Code.

17.23.030 General Standard

Land or buildings shall not be used or occupied in a manner creating any dangerous, injurious, or noxious fire, explosive or other hazard that would adversely affect the surrounding area.

17.23.040 Measurement of Impacts

Unless otherwise stated, measurements necessary for determining compliance with the standards of this Chapter shall be taken at the lot line of the establishment or use that is the source of a potentially objectionable condition, hazard, or nuisance.

17.23.050 Air Contaminants

Uses, activities, and processes shall not operate in a manner that emits excessive dust, fumes, smoke, or particulate matter, unless authorized under federal, State, or local law. Sources of air emissions shall comply with all rules established by the Environmental Protection Agency (Code of Federal Regulations, Title 40), the California Air Resources Board, and the Placer County Air Pollution Control District.

17.23.060 Electromagnetic Interference

No use, activity or process shall cause electromagnetic interference with normal radio and television reception, or with the function of other electronic equipment beyond the lot line of the site in which it is situated. All uses, activities and processes shall comply with applicable Federal Communications Commission regulations.

17.23.070 Glare

No use shall be operated such that significant, direct glare, incidental to the operation of the use is visible beyond the boundaries of the lot where the use is located.

17.23.080 Fire and Explosive Hazards

All activities, processes and uses involving the use of, or storage of, flammable and explosive materials shall be provided with adequate safety devices against the hazard of fire and explosion. Firefighting and fire suppression equipment and devices standard in industry shall be approved by the Fire Department. All incineration is prohibited with the exception of those substances such as, but not limited to, chemicals, insecticides, hospital materials and waste products, required by law to be disposed of by burning, in which case incineration shall be conducted in accordance with all local, state and federal regulations, and those instances where the Fire Department deems it a practical necessity.

17.23.090 Hazardous and Extremely Hazardous Materials

The use, handling, storage and transportation of hazardous and extremely hazardous materials shall comply with the provisions of the California Hazardous Materials Regulations and the California Fire and Building Codes, as well as the laws and regulations of the California Department of Toxic Substances Control and the County Environmental Health Agency. Activities, processes, and uses shall not generate or emit any fissionable or radioactive materials into the atmosphere, a sewage system, storm drain system, or onto the ground .

17.23.100 Heat and Humidity

Uses, activities, and processes shall not produce any emissions of heat or humidity that cause distress, physical discomfort, or injury to a reasonable person, or interfere with ability to perform work tasks or conduct other customary activities. In no case shall heat emitted by a use cause a temperature increase in excess of five degrees Fahrenheit on another property.

17.23.110 Liquid or Solid Waste

A. **Discharges to Water or Sewers.** Liquids and solids of any kind shall not be discharged, either directly or indirectly, into a public or private body of water, sewage system, storm drain system, watercourse, or into the ground, except in compliance with applicable regulations of the California Regional Water Quality Control Board (California Administrative Code, Title 23, Chapter 3 and California Water Code, Division) and any other agency as shall have jurisdiction of such activities.

B. **Containment.** Waste shall be handled and stored so as to prevent nuisances, health, safety and fire hazards, and to facilitate recycling. Material, including but not limited to paper products, plastic, dirt, sand, lime, seed, bran, chaff, wood refuse, and other readily transportable compounds, shall be contained in a way it cannot be tracked or carried by wind off-site. Closed containers shall be provided and used for the storage of any materials which by their nature are combustible, volatile, dust, or odor producing or edible or attractive to rodents, vermin, or insects.

17.23.120 Vibration

No use shall be operated in a manner which produces vibrations discernible without instruments at any point on the property line of the lot on which the use is located. Vibrations from temporary construction, demolition, and vehicles that enter and leave the subject parcel (e.g., construction equipment, trains, trucks, etc.) are exempt from this standard.

Chapter 17.24 Signs on Private Property

17.24.010 Purpose and Intent

A. The purpose of this Chapter is to encourage signs which are integrated with, and harmonious to, the buildings and sites which they occupy, to eliminate excessive and confusing sign displays, to preserve and improve the appearance of the City as a place in which to live and to work and as an attraction to nonresidents who come to visit or trade, and to restrict signs which increase the probability of accidents by distracting attention or obstructing vision.

B. In adopting this Chapter, the City Council finds that excessive and inappropriate signage has an adverse impact on the overall visual appearance of a City, and can increase risks to traffic and pedestrians. Proper sign control will safeguard and preserve the health, property and public welfare of Rocklin residents through prohibiting, regulating and controlling the design, location and maintenance of signs.

C. The regulations established by this Chapter are intended to appropriately limit the placement, type, size, and number of signs allowed within the City, and to require the proper maintenance of signs. By adopting this Chapter, the City intends to regulate signs on the basis of location, relationship to land uses, illumination, motion, size, height, orientation, separation, safety of physical structures, and the public need for functional information.

D. The purposes of these limitations and requirements are to:

1. Safeguard and protect the public health, safety, and general welfare, and advance the goals, policies, and strategies of the City of Rocklin General Plan and the City's companion strategic plan;

2. Reduce or avoid traffic and/or safety hazards to motorists, bicyclists, and pedestrians, caused by visual distractions and obstructions, or to impede their access;

3. Protect and enhance the character and setting of the City of Rocklin against visual blight by preventing a proliferation of signs that will detract from, and obscure, the scenic qualities of the City and its individual buildings and neighborhoods:

4. Promote the aesthetic and environmental values of the community by providing for signs that do not impair the attractiveness of the City as a place to live, work, and shop;

5. Provide for signs as an effective channel of communication, and as a means for members of the public to express themselves by displaying a sign, while ensuring that signs are aesthetically proportioned in relation to adjacent structures and the structures to which they are attached, and appropriate for the context of the neighborhoods where they are located; and

6. Preserve the quiet, low-traffic character of residential neighborhoods.

E. This Chapter sets forth standards and minimum requirements to safeguard life, safety, property and public welfare by regulating the size, height, construction, location, electrification, operation and maintenance of all signs and sign structures exposed to public view within the City. The pleasing visual appearance and traffic safety of the City cannot be preserved and achieved by measures less restrictive than the procedures and standards of this Chapter.

17.24.020 Applicability; Permit Required

A. **General.** This Chapter shall apply to all property and land within the City of Rocklin.

B. **Permit Requirement.** A sign permit is required prior to the installation or display of any sign, except those exempt signs described herein. It is unlawful for any person, firm, organization, or corporation that owns, operates, controls, rents, or leases property or land in the City of Rocklin to construct, maintain, display or alter, or to cause or allow to be constructed, maintained, displayed, or altered, a sign within the City except in conformance with this Chapter.

C. **Exempt Signs.** The City has a compelling interest to exempt certain signs to further the purpose and objectives of this Chapter and to allow for the use of signs with minimal aesthetic impact. The following signs, described in Table 17.24.020, Signs Exempt from Permit Requirement, may be installed without a sign permit; provided, that they meet the stated conditions, but may require a building permit or encroachment permit.

TABLE 17.24.020: SIGNS EXEMPT FROM PERMIT REQUIREMENT

Exempt Sign	*Conditions*
Address signs	Consistent with Fire standards.
Ancillary information signs displaying only directional, parking, or similar wayfinding information	Maximum aggregate area of 3 square feet.
Construction site signs	See Section 17.24.070, Temporary Signs.
Electronic open signs	Maximum area of 3 square feet Maximum of one sign per street frontage.
Government and community signs (See Chapter 17.25, Signs on City Property)	All signs authorized on City property as provided in Chapter 17.25, Signs on City Property
	Traffic control signs
	Transit signs not exceeding 3 square feet
	Street identification signs
	Utility signs

TABLE 17.24.020: SIGNS EXEMPT FROM PERMIT REQUIREMENT	
Exempt Sign	*Conditions*
Holiday decorations	Decorations and displays on property used for residential purposes are exempt.
	Typical holiday decorations on nonresidential properties displayed during the holiday season, as defined as that period of time from the third Monday in October through the second Sunday in January of the following year are exempt.
	Displays on nonresidential properties intended to attract viewers to the site who do not routinely visit the property shall be subject to the regulations for special advertising devices or require a special event permit.
Home occupation signs at the residence of currently permitted and licensed home occupation businesses	Home occupation signage maximum sign size of 20 square inches
Interior signs	Any sign not visible from another lot of record or from a public right-of-way.
Menu/order board signs	Two menu/order board signs for each drive-through business; provided, that each sign not exceed a maximum 40 square foot sign area and an 8-foot height limit and be located adjacent to the drive.
No trespassing/no parking signs	Must be posted in compliance with federal, state and local laws.
Parking lot signs	Maximum area of 3 square feet per sign.
Project identification signs of current and pending development applications	Limited to a sign area of 36 square feet and a 6-foot height limit displayed for a maximum of 12 months.
Real estate signs	Real estate signs as authorized by Civil Code Section 713 et seq.
	Real estate signs shall comply with the standards set forth in Section 17.24.070A, Real Estate Signs
	The signs shall be removed within 15 days of the completion of the transaction advertised.
Signs required by federal or State law	Signs required for compliance with the Americans with Disabilities Act (ADA), etc., or legal notices posted pursuant to law or court order
Noncommercial temporary signs	Temporary noncommercial signs in any residential zoning district.
	Temporary noncommercial signs located in any nonresidential zoning district for the period commencing 45 days before the event to which they relate, and ending five days after such event concludes.
Temporary community activity signs	Limited to designated banner sign locations throughout the City or as approved by the Planning Director, for a period not exceeding 30 days in duration.
Umbrellas	Shade umbrellas with incidental signage not intended to be primary commercial signage for a business.
Vehicle signs	Signs on licensed commercial vehicles, provided such vehicles are not used or intended for use as portable signs or for general advertising for hire.
Window signs	Refer to Section 17.24.060.I, Window Signs

D. **Prohibited Signs.** The City has a compelling interest to prohibit certain signs to uniformly further the purpose and objectives of this Chapter and to enforce local, state and federal law. Unless otherwise permitted by a specific provision of this Chapter, the following signs are prohibited in all zones, and are subject to abatement by the City of Rocklin:

TABLE 17.24.020: PROHIBITED SIGNS
Advertising statuary. All forms of advertising statuary are prohibited in all zones.
Moving image signs. Signs designed and erected so as to blink, flash, shimmer, glitter, rotate, oscillate or move, or which give the appearance of blinking, flashing, shimmering, or glittering.
Animated signs. Animated signs as defined in this Code are prohibited in all zones.
Backlit translucent awning signs.
Cabinet signs consisting of a shaped box (i.e., square, rectangle, round, oval, triangle or other shaped cabinet) which is internally illuminated and contains the sign copy and a solid illuminated background or panel that is a component of the sign.
Electronic message signs (excludes traffic control signs).
Ground-mounted signs installed or placed in the public right-of-way (excludes government and community signs and commercial directory programs).
Highly reflective and fluorescent (day-glow) signs.
Off-site signs (except for signs placed in compliance with Section 17.24.050.C, Placement of Signs, or other programs specifically identified in this Chapter and Chapter 17.25, Signs on City Property, i.e. commercial directory programs, the City streetlight banner program, and the digital freeway sign program.)
Signs posted on trees, utility poles, traffic sign posts, light posts, traffic signals or any other official traffic-control device, in accordance with Section 21464 of the California Vehicle Code (excludes approved decorative streetlight banners).
Signs placed or maintained so as to interfere with free ingress to or egress from any door, window or fire escape, or parking lot.
Signs which simulate or imitate in size, color, lettering or design any traffic sign or signal, or which make use of words, symbols or characters in such a manner as to interfere with, mislead, or confuse pedestrian or vehicular traffic.
Signs which are prohibited in a specific plan, master plan, area plan, or similar land use document adopted by the City Council.
Vehicles used only for general signage or parked in a place or manner where the primary purpose is not the use of the vehicle but the primary placement is to display a commercial message.

17.24.030 Basic Policies

The policies and principles stated in this Section apply to all signs within the regulatory scope of this Chapter, and to all procedures set forth in, or invoked by, this Chapter. These policies are to prevail over any other provision to the contrary, even if more specific.

A. **Administration and Enforcement Authority.** The Planning Director is authorized and directed to administer the provisions of this Chapter. The Chief of Police and Planning Director are authorized and directed to enforce the provisions of this Chapter.

B. **Message Neutrality.** It is the City's policy to regulate signs in a constitutional manner that is content neutral as to noncommercial messages which are within the protections of the First Amendment to the U.S. Constitution and the corollary provisions of the California Constitution.

C. **Strict Application of Numerical Standards Not Required.** In general, no sign should exceed the number, size, height and location limitations of the district in which it is located. However, as rigid numerical or other design standards may preclude exceptional design that might better achieve the purpose and objectives of this Chapter, exceptions to the stated numerical or design standards, including size, shape, and location, may be approved by the approving authority when appropriate, provided any resulting determinations or approvals shall be supported by clear and descriptive findings that are consistent with and which achieve one or more of the purposes and the objectives of this Chapter. No design exceptions may be approved for prohibited signs. For any approval of a sign which does not strictly conform to the stated numerical and design standards set forth in this Chapter, the applicable General Development Plan, or an approved sign program for a specific development or district, the approving authority must first make the following findings in writing:

1. The proposed sign achieves the purposes and objectives of this Sign Ordinance;

2. The proposed sign exemplifies innovation and creativity and is appropriate and consistent with the architecture and context of the building and the neighborhood where the sign will be located; and

3. The proposed sign is consistent with all applicable sign guidelines or has been determined by the approving authority to better achieve the purpose and objectives of this Sign Ordinance than the strict application of said sign guidelines and standards;

D. **Regulatory Interpretations.** All regulatory interpretations of this Chapter are to be exercised in light of the City's message neutrality policy. Where a particular type of sign is proposed in a permit application, and the type is neither expressly allowed nor prohibited by this Chapter, or whenever a sign does not qualify as a "structure" as defined in the Building Code, then the approving authority shall approve, conditionally approve or disapprove the application based on the most similar sign type that is expressly regulated by this Chapter.

E. **Substitution of Messages.** Subject to the property owner's consent, a protected noncommercial message of any type may be substituted for any duly permitted or allowed commercial message or any duly permitted or allowed noncommercial message, provided that the sign structure or mounting device is legal without consideration of message content. Such substitution of message

may be made without any additional approval or permitting. This provision prevails over any more specific provision to the contrary within this Chapter. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over protected noncommercial speech, or favoring of any particular noncommercial message over any other noncommercial message. This provision does not create a right to increase the total amount of signage on a parcel, lot or land use; does not affect the requirement that a sign structure or mounting device be properly permitted; does not allow a change in the physical structure of a sign or its mounting device; does not allow the substitution of an off-site commercial message in place of an on-site commercial message; and does not allow one particular on-site commercial message to be substituted for another without a permit.

F. **Rules for Noncommunicative Aspects of Signs.** All rules and regulations concerning the noncommunicative aspects of signs, such as location, size, height, illumination, spacing, orientation, etc., stand enforceable independently of any permit or approval process.

G. **Off-site/On-site Distinction.** Within this Chapter, the distinction between on-site (or on-premises or point of sale) and off-site or off-premises applies only to commercial speech messages.

H. **Property Owner's Consent.** No sign may be displayed without the consent of the legal owner(s) of the property on which the sign is mounted or displayed. For purposes of this policy, "owner" means the holder of the legal title to the property and all parties and persons holding a present right to possession, control or use of the property.

I. **Legal Nature of Signage Rights and Duties.** As to all signs attached to real or personal property, the signage rights, duties and obligations arising from this Chapter attach to and travel with the land or other property on which a sign is mounted or displayed. This provision does not modify or affect the law of fixtures, sign-related provisions in private leases regarding signs (so long as they are not in conflict with this Chapter), or the ownership of sign structures.

J. **Sign Programs.** Sign programs for specific developments, as well as special sign districts or special sign overlay zones, when approved by the approving authority, may modify the rules stated herein as to sign size, height, illumination, spacing, orientation or other noncommunicative aspects of signs, but may not override or modify any of the basic policies stated in this Section. All provisions of this Section shall automatically apply to and be deemed a part of any sign program approved after the date on which this provision is initially adopted.

K. **Severance.** If any section, sentence, clause, phrase, word, portion or provision of this Chapter is held invalid or, unconstitutional, or unenforceable, by any court of competent jurisdiction, such holding shall not affect, impair, or invalidate any other section, sentence, clause, phrase, word, portion, or provision of this Chapter which can be given effect without the invalid portion. In

adopting this Chapter, the City Council affirmatively declares that it would have approved and adopted the Chapter even without any portion which may be held invalid or unenforceable.

17.24.040 Sign Measurement

A. **Measuring Sign Area.** The area of a sign face includes the entire area within the perimeter of a maximum of two squares and/or rectangles that enclose the extreme limits of the frame or outline of the sign copy, or where there is no frame or outline, letters, pictures, symbols, logos, artwork, emblems, color, or other details conveying a message. Supporting structures, such as sign bases and columns, are not included in sign area provided that they contain no lettering or graphics. The area of an individual sign shall be calculated as follows.

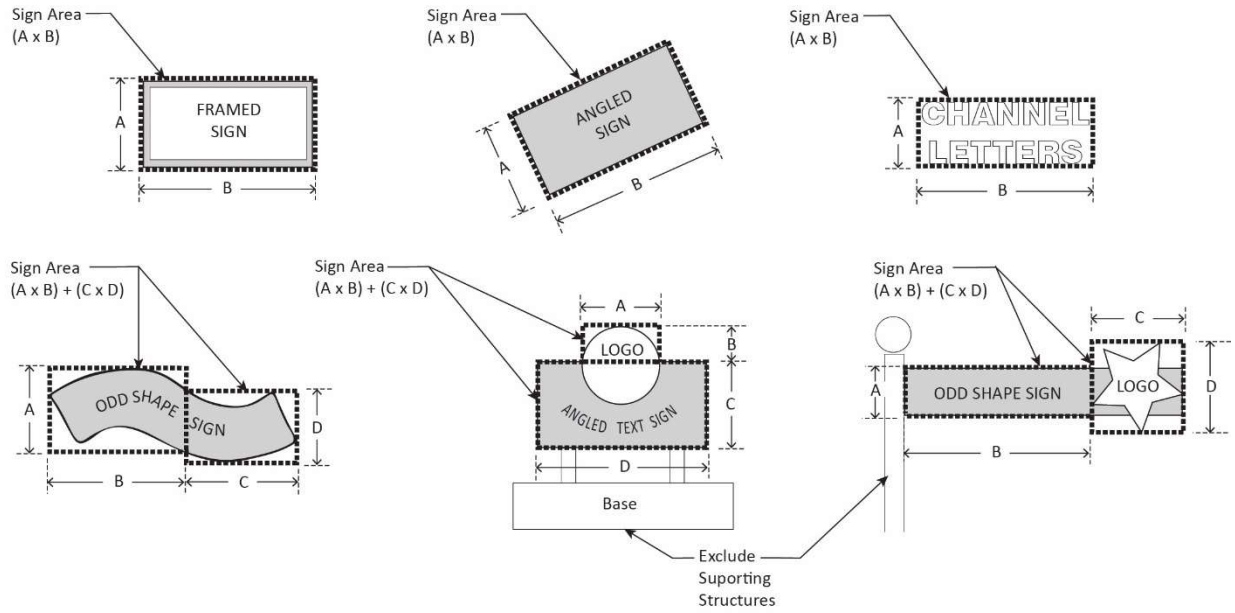


FIGURE 17.24.040.A: MEASURING SIGN AREA

1. ***Single-Faced Signs.*** The sign area of a sign with a single face area is the area of the sign face.

2. ***Double-Faced Signs.*** Where two faces of a double-faced sign are located two feet or less from one another at all points, or located at an interior angle of 45 degrees or less from one another, the sign area of double-faced signs is computed as the area of one face. Where the two faces are not equal in size, the larger sign face will be used. Where two faces of a double-faced sign are located more than two feet or greater than 45 degrees from one another, both sign faces are counted toward sign area.

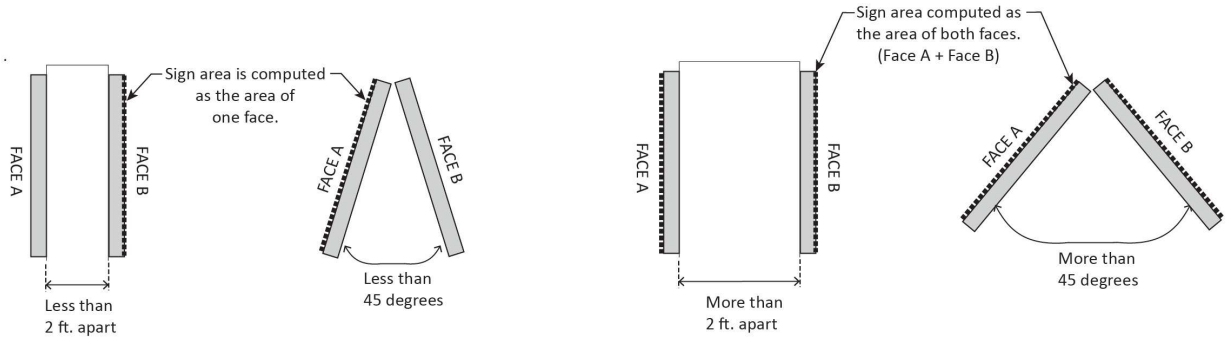


FIGURE 17.24.040.A.2: MEASURING DOUBLE-FACED SIGNS

3. ***Multi-Faced Signs.*** On a three-faced sign, where at least one interior angle is 45 degrees or less, the area of two faces (the largest and smallest face) must be summed to determine sign area. In all other situations involving a sign with three or more sides, sign area will be calculated as the sum of all faces.

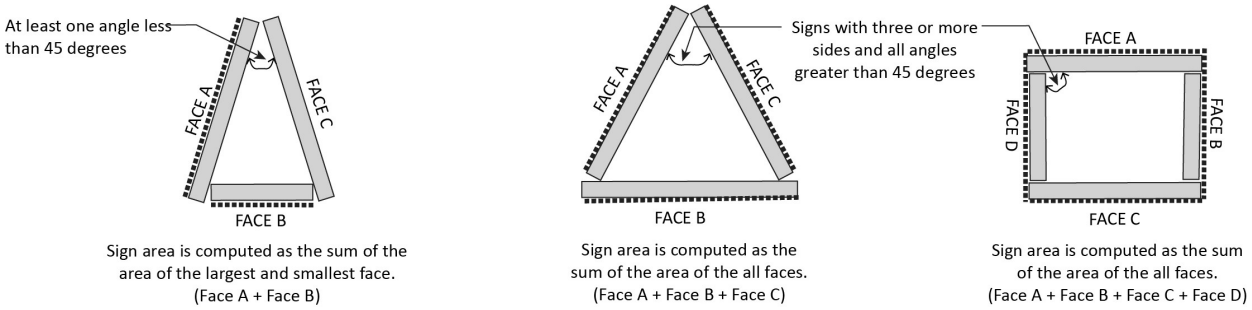


FIGURE 17.24.040.A.3: MEASURING MULTI-FACED SIGNS

4. ***Three-Dimensional Signs.*** Signs that consist of, or have attached to them, one or more three-dimensional objects (i.e., balls, cubes, clusters of objects, sculpture, or statue-like trademarks), may have a sign area that is the sum of all areas using the four vertical sides of the smallest rectangular prism that will encompass the sign.

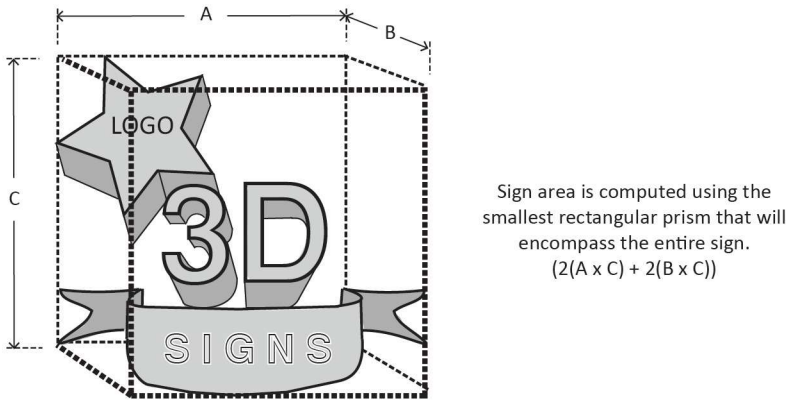


FIGURE 17.24.040.A.4: MEASURING 3D SIGNS

B. **Measuring Sign Height.** The height of a sign is the vertical distance measured from the highest point of the sign to the upper surface of the grade beneath the sign. For signs which are oriented toward and located within 100 feet of the freeway, located on parcels contiguous to I-80 or SR-65, sign height shall be the vertical distance measured from the highest point of the sign to the upper surface of the center line of the nearest freeway travel lane, excluding freeway ramps.

C. **Measuring Sign Clearance.** Sign clearance shall be measured as the smallest vertical distance between finished grade and the lowest point of the sign, including any framework or background embellishments.

D. **Building Frontage.** Building frontage shall be measured as the widest lineal dimension, parallel to the ground, of a continuous frontage. A building's frontage is considered continuous if projections or recesses in a building wall do not exceed 10 feet in any direction.

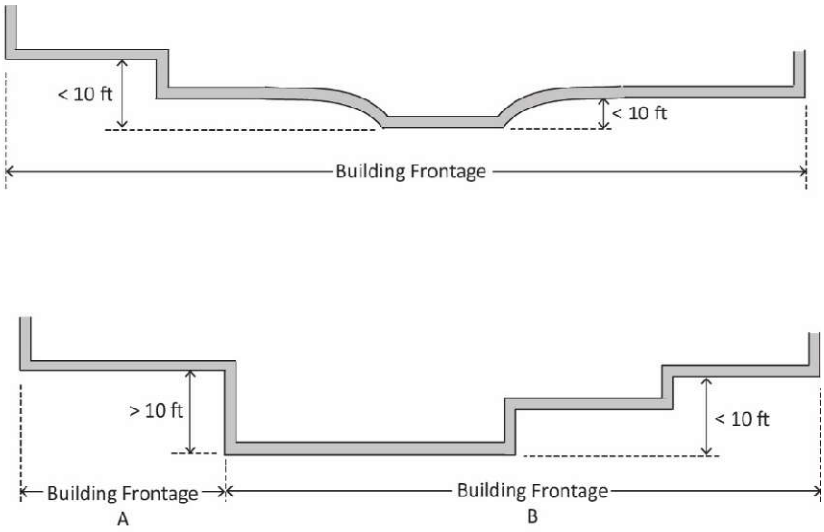


FIGURE 17.24.040.D: BUILDING FRONTAGE

17.24.050 Standards

All signs shall comply with the requirements of this Chapter, and the requirements of all duly adopted sign design guidelines.

A. **Changeable Copy.**

1. ***Manual Changeable Copy.*** Manually changeable copy is allowed.

2. ***Automatic Changeable Copy and Electronic Message Center Signs.*** Electronic Message Center (EMC) signs and automatic changeable copy in which copy can be changed or altered by electric, electro-mechanical, electronic, or any other artificial energy means, are allowed subject to the following standards or as specifically allowed pursuant to another part of this Chapter.

   a. *Limitations.* Electronic Message Center (EMC) signs and automatic changeable copy are limited to institutional uses and as fuel price signs at service stations.

   b. *Display Duration.* The display shall change no more frequently than once every eight seconds and must have an unlighted interval between copy displays of 0.3 second or more.

   c. *Static Message.* Displays shall contain static messages only, and shall not have movement, or the appearance or optical illusion of movement, of any part of the sign structure, design, or pictorial segment of the sign, including the movement

or appearance of movement of any illumination, or the flashing, scintillating or varying of light intensity.

d. *Light Intensity.* 0.3 foot-candles over ambient lighting conditions when measured at a distance equal to the square root of 100 times the area of the sign in square feet. All electronic copy must be equipped with a sensor or other device that automatically determines the ambient illumination and programmed to automatically dim according to ambient light conditions, or that can be adjusted to comply with the 0.3 foot-candle measurements.

e. *Automatic Controls.* All electronic message displays shall be equipped with automatic controls to allow for adjustment of brightness based on ambient lighting conditions.

B. **Illumination.**

1. The light from any illuminated sign shall be so shaded, shielded or directed that the light intensity or brightness shall not cause adverse glare to surrounding areas.

2. Except where otherwise expressly permitted, no sign shall be equipped with blinking, flashing or fluttering lights or other illuminating device which has a changing light intensity, brightness or color.

C. **Placement of Signs.**

1. Commercial signs shall be located on or within 500 feet of the property on which the business product, service, or other commercial activity which is being advertised is located, except that commercial signs for businesses located on Granite Drive shall be located on or within 1,000 feet of the property on which the business product, service, or other commercial activity which is being advertised is located. Whenever an off-site sign is placed on another property, the off-site sign shall be deducted from the number and area of signs allowed on the property where the off-site sign is located.

2. All signs that project over or into the public right-of-way must conform and are subject to an encroachment permit.

3. Building signs shall be placed so as not to project above the roof line, except signs may be placed on a parapet wall, and up to the ridge of a mansard roof.

4. At street intersections, signs shall comply with the Visibility Requirements contained in the City of Rocklin, Construction Specifications, Improvement Standards, and Standard Drawings approved by the City Council or City Engineer.

5. Signs placed at or near driveway entries shall not obstruct the view of drivers entering or leaving driveways.

6. Signs shall not be placed on trees, utility poles, benches and fences.

7. Signs shall not be placed in such a manner as to obstruct a door, window, or fire escape of any building.

8. Signs shall not be placed and/or designed in such a manner as to create a traffic hazard. Examples of such sign placement and/or design include, but are not limited to, signs which interfere with traffic sight distances, traffic flow or the visual access to a traffic sign; and signs with color, configuration, text or location which cause them to be mistaken for, or otherwise imitate, a traffic sign or signal.

D. **Construction Standards.**

1. All signs shall be constructed in accordance with applicable requirements of R.M.C. Chapter 15.04, Uniform Construction Codes.

2. Permanent signs shall be constructed of durable materials.

3. Use of banner signs as permanent signs is prohibited.

E. **Maintenance.** All signs shall be maintained in a substantially like new condition. Failure to maintain the sign in its approved condition constitutes a violation of this Chapter of the Rocklin Municipal Code. Normal wear and tear of aged signs shall be repaired when they detract from the visible quality of the sign, as determined by the Planning Director based on the current condition of the sign compared to the appearance of the sign when first installed. Exposed surfaces shall be cleaned and painted if necessary. The structural integrity of signs shall be maintained at all times. Defective parts shall be replaced. Any sign in a state of disrepair is hereby declared to be a public nuisance and may be abated pursuant to Chapter 8.04 of the Rocklin Municipal Code. When signs are repaired, they must be done so in a manner (paint colors shall match, etc.) that is consistent with the terms of the sign permit. When signs are removed, the wall behind the sign shall be repaired and painted to match the rest of the building wall within 30 days of the date of the removal.

F. **Abandoned or Unsafe Signs.** An abandoned sign, as defined in Chapter 17.42, Definitions, including its supporting structure, which after a lapse of at least 60 days, no longer identifies the current occupant, or which relates to a time or event which no longer applies, constitutes false advertising/identification and shall be deemed a public nuisance. The abandoned sign, along with any supporting structure, shall be removed by the owner of the sign or the owner of the property on which it is located within 30 days' of written notice by the City. Any sign that, in the opinion of the Building Official, is unsafe or insecure, shall be deemed an unsafe sign and a public nuisance, and shall be corrected or removed, together with any supporting structure, by the owner of the sign or the owner of the property on which the sign is located, as directed by the Building Official.

Abandoned and unsafe signs are prohibited and the removal shall be the responsibility of the owner of the sign or the owner of the property on which it is located.

17.24.060 Permanent Signs

This Section establishes the signage allowances for permanent signs. These signs are allowed in addition to exempt signs pursuant to Table 17.24.020, Signs Exempt from Permit Requirements. Temporary signs are also allowed pursuant to Section 17.24.070, Temporary Signs.

A. **Awning Signs.** Signs painted or printed on awnings, canopies, arcades, or similar attachments or structures are subject to the following standards.

1. ***Where Allowed.*** Awning signs are allowed in nonresidential zoning districts.

2. ***Maximum Sign Area.*** Awning signs shall have a maximum sign area of 10 square feet, or 25 percent of the total awning area, whichever is less.

3. ***Location.*** Awning signs are limited to ground level or second story occupancies only.

4. ***Illumination.*** Awning signs shall not be internally illuminated. Direct exterior lighting may be allowed. Translucent awning materials are prohibited.

B. **Building Signs.** Signs attached to, erected against, or painted upon the wall of a building or structure are subject to the following standards.

1. ***Where Allowed.*** Building signs are allowed in the following zoning districts and for the following types of development.

a. Residential developments of four or more units.

b. Nonresidential uses in residential zoning districts.

c. Nonresidential zoning districts.

2. ***Maximum Sign Area.***

a. *Residential Uses and Nonresidential Uses in Residential Zoning Districts.* Building signs for residential uses and nonresidential uses in residential zoning districts shall not exceed 32 square feet.

b. *Nonresidential Zoning Districts.* The total aggregate sign area of building signs per building frontage shall not exceed two square feet per linear foot for the first 100 feet of building frontage plus one square foot per linear foot of building frontage for each additional linear foot of building frontage over 100 feet.

i. Notwithstanding the building frontage maximum, each tenant is allowed a minimum of one sign of up to 16 square feet.

3. ***Maximum Number.***

   a. *Residential Uses and Nonresidential Uses in Residential Zoning Districts.* Two per street frontage.

   b. *Nonresidential Zoning Districts.* No limit.

4. ***Height Limit.*** Building signs shall not extend higher than the building wall upon which they are attached.

C. **Directional/Directory Signs On-Site.** Signs designed and erected for the purpose of providing direction and/or orientation for on-site pedestrian or vehicular traffic are subject to the following standards.

1. ***Where Allowed.*** Directional/directory signs are allowed in all zoning districts.

2. ***Maximum Sign Area.*** A sign shall not exceed 10 square feet; except the Director may authorize larger signs based upon special site/project characteristics.

3. ***Maximum Number.*** The maximum number of freestanding directional signs shall be one per driveway and one per service entrance. The maximum number of wall mounted signs shall be one per building frontage. Additional signs may be permitted if a health and safety need is demonstrated to the satisfaction of the Director. Directional signs no more than 30 inches in height and four square feet shall not be included when calculating the total number of signs.

4. ***Setback Requirements.*** A directional/directory shall be set back a minimum of five feet from a public right-of-way, plus one additional foot per foot of sign height over five feet, up to a maximum of 10 feet.

5. ***Safety Requirements.*** A sign shall not project over the public property, vehicular easements, or rights-of-way, and shall not obstruct traffic safety visibility area, as determined by the approving authority.

D. **Freestanding Signs.** Freestanding signs are subject to the following standards.

1. ***Where Allowed.*** Freestanding signs are allowed in the following zoning districts and for the following types of development.

   a. Residential developments of four or more units.

   b. Nonresidential uses in residential zoning districts.

   c. Nonresidential zoning districts.

2. ***Maximum Sign Area.***

a. *Residential Uses and Nonresidential Uses in Residential Zoning Districts.* Freestanding signs for residential uses and nonresidential uses in residential zoning districts shall not exceed 32 square feet.

b. *Nonresidential Zoning Districts.* Freestanding signs in nonresidential districts shall not exceed 100 square feet for a single business; 200 square feet for a joint-use sign.

3. ***Maximum Number.***

a. *Residential Uses and Nonresidential Uses in Residential Zoning Districts.* The greater of one per entrance or frontage.

i. Two signs with a maximum combined area of 32 square feet and not extending above the top of the wall may be allowed at a project entry if the signs are designed as an integral part of the project's entryway wall, as determined by the Director.

b. *Nonresidential Zoning Districts.* One sign per 200 feet of street frontage.

4. ***Height Limit.*** No freestanding sign shall exceed a maximum height of six feet except as provided below.

a. *Nonresidential Zoning Districts.* In nonresidential zoning districts, a maximum of one sign per parcel may be a maximum of 15 feet in height. All parcels included in a single conditional use permit shall be considered a single parcel for the purposes of calculating the number of signs that may exceed six feet in height.

5. ***Separation.*** Multiple signs shall be separated by a minimum of 75 feet to ensure adequate visibility for all signs. The approving authority may waive this requirement where the locations of existing signs on adjacent properties would make the 75-foot separation impractical, or there is no other alternative.

6. ***Safety Requirements.*** A sign shall not project over public property, vehicular easements, or rights-of-way, and shall not obstruct a traffic safety sight area, as determined by the approving authority.

7. ***Street Address.*** To assist emergency response personnel in locating the site, freestanding signs should contain an illuminated street address plate. Numbers shall be a minimum height required by Fire standards.

8. ***Setback Requirements.*** A freestanding sign shall be set back a minimum of three feet from a public right-of-way, plus one additional foot per foot of sign height over five feet, up to a maximum setback of 25 feet.

9. ***Landscaping.*** A freestanding sign shall be designed and constructed with accent landscaping at the base of sign to the satisfaction of the approving authority.

E. **Freeway-Oriented Signs.** Freeway-oriented signs are subject to the following standards.

1. ***Permit Requirement.*** Conditional Use Permit approval is required for a freeway-oriented sign.

2. ***Where Allowed.*** A freeway-oriented sign may be approved only on a parcel abutting the Interstate 80 or Highway 65 right-of-way within a nonresidential zoning district.

   a. The sign shall be located within 100 feet of an interchange or I-80 freeway frontage unless a further distance is approved as part of the Conditional Use Permit approval.

3. ***Maximum Sign Area.*** A sign area maximum of 200 square feet for a single business; 300 square feet for a joint-use sign.

4. ***Maximum Number.*** One sign per parcel or project.

   a. All parcels included in a single Conditional Use Permit shall be considered a single parcel for purposes of calculating the maximum number of signs allowed.

5. ***Height Limit.*** No freeway-oriented sign shall exceed a maximum height of 30 feet, unless the Conditional Use Permit allows greater height, as follows:

   a. *Criteria for Approval.* A sign with a height greater than 30 feet may be approved only if the Planning Commission determines that the applicant has demonstrated that a freeway overcrossing, or its ramps, or trees or vegetation will significantly obstruct the visibility of the proposed sign from freeway travel lanes and the height increase is the minimum necessary for the message area of the sign to clear the identified visual obstruction.

F. **Murals.** A mural placed on the wall of a structure may be allowed in any nonresidential zoning district, subject to recommendation by the City's Arts Commission and approval concurrent with Design Review, and as follows:

1. A mural without commercial text or logos visible from a public right-of-way may be approved in addition to (not counted as part of) the sign area allowed under this Chapter.

2. Murals that illustrate the local setting and history as sources of inspiration are encouraged.

3. Prior to Design Review approval, the proposed mural shall be reviewed by the City's Arts Commission, which shall provide a recommendation to the approving authority regarding

artistic merit, cultural relevance, and consistency with adopted public art goals or guidelines.

4. The approving authority shall make findings that the size, colors, and placement of the mural are visually compatible with the structure architecture, and that the mural will serve to enhance the aesthetics of the City.

5. The mural shall be provided a graffiti-resistant coating at the time of installation.

G. **Projecting and Suspended Signs.** Signs that project horizontally from the exterior wall of a building or are suspended beneath a marquee, covered walkway, canopy, or awning, are subject to the following standards.

1. ***Where Allowed.*** Projecting and suspended signs are allowed in nonresidential zoning districts.

2. ***Maximum Sign Area.*** Projecting and suspended signs shall have a maximum sign area of four square feet.

3. ***Maximum Number of Signs.*** One for each building frontage or tenant space.

4. ***Maximum Projection.***

   a. *Projecting Sign.* A projecting sign cannot extend more than 42 inches from the building to which it is attached.

   b. *Suspended Sign.* A suspended sign cannot extend further than the outer edge of the marquee, covered walkway, canopy, or awning from which it is suspended.

   c. *Encroachment Permit Required.* Any projection over a public right-of way shall require an encroachment permit.

5. ***Height Limit.*** The top of a projecting or suspended sign shall not exceed the lesser of 14 feet, eave height, parapet height, or sill height of a second floor window. No portion of the sign shall project above the eave line of a sloped roof or the top of the parapet on a flat roof.

6. ***Minimum Sign Clearance.*** A projecting or suspended sign shall maintain a minimum clearance of 14 feet above any parking area or drive aisle and eight feet above any other finished grade below.

7. Icon signs using shapes or symbols uniquely suited to the business, creative shapes, and three-dimensional signs are encouraged.

8. Sign supports shall be well-designed and compatible with the design of the sign.

H. **Service Station Signs.** Service station signs of instructive nature, information or otherwise required by other enforcement agencies are exempt from sign area limitations. The following signs are specifically exempt: gas pump use instructions, instructions for recreational vehicle waste dump station, brake and smog certification, restroom identification, no smoking, propane tank identification, gas pump identification, air and water, drive to forward pump, service available, and gas pump identification cashier, odd-even sign, hours of operation, required gallon to liter conversion, approved flag identification system, full- and self-service signs at each island not exceeding four square feet, and traffic directory signs as approved by enforcement agencies for necessary traffic control and direction provided that they do not exceed four square feet each and do not exceed 30 inches in height in front or side street yard and no symbol, name, or other message is on the signs.

I. **Window Signs.**

1. Except as allowed during the holiday shopping season pursuant to Subsection 4, below, window signs shall not cover more than 35 percent of the area of each window. Total signage placed on any window may not include unused signage amounts allowable for other windows.

2. For the purpose of defining window area, multiple windows separated by mullions or frames of less than four inches are considered a single window.

3. Window sign area shall not be considered in computing the maximum allowed building signage.

4. During the holiday shopping season, defined as that period of time from the third Monday in October through the second Sunday in January of the following year that is the traditional high peak sales period for retail stores, window signs are unrestricted except that, for safety purposes, a clear line of sight view corridor from the exterior of the building to the cash register/checkout area must be established and maintained.

J. **Flags (noncommercial speech).** Flags may be displayed without a permit at all times and in all zones. All flags must be displayed on a vertical flag pole consistent with the information below, and poles must comply with applicable Building Code requirements. Flags are limited to the display of noncommercial speech unless specifically allowed as a temporary special advertising sign. Flag display is subject to the following standards:

1. ***Complexes of Nonresidential Uses.*** Each complex of nonresidential uses, consisting of three or more uses or tenant spaces on a single parcel or contiguous parcels with common off-street parking and access, may display not more than three maximum 60-square-foot flags on not more than three maximum 35-foot-high poles. If separate poles are used, the

distance from one pole to another may not exceed 20 feet. Any illumination shall be oriented and shielded not to glare into adjacent properties.

2. ***Residential Subdivisions and Condominiums.*** Each residential subdivision or condominium with new, previously unoccupied dwelling units for sale may display one flag, maximum 25-square-foot on a 20-foot-high pole, per model home in a model home complex. Such poles must be located within the boundaries of the residential subdivision or condominium project. A residential subdivision or condominium is considered to be all lots under a parent tract number including all phases.

3. ***Apartments and Mobile Homes.*** Complexes of four or more apartments or mobile homes sharing common private access and/or parking may display not more than three maximum 25 square foot flags on not more than three maximum 20-foot-high poles. If separate poles are used, the distance from one to another may not exceed ten feet.

4. ***All Other Nonresidential Uses.*** Each occupied parcel containing a nonresidential use, other than described in Section 17.24.060.J.1, Complexes of Nonresidential Uses, may display not more than three maximum 60-square-foot flags on not more than three maximum 35-foot-high poles. If separate poles are used, the distance from one pole to another may not exceed ten feet.

5. ***All Other Residential Uses.*** Each occupied parcel containing a residential use, other than described in Section 17.24.060.J.2, Residential Subdivisions and Condominiums, and 17.24.060.J.3, Apartments and Mobile Homes, may display one maximum 25-square-foot flag on one maximum 20-foot-high pole.

17.24.070 Temporary Signs

In addition to permanent signs allowed under Section 17.24.060, Permanent Signs, temporary signs are allowed as provided in this Section. Unless otherwise stated, the following regulations apply on a per lot basis:

A. **Real Estate Signs.** For real estate offered for sale, rent or lease (not including transient occupancy). Subject to the regulations and conditions stated in this Subsection, the signs described in this Subsection may be displayed without permits. The signs allowed under this Subsection shall be removed not more than 15 days after the proposed transaction has closed, or the property is withdrawn from the market.

1. ***Residential Properties.*** On all properties with a residential principal use, one temporary freestanding unlighted maximum nine-square-foot real estate sign may be displayed per street frontage not to exceed six feet in overall height. Such signs shall be removed within

15 days following the closing of the proposed transaction, or the withdrawal of the offer or solicitation.

2. ***All Nonresidential Properties.*** On nonresidential properties, and properties containing both legal residential and nonresidential uses, real estate signs may be displayed, using either of the following options:

   a. *Freestanding Signs.* One maximum 24-square-foot, eight-foot-high, double-faced, freestanding for sale, rental or lease sign per street frontage is permitted. On sites having more than one frontage or on interior lots at least two and one-half acres in size, an option of placing the sign faces at a 45-degree angle to each other is permitted. Signs shall be located no closer than three feet from public sidewalks and twelve feet from the curbline or from the pavement where curbs are lacking. In no case shall signs be placed in the public right-of-way. In the event a building sign is installed as permitted in paragraph b. of this Subsection below, the freestanding sign herein described shall not be permitted.

   b. *Building Signs.* In lieu of a permitted freestanding sign, one building-mounted sign advertising the sale, rental, or lease of the property may be allowed per street frontage. Such sign shall not exceed 24 square feet in area and shall be permitted only for buildings or occupancies located within 65 feet of the curbline, or within 65 feet of the edge of pavement where no curb exists. If a freestanding sign is installed pursuant to paragraph (a) of this subsection, the building-mounted sign described herein shall not be permitted.

   c. *Time Limit.* Such signs shall be removed within fifteen days following close of escrow or finalization of sale, rental or lease.

B. **Subdivision Identification and Directional Signs.**

1. ***Subdivision Signs, On-Site.*** On-site subdivision identification signs may be allowed with sign permit approval, in compliance with the following standards:

   a. A maximum of four on-site signs may be located within the project boundaries; provided, no more than one sign for each street frontage is allowed, and multiple signs shall be separated by a minimum of 75 feet;

   b. The area of each sign shall not exceed 24 square feet;

   c. Sign height shall not exceed six feet. This sign height may be exceeded to allow the bottom of the sign to clear the top of the wall in subdivisions that are surrounded by walls;

   d. The signs shall not be illuminated;

e. The sign shall only include the subdivision name, builder name/logo, and directional information including graphics such as an arrow; and

f. The signs may be displayed from the time the final map has been recorded for two years or until all of the units have been sold, whichever first occurs. This timeframe may be extended at the discretion of the Community Development Director upon receipt and review of a written request and supporting justification from the developer.

2. ***Subdivision Directional Signs, Off-Site.*** Off-site signs providing directions to a new subdivision within the City of Rocklin may be allowed with sign permit approval, and shall comply with the following standards:

a. A maximum of two off-site signs may be located on private property (not within any public right-of-way);

b. The total area of each sign shall not exceed 32 square feet;

c. The height of each sign shall not exceed eight feet;

d. The signs shall not be illuminated;

e. The sign shall only include the subdivision name, builder name/logo, and directional information including graphics such as an arrow;

f. The signs may be displayed from the time the final map has been recorded for two years or until all of the units have been sold, whichever first occurs, unless extended at the discretion of the Community Development Director upon receipt and review of a written request and supporting justification from the developer;

g. The signs shall not affect pedestrian or vehicular safety;

h. The signs shall be removed when the last home within the subdivision is sold, or upon expiration of the permit, whichever occurs first. Any sign found in violation of any provision herein may be removed by City personnel; and

i. Any subdivision sign program found to be in violation of any provision herein may be grounds for the denial of future renewal permits.

C. **Construction Signs.** Construction identification signs may be allowed without a permit in all zoning districts in compliance with the following standards:

1. Only one sign, located on-site, shall be allowed;

2. The area of the sign shall not exceed 32 square feet;

3. Building mounted signs shall not exceed the height of the building it is attached to. Otherwise, sign height shall not exceed eight feet;

4. The sign shall not be illuminated;

5. A construction sign shall not be allowed if an on-site subdivision sign is approved; and

6. Construction signs shall be removed within 30 days after completion of construction.

D. **Noncommercial Signs.** Temporary noncommercial signs shall be permitted in all zone districts without a sign permit, provided that all such signs are subject to, and shall comply with, the following standards:

1. Temporary noncommercial signs shall only be installed on private property; such signs may not be located in the public right-of-way or on publicly owned property.

2. Temporary noncommercial signs shall only be installed with the property owner's consent.

3. The maximum size of a temporary noncommercial sign shall be 16 square feet in area.

4. The maximum height of a temporary noncommercial sign shall be six feet.

5. Temporary noncommercial signs shall not be illuminated, nor shall they incorporate moving parts, animation, or highly reflective materials.

6. Freestanding temporary noncommercial signs shall be set back a minimum of five feet from any property line, and shall not be located within 15 feet of a fire hydrant, street sign, or traffic signal, and shall not interfere with, confuse, obstruct, or mislead traffic. At street intersections and driveways, signs shall comply with the Visibility Requirements contained in the City of Rocklin, Construction Specifications, Improvement Standards, and Standard Drawings approved by the City Council or City Engineer.

7. There shall be no restriction on the number of temporary noncommercial signs located on a given property.

8. Temporary noncommercial signs may only be displayed during the period commencing 45 days before the event to which they relate, for example, a general or special election, as defined in the California Election Code, and ending five days after such event concludes.

9. Temporary noncommercial signs shall be removed no later than five days after the event with which they are associated. Except that, in the event the matter for which the sign is relevant is carried over or delayed by no more than 45 days after the original event date such signs may remain in place until five days after the event concludes.

10. A temporary noncommercial sign that does not comply with the standards set forth herein is a nuisance, and any such sign may be removed summarily and disposed of by the City at the expense of the person or group that erected the sign.

11. ***Sign deposit.*** No signs shall be displayed under the provisions of this Section until the responsible person or organization first deposits 500 dollars with the City Clerk's office to guarantee compliance with the provisions of this Section and reimburse the City for the cost of any damages caused by signs placed on public properties. The deposit shall be accompanied by written authorization for the City to enter private properties to remove such signs if not removed as required by Subsection (8) of this Section. The deposit shall be refunded upon request once all signs have been removed by the responsible party within the time required by Subsection (9) except that:

    a. If an authorized enforcement officer has removed signs that are placed in violation of any subsection of this Section, the deposit returned to the responsible party will be less the abatement fees; and

    b. Signs that are placed in a manner inconsistent with Subsection (1) and caused damage to public property. The exact costs to repair the damage will be deducted from the deposit.

12. ***Removal of signs.***

    a. Signs placed in a manner that is inconsistent with the provisions of this Section will be considered a nuisance and subject to immediate removal and impoundment without notice. Impounded signs will be held for 30 days. The City will make reasonable attempts to contact the sign owner and provide the owner with ten days' notice to reclaim the sign upon recovery of City's costs. Impounded signs, which remain unclaimed after 30 days, may be disposed of in any manner whatsoever at the discretion of the City.

    b. Should signs require removal by an authorized enforcement officer, the City shall have cause to impose an abatement fee charged against the sign deposit in accordance with section 1.08.035 of the Rocklin Municipal Code.

13. Temporary noncommercial signs shall comply with all other applicable provisions of this Chapter, except as specifically modified herein.

E. **On-Site Project Development Signs.** Project identification signs of current and pending development applications with a sign area of 36 square feet sign and a six-foot height limit.

F. **Special Advertising Permits Required.** Up to three times per calendar year a special advertising permit may issue for the purpose of publicizing special events, either commercial or

noncommercial, including, but not limited to, grand openings, new management, sales, Christmas tree or other holiday oriented lots, parades and fairs that are to take place within the City, subject to the following conditions and including the listed types of signs and devices:

1. Each special advertising permit is valid for 20 consecutive days. There is no requirement that the displayed devices remain in place for 20 days. The permits may run concurrently. A permit shall be valid for up to any three of the types of advertising devices listed below in subsection F.5., at any one time.

2. An application for a special advertising permit shall be made on a form prescribed by the Director and accompanied by a fee in an amount established by City Council resolution. The application shall describe the dimensions and location of the proposed advertising display by means of a drawing or sketch and written description, and the proposed display dates. The Director shall review the request within five working days after receipt and approve, approve with modification, or deny the request in writing; if the application is denied, the reasons shall be stated in the written denial. Applications which conform to all applicable laws, rules, and regulations shall be approved unless such laws, rules and regulations are under consideration for possible revision.

3. The Director shall maintain a log of special advertising permits approved for each applicant. If the Director is notified prior to installation of the temporary signs that the signage will not be used, the application will be canceled and the permit issued will not be deducted from the total number of permits remaining for the calendar year. If a sign is installed without approval of the Director, it shall be deducted from the total number of days available at a rate of two days for every one day that the unapproved signs are displayed.

4. Signs and/or advertising devices which are installed or displayed without approval of the Director are in violation of this Chapter. Each sign shall have the permit number legibly displayed on the sign face or sign structure.

5. Standards for specific advertising signs and devices are as follows:

    a. *A-Frames and sidewalk portable signs:*

        i. Sign Size. Each sign shall not exceed a width of 30 inches. Sign height shall be limited to 48 inches. Sign height shall be measured perpendicular from the placement surface to the highest point of the A-frame sign.

        ii. Sign Placement. An A-frame sign shall be placed only on private property within the boundaries of the applicable business' street frontage, and shall be positioned so that it will not:

(1) Obstruct required ADA sidewalk clearance;

(2) Impede any line of sight for motorists or bicyclists at public street intersections, as recommended by the City Engineer; or

(3) Interfere with people exiting and entering parked cars.

iii. Design and Construction Standards. The approving authority shall approve an A-frame sign only if it first determines that the design and appearance of the sign, including any graphics and/or text, will reflect attractive, professional design, and that the sign will be durable and stable when in place.

iv. Stabilization. The sign shall be stabilized to withstand wind gusts or shall be removed during windy conditions.

v. Daily Removal. The sign shall be removed at the close of business each day.

vi. Maintenance. The sign shall be continuously maintained in good condition with no peeling paint or other deterioration.

b. *Banners:*

i. A Banner Sign May be Erected and Maintained On-Site for an Establishment. These signs shall not replace the primary permanent identification sign(s) for the establishment, and the establishment must have a permanent sign application on file with the City.

ii. Number and Duration. No more than one such banner sign may be erected per establishment at any one time. This sign shall be required to be kept in a good state of repair and preservation. These signs shall be made of durable material, and shall be subject to the same maintenance provisions as permanent signs.

iii. Design. The sign shall not be illuminated and shall not contain moving parts.

iv. Maximum Total Square Footage. The following standards will be utilized in determining the maximum sign square footage allowed per establishment:

(1) Buildings or tenant spaces within a building complex having less than 50 linear feet of building frontage are allowed 60 square feet.

(2) Buildings or tenants spaces within a building complex having more than 50 linear feet of building frontage but less than 100 feet of building frontage are allowed 80 square feet.

(3) Buildings or tenant spaces within a building complex having more than 100 feet of building frontage are allowed 120 square feet.

v. Location. A banner sign shall not be freestanding and shall be affixed to the face of a building or permanent freestanding sign. If attached to a freestanding sign it shall be fully adhered to the face of the existing sign and be restricted to only one sign per center/use. Banner signs shall be restricted to the building areas that front onto a street or parking lot directly adjacent to the establishment for which the sign is posted. Sign locations shall also conform to the location standards established for permanent signs and are allowed to be posted in the areas permitted for permanent signage under the sign ordinance or an approved planned sign permit program. When affixed to a building these signs shall not extend above the roofline or parapet of the structure.

c. *Balloons.*

i. Size: not to exceed 16 inches in diameter.

ii. Mounting: A grouping of balloons is limited to no more than five, must be attached to or mounted at one end to a legal structure and securely anchored to survive windy conditions. The length of the mounting string is the lesser of 20 feet or the distance from the face of the building frontage to the right-of-way. May not be attached and/or affixed to trees or shrubbery.

iii. Display Time: Must be removed from public view at the close of operations each day.

iv. Location: Cannot be placed in, project into, or fly above the right-of-way or pedestrian path of travel.

v. Visual Interference: Cannot interfere with either pedestrian sight distance or vehicular sight distance, any view corridor or obstruct visibility to any existing business or existing permanent sign.

d. *Feather Flag Signs.*

i. No more than three feather type flag signs per business at any one time and shall be placed only on private property within the boundaries of the applicable business' street frontage.

ii. Feather flags must be secured and stabilized so as to withstand wind gusts, or be removed during windy conditions.

iii. Visual interference: Cannot interfere with either pedestrian sight distance or vehicular sight distance, any view corridor or obstruct visibility to any existing business or existing permanent sign.

iv. Display time: Must be removed from public view at the close of operations each day.

e. *Flags or Pennants*. All special advertising flags and pennants require a Special Advertising Device permit. In Residential Zones, special advertising flags and pennants must comply with the following:

i. Allowances in Residential Zones. Each residential subdivision or condominium with new, previously unoccupied dwelling units for sale may display one flag, maximum 25-square-foot on a 20-foot-high pole, per model home in a model home complex, or for multi-family complexes, three flags are allowed. Such poles must be located within the boundaries of the residential subdivision or the multi-unit project. A residential subdivision or condominium is considered to be all lots under a parent subdivision number including all phases.

f. *Inflatable Devices and Ambient Air Balloons.*

i. No more than one inflatable advertising devices may be displayed at any one site during any allowed time period.

ii. Height of the device may not exceed 30 feet from the ground, measured from the ground to the highest point on the inflatable device.

iii. No inflatable allowed by this Section shall exceed 150 square feet or exceed 15 feet in height.

g. *Commercial Mascots.* No more than one commercial mascot may be utilized during any allowed time period per special advertising permit. All sign display activities of commercial mascots must be conducted on private property.

17.24.080 Digital Freeway Sign Program

A. Digital freeway sign means an off-site sign utilizing digital message technology, capable of changing the static message or copy on the sign electronically.

1. A digital freeway sign may be internally or externally illuminated.

2. Digital freeway signs shall contain static messages only, and shall not have animation, movement, or the appearance or optical illusion of movement, of any part of the sign structure, design, or pictorial segment of the sign.

3. Each static message shall not include flashing, scintillating lighting or the varying of light intensity.

4. A digital freeway sign consists of a digital display area and a sign structure.

B. Digital freeway signs shall be in addition to all other signs allowed by this Chapter.

C. The locations and heights of digital freeway signs shall be governed by this Section.

1. Heights of digital freeway signs shall be established relative to topography and setting so as to provide the best balance between the signs purpose of effectively communicating a visual message, the setting including topography and surrounding architecture, and freeway traffic safety. However, in no case shall a digital freeway sign exceed a maximum height of 65 feet as measured from the center line of the nearest freeway to the top of the digital freeway sign structure.

2. Subject to the limitations of this Section, and notwithstanding the provisions of any applicable general development plan, digital freeway signs shall be a permitted use in all zones allowing nonresidential uses.

D. Digital freeway signs shall only be permitted when the City has entered into an operating agreement with a digital freeway sign owner to allow for digital billboards under certain circumstances; including (i) compensation to the City; (ii) the permanent removal of at least three off-site, pre-existing freeway billboards from within the City; (iii) the provision of access to the City to a portion of the total available display time to allow the City to present messages of community interest and information, and public safety; (iv) the provision of access to the appropriate agencies for the purpose of displaying "Amber Alert" messages and emergency-disaster communications; and (v) to establish quality and maintenance standards.

E. No single applicant shall be permitted to seek approval for more than three digital freeway signs. Provided at least three or more existing freeway billboard structures have been removed, up to three digital freeway signs shall be allowed in the City separated as follows: one on the Interstate 80 corridor, one on the State Route 65 By-Pass route (beginning at Interstate 80 and extending northerly to the Blue Oaks Boulevard interchange), and one on the balance of the State Route 65 corridor.

F. All digital freeway signs shall be subject to Design Review consistent with the Rocklin Municipal Code.

G. Minimum distance of a digital freeway sign from residential uses shall be 300 feet from the base of the sign to a parcel on which a residential use is located, as such use exists on the date the digital freeway sign Design Review is approved by the City.

H. **Minimum Display Time.** Each message on the sign must be displayed for a minimum of eight seconds.

I. **Maximum Face Size.** Each face of the sign will be no larger than 14 feet by 48 feet in dimension (total 672 square feet) plus framing. Digital freeway signs are exempt from the area limitations in Section 17.24.060, Permanent Signs.

J. **Illumination Standards.** Digital freeway sign illumination is expressly permitted and when operated within these standards, does not violate Section 17.24.050.B, Illumination. Digital freeway signs shall not operate at brightness levels of more than 0.3 foot candles above ambient light, as measured using a foot candle meter at a pre-set distance. Distance to measure the foot candles impact shall be measured from a distance of 250 for a sign with a nominal face size of 14 feet by 48 feet. Each display must have a light sensing device that will adjust the brightness as ambient light conditions change.

K. **Future Technologies.** The technology currently being deployed for digital freeway signs is LED (light emitting diode), but there may be alternate, preferred or superior technology available in the future. Owners of digital freeway signs are authorized to change the digital freeway signs to any other technology that operates under the maximum brightness standards in Subsection 17.24.080.J, Illumination Standards. The City shall expedite any required approvals for technology that is superior in energy efficiency over previous generations or types.

L. The digital freeway signs shall be operated with systems and monitoring in place to either turn the display off or show a "full black" image on the display in the event of a malfunction.

M. After receiving approval to install a digital freeway sign(s) owners of digital freeway signs may at any time add or remove digital faces to their sign structures. However, the following shall apply:

1. Any prior sign removals completed as a part of the operating agreement approval of the digital freeway sign(s) shall not be reinstated.

2. The number of physical sign faces shall not be increased.

3. The overall size of the sign faces shall not be increased by more than five percent.

17.24.090 Permit Requirements and Procedures

A. The Director shall be responsible for the administration of this Chapter.

1. Except as otherwise provided by this Chapter, no sign (permanent or temporary) or special advertising display shall be installed, erected or displayed until the Director has determined that its design and placement comply with all requirements of this Chapter and has issued a sign permit or special advertising permit to the applicant and proprietor of the sign or display.

2. A sign permit is not required to repair, clean, repaint or refurbish any existing sign, unless such activity involves the replacement, reconstruction or relocation of the sign.

3. No permit is required for changing the copy of a sign provided:

   a. there are no changes to the sign structure or cabinet, and

   b. the area of the sign is not being enlarged.

B. An application for a sign permit shall be made on a form prescribed by the Director and accompanied by a fee in an amount established by City Council resolution. In the case of after-the-fact permitting, the otherwise applicable fee shall be doubled. The application shall, at a minimum, contain the following:

1. The name, address, telephone number and signature of the owner or lessee, or contractor of the property upon which the sign is to be located;

2. A plot plan which shows the location of the building or lot, upon which sign is to be placed;

3. A dimensioned elevation of the building on which the sign is to be placed with the location of the sign clearly identified;

4. A scaled or dimensioned drawing of the sign and its relative location on the building and/or location of freestanding signs on the lot; and

5. A plan indicating the location, height, and size of all existing signs on the lot and/or tenant building frontage.

C. The Director shall review a completed sign permit application and shall issue the sign permit upon determination that the sign meets the requirements of this Chapter.

D. The Director's decision may be appealed to the Planning Commission, and the Planning Commission's decision may be appealed to the City Council under Section 17.28.130, Appeals.

E. Issuance of a sign permit shall not relieve the applicant from complying with all other applicable laws relating to displaying or erecting a sign, including, but not limited to, obtaining any required sign or electrical permit under Chapter 15.04, Uniform Construction Codes, of the Rocklin Municipal Code.

F. **Duration and Extension.** If a building permit has not been granted within two years of the date of approval of the sign permit or if a sign not requiring a building permit has not been installed within two years of the date of approval of the sign permit, the sign permit approval shall be null and void, unless extended by the approving authority. Requests for an extension shall be made in writing a minimum of 10 days prior to the expiration date.

G. **Effective Date and Appeals.** Sign permit decisions shall become effective on the 10th day after the date of a decision, unless appealed by any interested party under Section 17.28.130, Appeals.

H. **Permits Issued in Error.** Any approval or permit issued in error may be summarily revoked by the City upon written notice, to the permittee, stating the reason for the revocation. "Issued in error" means that the permit should not have been issued in the first place and includes but is not limited to omissions, errors or misrepresentations in the application materials, and oversights or errors in the processing thereof.

I. **Disqualification.** No sign permit application will be approved under any of the following circumstances:

1. ***Uncured Violation of Sign Rules.*** No sign permit will be approved if the applicant has installed a sign in violation of the provisions of this Chapter and, at the time of submission of the application, each illegal sign has not been legalized, removed or a cure included in the application.

2. ***Other Code Violations.*** No sign permit will be approved if there is any other existing zoning code violation located on the site of the proposed sign (other than an illegal or nonconforming sign that is not owned or controlled by the applicant and is located at a different business location on the site from that for which the approval is sought) which has not been cured at the time of the application, unless the noncompliance is proposed to be cured as part of the proposed new sign.

3. ***Previous Denial.*** No sign permit will be approved if the sign approval application is substantially the same as an application previously denied, unless either 12 months have elapsed since the date of the last application, or the applicant provides new evidence or proof of materially changed conditions, or the reasons for the earlier denial have been cured or will be cured as part of the new application.

4. ***Failure to Obtain Zoning Permits.*** No sign permit will be approved if the applicant has not obtained any other applicable required zoning permits.

5. ***Outstanding Unpaid Balance.*** No sign permit will be approved if the applicant has an outstanding unpaid balance for prior Community Development Department services.

17.24.100 Nonconforming Signs

A. Nonconforming signs shall be permitted to remain until such time as any of the events listed in Subsection B, below, occurs. At such time, the sign must be removed or brought into conformance with this Chapter.

B. A nonconforming sign shall lose its status as a nonconforming sign if any of the following occurs:

1. The sign is relocated or replaced;

2. The structure, height or size of the sign is altered in any way except toward compliance with this Chapter. Face changes and normal maintenance are allowed;

3. The sign structure is damaged or destroyed by more than 50 percent of its value at the time of damage or destruction.

17.24.110 Violation—Penalty

A. It is illegal to use, occupy or maintain property in violation of this Chapter.

B. Violation of this Chapter shall be a misdemeanor, but may be charged as either a misdemeanor or an infraction in the discretion of the prosecuting attorney.

C. A person who violates the provisions of this Chapter is guilty of a separate offense for each day, or portion thereof, during which the violation continues.

D. Violation of this Chapter which threatens to be continuing in nature is a public nuisance which may be abated or enjoined as such in accordance with Chapter 8.04 or any other provision of law.

17.24.120 Sign Contractors

A. **Responsibility for Securing Permits.** It shall be the duty of the contractor or person who erects, installs, paints, constructs or alters a sign to secure all necessary permits for such work. It shall be the responsibility of the property owner and/or lessee to assure that the contractor is properly licensed and bonded, and that the contractor secures all necessary permits. No sign contractor shall install a sign for which a permit is required unless such permit has been duly issued before construction work begins. A sign permit shall not be issued unless the sign contractor's name and contact information appears on the permit application.

B. **Violations by Sign Contractors.** Wherever a sign violation has occurred, it shall be the duty of the Director to determine what sign contractor, if any, performed the sign work. The following procedure shall be followed in pursuing sign contractors installing signs for which a valid permit has not first been secured:

1. ***First Violation.*** A letter shall be sent by certified mail to the sign contractor setting forth the City's requirements for sign permits and indicating that future violations will result in a complaint being filed with the contractors' state license board and/or legal action being taken against said contractor.

2. ***Second Violation.*** An administrative citation shall be issued, and a complaint shall be filed with the contractors' state license board and a copy of such complaint shall be sent to the sign contractor with a letter indicating that legal action may be taken if further violations occur. All correspondence shall be by certified mail.

3. ***Third and Subsequent Violations.*** A second administrative shall issue or other legal action may be taken against the contractor, using any method authorized by law.

Chapter 17.25 Signs on City Property

Placeholder. *No changes to existing Chapter 17.80, Signs on City Property, other than revisions for consistency with the updated Zoning Code are proposed. These provisions will be incorporated into the final Zoning Code.*

Chapter 17.26 Standards for Specific Uses

17.26.010 Purpose

The purpose of this Chapter is to establish standards for specific uses and activities that are permitted or conditionally permitted in several or all zoning districts. These provisions are supplemental standards and requirements to minimize the impacts of these uses and activities on surrounding properties and to protect the health, safety, and welfare of their occupants and of the general public.

17.26.020 Applicability

Each land use and activity covered by this Chapter shall comply with the requirements of the Section applicable to the specific use or activity.

A. These standards are in addition to any applicable standard this Code required in the zoning district where the use or activity is proposed, all other applicable provisions of this Code, and any other deemed necessary or appropriate to ensure compatibility with existing or permitted uses in the vicinity, if applicable.

B. The uses that are subject to the standards in this Chapter shall be located only where allowed by zoning district, specific plan, and planned development use regulations.

C. The uses that are subject to the standards in this Chapter are allowed only when authorized by the planning permit required by zoning district, specific plan, or planned development regulations, such as a Conditional Use Permit, except where this Chapter establishes a different planning permit requirement for a specific use.

17.26.030 Accessory Uses

Accessory uses and activities that are clearly secondary to and customarily associated with a principal use on the site may be allowed in conjunction with the principal use to which it relates provided it does not result in an intensity of use that exceeds the intensity customarily associated with the primary use. Accessory uses and activities shall be subject to the same regulations as the principal use and any standards applicable to specific uses and activities found in this Chapter.

A. **Additional Limitations, IL and IG Districts.** In the IL and IG Districts, retail, eating and drinking, and entertainment accessory uses are limited to a maximum of 500 square feet, unless additional square footage is approved with a Minor Use Permit, and shall not attract or generate excessive auto or foot traffic in excess of that which is customary for the primary use.

17.26.040 Accessory Dwelling Units and Junior Accessory Dwelling Units

Placeholder. *An update of the City's Accessory Dwelling Unit Ordinance is currently underway. The adopted ordinance will be inserted into the final Zoning Code.*

17.26.050 Adult-Related Businesses

Placeholder. *No changes to existing Chapter 17.79, Adult-Related Businesses, other than revisions for consistency with the updated Zoning Code are proposed. These provisions will be incorporated into the final Zoning Code.*

17.26.060 Kennels

Placeholder. *An update of the City's Kennel Ordinance is currently underway. The adopted ordinance will be inserted into the final Zoning Code.*

17.26.070 Drive Through Facilities

Drive-through facilities shall be located, developed, and operated in compliance with the following standards:

A. **Location.** Speaker boxes shall be located a minimum of 300 feet from any Residential Zone or use, unless a noise study is submitted demonstrating compliance with applicable noise standards.

B. **Circulation Plan and Queue Analysis**. A pedestrian and vehicular circulation plan shall be submitted for approval by the review authority. The plan and analysis shall include an analysis of trip generation characteristics of the proposed operation, queuing analysis, turning radius analysis, demonstrate that drive-through operations will not inhibit access to parking and loading or impede traffic flow on any public right-of-way, and detail how the standards of this Section will be complied with. The plan shall also demonstrate how loading and deliveries will be accommodated on- site.

C. **Circulation and Queuing Requirements.** Drive-through, pedestrian, and vehicular circulation shall be designed to provide for pedestrian safety and allow safe, unimpeded movement of vehicles at street access points and within the travel aisles.

   1. Vehicles shall circulate to and through the drive-through facility in a manner that will not impede traffic flow on any public right-of-way.

   2. Each entrance to and exit from an aisle and the direction of flow shall be clearly designated by signs and/or pavement markings. Crisscrossing of vehicles entering and exiting is not allowed.

3. Vehicle queuing shall be accommodated on site and shall not interfere with public rights-of-way, pedestrian and ADA pathways, or with on- or off-site parking and circulation, including access to parking stalls.

4. Interior pedestrian walkways must not intersect vehicle aisles, unless no alternative exists. In such cases, pedestrian walkways must have clear visibility, emphasized by enhanced paving or markings and comply with applicable Americans with Disabilities Act (ADA) requirements.

5. Aisles shall be designed or screened to prevent headlight glare onto any property or right-of-way.

17.26.080 Emergency Shelters

Emergency shelters shall be shall be located, developed, and operated in compliance with the following standards.

A. **Location.** An emergency shelter shall not be established or operated at any location less than 300 feet from another emergency shelter.

B. **Maximum Occupancy.** The maximum occupancy of an emergency shelter shall not exceed sixty individuals.

C. **Waiting and Intake Areas.** Emergency residential shelters shall provide on-site waiting and intake areas that are screened from public view.

1. The intake and waiting area shall be suitably sized to prevent queuing in the public right-of-way or within any parking lot, but shall occupy a minimum area of 400 square feet.

D. **Staffing.** There shall be at least one staff member of the temporary resident shelter on-site at all times while temporary residents are present.

E. **Lighting.** Security lighting shall be provided to the satisfaction of the community development director.

F. **Security.** The applicant shall coordinate with the Rocklin Police Department to prepare a security plan for the facility, and shall provide the Rocklin Police Department with the name(s) and telephone number(s) of a responsible party(ies) to contact. The Rocklin Police Department may require the provision of onsite private security when the facility is occupied if deemed necessary by the chief of police.

G. **Hours of Operation.** Emergency residential shelters shall establish and maintain set hours for client intake/discharge. Said hours shall be posted at the entry to the facility.

H. **Length of Stay.** Each emergency shelter resident shall be allowed to stay for no more than 180 days (cumulative, not consecutive) in a 365-day period.

17.26.090 Employee Housing (for farmworkers)

A. **Six or Fewer Employees.** Employee housing providing accommodations for six or fewer employees shall be deemed to be a single-unit structure with a residential land use, and shall be treated the same as a single unit dwelling of the same type in the same zoning district.

B. **Districts Where Agriculture Uses Are Allowed.** The permitted occupancy in employee housing in a zone allowing agricultural uses shall include agricultural employees who do not work on the property where the employee housing is located, and may consist of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household on land zoned for agricultural uses. Such employee housing shall be considered to be an activity that in no way differs from an agricultural use.

17.26.100 Home Business

Home businesses shall be located, developed, and operated in compliance with the following standards.

A. **Purpose.** The purpose of this Section is to allow the conduct of home businesses which are incidental to and compatible with surrounding residential uses, while also maintaining and protecting the residential character, appearance, and quality of life within Rocklin neighborhoods. Limited home-based businesses may be permitted only when such activities are clearly incidental and subordinate to the primary residential use of the dwelling. All home-based business activities shall be conducted in a manner that does not create adverse impacts to the surrounding neighborhood, including but not limited to changes in residential appearance, increased noise, traffic, parking demand, commercial deliveries, or the regular presence of clients or employees. Activities that introduce or resemble commercial operations within residential areas are inconsistent with the purpose of this Section. The provisions of this Section are intended to allow the conduct of home businesses which are incidental to and compatible with surrounding residential uses.

B. **Applicability.** This Section applies to home businesses in any residential unit in the City regardless of the zoning district, and establishes the conditions and standards under which such uses may be permitted. The provisions of this Section are intended to ensure that home-based businesses remain compatible with surrounding residential uses and do not adversely affect the public health, safety, or welfare. Nothing in this Section shall be construed to allow commercial operations that alter the residential character of the property or the surrounding neighborhood. This Section does not apply to family day care, which is regulated separately.

C. **Operational Standards.** Home businesses shall comply with the following operating standards:

1. ***Appearance of Residence.*** All home business activities shall be conducted completely within the dwelling unit or enclosed accessory structure.

    a. No more than 50 percent of the floor area of a garage may be used in the conduct of the home business, including storage. The vehicle door to the garage shall remain closed while the home occupation activity is being conducted.

2. ***Storage.***

    a. Outside storage is prohibited.

    b. On-site storage of hazardous materials (including toxic, explosive, combustible or flammable) beyond that normally incidental to residential use is prohibited.

3. ***Advertising and Signage.***

    a. No signs are permitted either on or off the premises to identify the business or solicit customers, except a building mounted nonilluminated identification sign of two inches by ten inches in size or less.

    b. No display of products and or equipment produced or used by the home business may be displayed so as to be visible from outside home.

4. ***Employees.***

    a. A maximum of one individual employed by the home business and not living in the residence is allowed to be present at the home business at any one time.

    b. Additional individuals may be employed by or associated with the home business, so long as they do not report to work at the home.

5. ***Client Visits.***

    a. A maximum of six clients or customers may visit the home business per day.

    b. Clients or customer visits at the home business shall only occur between 9:00 a.m. and 6:00 p.m.

    c. There shall be no more than two clients or customers at the home business at any one time.

6. ***Vehicles, Parking and Traffic.***

    a. Commercial vehicles primarily associated with the business are not allowed, except when they are less than one ton capacity, less than ten feet in height, and of a size that would not overhang a sidewalk were it parked on a typical 20-foot

driveway pad. No vehicles connected with a home business may park in such a way as to overhang a sidewalk or to create any traffic visibility safety hazard. All vehicle parking shall comply with Chapter 17.22, Off-Street Parking.

b. There shall be no commercial vehicle deliveries from or to the home business premises beyond what is normally incidental to residential uses.

c. No more than three vehicles can be parked at any one time at the residence in conjunction with the home business.

7. ***Nuisance Issues.***

a. No activity which produces radio or TV interference, noise, glare, vibration or odor discernable beyond the site is allowed.

b. No use of utilities or community facilities, including the material and volume of trash disposal, beyond that normal to the use of the property for residential purposes is allowed.

c. Issuance of a Home Business Permit shall not relieve the applicant from the duty and responsibility to comply with all other rules, regulations, ordinances or other laws governing the use of the premises and structures thereon, including, but not limited to, the Uniform Building Code, International Property Maintenance Code, the Uniform Fire Code or any private restrictions relative to the property.

D. **Cottage Food Operations.** A cottage food operation is allowed as a home business and an accessory use to any legally established residential unit subject to the following standards:

1. ***Registration.*** Cottage food operations shall be registered as "Class A" or "Class B" cottage food operations and shall meet the respective health and safety standards set forth in Section 114365 et seq. of the California Health and Safety Code.

2. ***Sales.*** Sales directly from a cottage food operation are limited to the sale of cottage food products. A cottage food operation shall not have more than $50,000 in gross annual sales in each calendar year.

3. ***Operator and Employee Allowed.*** Only the cottage food operator and members of the household living in the unit, as well as one full-time equivalent cottage food employee, may participate in a cottage food operation.

4. ***Equipment.*** Cottage food operations may employ kitchen equipment as needed to produce products for which the operation has received registration, provided that equipment would not change the residential character of the unit, result in safety hazards, or create smoke or steam noticeable at the lot line of an adjoining residential property. Venting of kitchen equipment shall not be directed toward neighboring residential uses.

E. **Prohibited Home Businesses.** The following specific uses, either by operation or nature, are not incidental to or compatible with residential activities and shall therefore not be permitted as home businesses:

1. Adult-Related Businesses;
2. Ambulance or hearse service;
3. Ammunition sales, reloading;
4. Animal hospital or grooming facility;
5. Auto and other vehicle repair, including auto painting;
6. Bathhouse;
7. Bed and breakfasts;
8. Carpentry/cabinet makers/woodworking/ furniture repair;
9. Funeral parlor or mortuary;
10. Gyms or fitness centers;
11. Laundry;
12. Massage therapy;
13. Medical, chiropractic (using X-rays or other equipment not normally found in a residence), or dental clinics or hospitals;
14. Photo development;
15. Physical therapy;
16. Repair or fix-it shops, including:
    a. Repair or reconditioning or storage of boats and RV's,
    b. Repair or reconditioning or storage of major household appliances;
    c. Repair or reconditioning or storage of motorized vehicles or large equipment on-site;
17. Restaurants or taverns;
18. Retail sales not associated with permitted uses;
19. Swim schools or swim lessons;
20. Upholstery shop;
21. Vehicle or equipment rental; and

22. Veterinary services, including boarding;

23. Welding.

F. **Permit Required.** No person shall conduct a home business without first obtaining a Home Business Permit and a valid business license certificate under Title 5 of this Code.

1. ***Application.***

a. The Director may require information as is necessary to determine the location and type of such business, and the manner in which it will be conducted.

b. The Home Business Permit is personal to the permittee named on the permit and for the business to be conducted at the location stated on the permit. The permit is not transferrable.

c. The applicant for a Home Business Permit must be the owner and occupant of the home, or, if a tenant occupying the home, must have the written authorization of the owner or owner's designee.

2. ***Action.***

a. ***Issuance.*** If the Director determines that the home business can be conducted in compliance with the regulations of this Section, the Director shall issue the permit. Additional conditions may be attached thereto such as may be necessary to ensure that such business will not become a nuisance or annoyance to the surrounding neighborhood.

b. ***Denial.*** If the Director determines the proposed business may be an annoyance or a detriment to the surrounding neighborhood, or that the business cannot be conducted in compliance with the regulations set forth in this Section, the permit may be denied.

3. ***Non-Transferrable Permit.*** Home Business Permits shall not be transferrable by the designated permittee to any other person.

4. ***Expiration.***

a. Home Business Permits shall automatically expire one year after the date of issuance unless renewed.

b. Home Business Permits shall immediately expire upon discontinuance of the home business or expiration of the business license certificate.

G. **Inspection.** The Director may visit and inspect the site of a home business periodically to insure compliance with all regulations and conditions to which the permit is subject, during normal business hours, and upon giving reasonable notice.

H. **Violation.**

1. Based on one or more complaints, the Director shall investigate any home business to ascertain if the conduct thereof violates regulations set forth in this Section or the conditions of the permit. If the determination is made that a violation exists, the permittee shall be notified in writing in accordance with Rocklin Municipal Code Section 1.14.022, Notice of Violation and/or Stop Order, and given a reasonable opportunity to correct the alleged violation. If the permittee fails to comply with the written notice, the violation shall be presented to the Director for a determination. The Director shall issue a final determination notice, which shall be served in accordance with the provisions of Rocklin Municipal Code Section 1.14.029, Service of Notices. If the final determination is that a violation exists, the Director shall order that the home business cease. A continuation of the home occupation thereafter shall constitute a violation of this Title.

2. Nothing in this Section shall be read to permit the conduct of a home occupation in violation of the conditions of the permit or to limit the right of the City to bring any action for a violation thereof, notwithstanding the acquiescence of surrounding neighbors to the manner in which the home business is conducted.

3. Any person issued a notice of violation or a final determination notice may contest the violation in accordance with Rocklin Municipal Code Title 1, Article III, Hearings, and Article IV, Judicial Review.

17.26.110 Mobile Home Parks

Placeholder. *No changes to existing Chapter 17.98, Mobile Home Parks, other than revisions for consistency with the updated Zoning Code are proposed. These provisions will be incorporated into the final Zoning Code.*

17.26.120 Outdoor Dining and Seating

Outdoor dining and seating shall be located, developed, and operated in compliance with the following standards.

A. **Applicability.** The standards of this Section apply to outdoor dining and seating located on private property. Outdoor dining and seating located in the public-right-of-way is subject to an encroachment permit.

B. **Accessory Use.** Outdoor dining and seating shall be conducted as an accessory use to a legally established eating and drinking establishment that is located on the same lot.

C. **Review Required.** Outdoor dining and seating consisting of a maximum of two outdoor tables with four chairs per table, is subject only to staff approval.

1. Staff may administratively approve additional tables and chairs on a case-by-case basis provided the standards of this Section are met and taking into consideration potential impacts such as location, noise, parking, outdoor alcohol consumption, lighting, hours of operation, accessibility, center performance, etc. In the event staff is unable to grant a request due to the potential impacts the applicant may apply for a Conditional Use Permit.

D. **Enclosure Materials.** If proposed or otherwise required, decorative fencing and/or container plantings shall be used to delineate outdoor seating areas to the satisfaction of the Economic and Community Development Director.

E. **Furniture.** Decorative and sturdy metal outdoor furniture which compliments the buildings and environment created for the area shall be used in all outdoor seating areas to the satisfaction of the Economic and Community Development Director. No plastic furniture shall be permitted.

F. **Public Address System.** Use of a public address system that can be heard outside of the building is prohibited.

G. **Amplified Sound.** Use of an amplified sound system to provide music for the outdoor seating area is permissible however such music is intended to be a muted background noise and should not be audible from a distance of 100-feet from the building.

H. **Hours of Operation.** The hours of operation are limited to the hours of operation of the associated eating and drinking establishment.

I. **Parking.** Where an outdoor dining and seating area occupies less than 500 square feet, additional parking spaces for the associated eating and drinking establishment are not required. Parking shall be provided according to the required ratio in Chapter 17.22, Off-Street Parking, for any outdoor dining and seating area exceeding 500 square feet, unless a reduction is approved pursuant to Section 17.22.050, Parking Reductions.

J. **Litter Removal.** Outdoor dining and seating areas shall remain clear of litter at all times.

17.26.130 Single Room Occupancy (SRO) Facilities

Single Room Occupancy (SRO) Facilities shall be shall be located, developed, and operated in compliance with the following standards.

A. **Occupancy.**

1. SRO rooms shall be occupied by no more than two persons.

2. SRO rooms shall be occupied as the primary residence of the tenant. Transient occupancy of SRO rooms shall not be allowed. For purposes of this Section "transient" shall be as defined in RMC Section 5.24.020.

B. **Location.** Proximity to transit and alternative transportation modality shall be considered and encouraged in the siting of all SRO facilities.

C. **Unit Size.** SRO rooms shall be a minimum of 150 square feet in area and a maximum of 400 square feet in area.

D. **Facilities.**

1. ***Kitchen.*** No kitchen facilities are required to be provided. Full or partial individual kitchen facilities may be provided for each room, or one common (shared) kitchen/dining area may be provided if the developer/operator so desires.

2. ***Bathrooms.*** Private bathroom facilities shall be provided within each unit to include, at a minimum, a toilet and wash basin. Bathtubs and/or shower facilities shall be provided but may be provided within individual rooms, or may be shared.

3. ***Laundry Facilities.*** A common laundry area shall be provided at a rate of not less than one washer and one dryer for the first ten rooms, with one additional washer and one additional dryer provided for every five additional rooms or fraction thereof.

4. ***Accessibility.*** Any and all common facilities shall be provided as fully accessible, to the satisfaction of the Building Official.

E. **Manager's Office or Unit.** An on-site management office or manager's unit shall be provided. "House rules" shall be submitted as a part of the use permit application.

F. **Storage for Residents.** A private, secured storage space of not less than 50 cubic feet per resident shall be provided. Storage space may be provided in private closet(s) accessible from individual SRO rooms; and/or as individually locked areas accessible from a common room; and/or within a separate on-site storage structure. Where storage space is provided within a separate structure, such structure shall provide for separate, locking storage spaces for each SRO room, and shall be of sufficient construction to protect stored items from weather.

17.26.140 Special Events

This Section establishes standards for certain uses that are intended to be of limited duration of time and that will not permanently alter the character or physical facilities of the site where they occur.

A. **Applicability.** The provisions of this Section apply to special events on private property. Special events on public property or in the public right-of-way require other permits from the City.

B. **Special Events Not Requiring a Special Event Permit.** The following types of special events may be conducted without a special event permit. Other permits, such as building permits, may be required.

1. ***Yard/Garage Sales.*** Sales of personal property conducted by a resident of the premises with a maximum term of two consecutive days and occurring no more than two times in any six month period.

2. ***Non-Profit Fund Raising.*** Fund raising activities by tax exempt organizations pursuant to 501(C) of the Federal Revenue and Taxation Code are allowed in non-residential zones with no limitation on the number of occasions and duration where there is no disruption to the normal circulation of the site; encroachment upon driveways, pedestrian walkways, or required parking or landscaped areas; obstruction to sight distances; or other created hazard for vehicle or pedestrian traffic.

3. ***Private Celebrations.*** Private celebrations such as birthday parties, graduation parties, and wedding receptions that are held in honor of a resident of the premises or a family member or acquaintance of a resident of the premises, open to invited guests and not the general public, and compensation for attendance is not made.

C. **Special Events Requiring a Special Event Permit.** Other special events may be permitted pursuant to Chapter 17.32, Special Event Permits, subject to the following standards. The Director shall refer any application for a Special Event Permit to the City Council for decision where the Director determines the special event may have substantial impacts on surrounding properties and rights-of-way. In that case, the application shall be processed as a Conditional Use Permit.

1. ***Seasonal Sales.*** The annual sales of holiday related items such as Christmas trees, pumpkins, and similar items may be permitted in accordance with the following standards. This subsection is only applicable to temporary seasonal sales that are not in conjunction with an existing business.

a. *Location.* Seasonal sales are limited to nonresidential zoning districts.

b. *Time Period.*

i. Seasonal sales associated with holidays are allowed up to a month preceding and one week following the holiday.

ii. The subject lot shall not be used for seasonal sales more than three times within the calendar year.

c. *Display.*

i. Location of the displayed merchandise shall not disrupt the normal circulation of the site, nor encroach upon driveways, pedestrian walkways, or required parking or landscaped areas, or obstruct sight distances or otherwise create hazards for vehicle or pedestrian traffic.

ii. All items for sale, as well as signs and temporary structures, shall be removed within 14 days after the end of sales, and the appearance of the site shall be returned to its original state.

d. *Additional Standards.* Additional or more stringent requirements may be established through the special event permit process to prevent the use from becoming a nuisance with regard to the surrounding neighborhood or the City as a whole.

2. ***Short-term Special Events.*** Short-term special events may be permitted in accordance with the following standards.

a. *Location.* Events are limited to non-residential zones.

b. *Number of Events.* No more than six events at one site, or two events per business, whichever is greater, shall be allowed within any 12-month period.

c. *Duration.* The maximum duration of a single event is three consecutive days, with a minimum of 14 days between each event.

d. *Additional Standards.* Additional or more stringent requirements may be established through the special event permit process to prevent the use from becoming a nuisance with regard to the surrounding neighborhood or the City as a whole.

3. ***Mobile Vending.*** Mobile vending carts, trailers, vehicles, and/or similar temporary, portable, or mobile structures or vehicles may be permitted in accordance with the following standards.

a. *Vehicle Attendance and Storage.* Vehicles shall not be left unattended at any time, or be left onsite when inactive, or stored overnight.

b. *Duration.* No lot may have a mobile vending service onsite for more than 30 days total in any 12-month period unless authorized through a Conditional Use Permit.

c. *Displaced Parking.* Mobile vending service may displace up to three required non-residential parking spaces for a maximum of four hours per day per parking lot, provided that no more than 10 percent of the total number of parking spaces on site are displaced. Required parking spaces for an existing non-residential use may be displaced if the existing non-residential use is not open during the event.

d. *Paving.* Mobile vending service vehicles shall only be stopped or parked on surface paved with concrete, asphalt, or another surface approved by the Community Development Director.

e. *Obstructions.* Mobile vendor location and operations, including customers, seating, and equipment, shall not obstruct the right-of-way, sight distances, or otherwise create hazards for vehicle or pedestrian traffic. The location shall comply with applicable accessibility requirements and the Americans with Disabilities Act.

f. *Nuisance.* Mobile vendors shall be responsible for keeping the area clean of any litter or debris and shall provide trash receptacles for customer use on site. No vendor shall ring bells, play chimes, play an amplified musical system, or make any other notice to attract attention to its business while operating within City limits. The use of prohibited or unpermitted signs for mobile food vendors is not allowed.

D. **Special Events Requiring a Conditional Use Permit.** Other special events that do not meet the standards for special events not requiring a permit or requiring a Special Event Permit may be allowed in nonresidential districts with the approval of a Conditional Use Permit so long as they are determined to be temporary in nature and will not unreasonably impair circulation or the operation of other uses in the area or otherwise create significant impacts.

17.26.150 Supportive and Transitional Housing

A. **Supportive and Transitional Housing, Generally.** Pursuant to California Government Code Section 65583(c)(3), transitional and supportive housing constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same zoning district.

B. **Supportive Housing, Up to 50 Units.** Pursuant to California Government Code Section 65651, supportive housing development with up to 50 supportive housing units shall be permitted by right in all Zoning Districts where multi-family and mixed use residential development are permitted provided the development satisfies all of the following requirements:

1. All supportive housing units within the development are subject to a recorded affordability restriction for 55 years.

2. One hundred percent of the units, excluding managers' units, within the development are dedicated to lower income households and are receiving public funding to ensure affordability of the housing to lower income Californians. For purposes of this paragraph,

"lower income households" has the same meaning as defined in Section 50079.5 of the Health and Safety Code .

3. At least 25 percent of the units in the development or 12 units, whichever is greater, are restricted to residents in supportive housing who meet criteria of the target population. If the development consists of fewer than 12 units, then 100 percent of the units, excluding managers' units, in the development shall be restricted to residents in supportive housing.

4. The developer shall provide the information required by California Government Code Section 65652 to the Planning Division.

5. Nonresidential floor area shall be used for onsite supportive services in the following amounts:

    a. For a development with 20 or fewer total units, at least 90 square feet shall be provided for onsite supportive services.

    b. For a development with more than 20 units, at least 3 percent of the total nonresidential floor area shall be provided for onsite supportive services that are limited to tenant use, including, but not limited to, community rooms, case management offices, computer rooms, and community kitchens.

6. The developer replaces any dwelling units on the site of the supportive housing development in the manner provided in paragraph (3) of subdivision (c) of Section 65915.

7. Units within the development, excluding managers' units, include at least one bathroom and a kitchen or other cooking facilities, including, at minimum, a stovetop, a sink, and a refrigerator.

8. Notwithstanding any other provision of this Section to the contrary, the local government shall, at the request of the project owner, reduce the number of residents required to live in supportive housing if the project-based rental assistance or operating subsidy for a supportive housing project is terminated through no fault of the project owner, but only if all of the following conditions have been met:

    a. The owner demonstrates that it has made good faith efforts to find other sources of financial support.

    b. Any change in the number of supportive service units is restricted to the minimum necessary to maintain project's financial feasibility.

    c. Any change to the occupancy of the supportive housing units is made in a manner that minimizes tenant disruption and only upon the vacancy of any supportive housing units.

17.26.160 Telecommunication Facilities

A. **Applicability and Exemptions.** The requirements of this Section apply to all telecommunication facilities that transmit and/or receive electromagnetic signals, including but not limited to personal communications services (cellular and paging) and radio and television broadcast facilities. The requirements apply to telecommunication facilities that are the primary use of a property and those that are accessory facilities, except that the following facilities are exempt:

1. Accessory facilities as follows:

   a. Licensed amateur (ham) radio and citizen band operations.

   b. Hand-held, mobile, marine, and portable radio transmitters and/or receivers.

   c. Emergency services radio.

   d. Radio and television mobile broadcast facilities.

   e. Antennas and equipment cabinets or rooms completely located inside of permitted structures or behind, and completely screened by, parapets or other roof elements.

   f. A single ground- or building-mounted receive-only radio or television antenna that complies with the height limitations and setback requirements of this Code, including any mast, or a receive-only radio or television satellite dish antenna.

      i. Undergrounding Required. All wires and/or cables necessary for operation of an antenna shall be placed underground or attached flush with the surface of the building or the structure of the antenna.

2. Any antenna or wireless communications facility that is exempt from local regulation pursuant to the rules and regulations of the Federal Communications Commission (FCC) or a permit issued by the California Public Utilities Commission (CPUC). The owner or operator of such facility shall provide the Director with a copy of a current FCC or CPUC permit or a copy of applicable FCC regulations prior to its installation.

3. Minor modifications to existing wireless facilities, including replacement in-kind or with smaller or less visible equipment, that meet the standards set forth in this Section and will have little or no change in the visual appearance of the facility.

4. Facilities located on City owned property.

B. **Permit Requirements.** At the sole discretion of the Director, technical information submitted as part of a project application may be referred to a technical professional retained by the City to provide independent peer review of information for consistency with the requirements of this

Section. The applicant shall pay the reasonable actual cost and a reasonable administrative fee for hiring a technical professional to provide peer review.

1. ***Co-located Facilities.*** Permitted by right when proposed to be co-located on a facility that was subject to a discretionary permit issued on or after January 1, 2007 and an environmental impact report was certified, negative declaration or mitigated negative declaration was adopted, or an exemption was issued for the wireless telecommunication collocation facility in compliance with the California Environmental Quality Act and the collocation facility incorporates required mitigation measures specified in any applicable environmental impact report, negative declaration, or mitigated negative declaration.

2. ***Stealth Facilities.***

    a. *Nonresidential Zones.* Stealth facilities in which the antenna and the support equipment are hidden from view in a structure or concealed as an architectural feature, are permitted in all nonresidential zones subject to Design Review and Minor Use Permit approval.

    b. *Residential Zones.* Stealth facilities in which the antenna and the support equipment are hidden from view in a structure or concealed as an architectural feature, are permitted in Residential Zones subject to Design Review and Conditional Use Permit approval.

3. ***Non-stealth Facilities.*** Permitted in nonresidential zones subject to Design Review and Conditional Use Permit approval.

C. **Standards.** Telecommunication facilities shall be located, developed, and operated in compliance with all of the following standards and with applicable standards of the zoning district in which they are located.

1. ***Location and Siting.***

    a. No new freestanding facility, including a tower, lattice tower, or monopole, shall be located within 1,000 feet of another freestanding facility, unless appropriate camouflage techniques have been used to minimize the visual impact of the facility to the extent feasible, and mounting on a building or co-location on an existing pole or tower is not feasible.

    b. All wireless telecommunication facilities shall meet the building setback standards of the zoning district which they are to be located, or be setback a minimum of 10 feet from the property line, whichever results in the greater setback.

c. When feasible, providers of personal wireless services shall co-locate facilities in order to reduce adverse visual impacts. The Director may require co-location or multiple-user wireless telecommunication facilities based on a determination that it is feasible and consistent with the purposes and requirements of this Section.

d. When determined to be feasible and consistent with the purposes and requirements of this Section, the Director shall require the applicant to make unused space available for future co-location of other telecommunication facilities, including space for different operators providing similar, competing services.

2. ***Support Structures.*** Support structures for telecommunication facilities may be any of the following:

a. An existing non-residential building.

b. An existing structure other than a building, including, but not limited to, light poles, electric utility poles, water towers, lattice towers, and flag poles. This term includes an electric utility pole erected to replace an existing electric utility pole, if the replacement pole will serve both electric and wireless communications functions, and if the replacement pole is substantially equivalent to the predecessor pole in placement, height, diameter and profile.

c. An alternative tower structure such as a clock tower, steeple, functioning security light pole, functioning recreational light pole, or any similar alternative-design support structure that conceals or camouflages the telecommunication facility. The term "functioning" as used herein means the light pole serves a useful and appropriate lighting function as well as a wireless communications function.

d. Existing publicly-owned and operated monopole or a lattice tower exceeding the maximum height limit.

e. A single pole (monopole) sunk into the ground and/or attached to a foundation. Any new monopole shall be constructed to allow for co-location of at least one other similar communications provider.

f. A monopole mounted on a trailer or a portable foundation if the use is for a temporary communications facility.

3. ***Height Requirements.*** Telecommunications facilities may exceed the height limit of the base zoning district of which it is located a maximum of 15 feet unless additional height is specifically allowed pursuant to Design Review and Conditional Use Permit approval.

4. ***Design and Screening.*** Telecommunication facility structures and equipment shall be located, designed and screened to blend with the existing natural or built surroundings, as well as any existing support structures, so as to reduce visual impacts to the extent feasible.

   a. *Stealth Facilities.* State of the art stealth design technology shall be utilized as appropriate to the site and type of facility. Where no stealth design technology is proposed for the site, a detailed analysis as to why stealth design technology is physically and technically infeasible for the project shall be submitted with the application.

   b. *Other Facility Types.* If a stealth facility is not feasible, the order of preference for facility type is, based on their potential aesthetic impact: façade-mounted, roof-mounted, ground-mounted, and free-standing tower or monopole. A proposal for a new ground-mounted or free-standing tower shall include factual information to explain why other facility types are not feasible.

   c. *Minimum Functional Height.* All free-standing antennas, monopoles, and lattice towers shall be designed to be the minimum functional height and width required to support the proposed antenna installation, unless it can be demonstrated that a higher antenna, monopole, or tower will facilitate co-location.

   d. *Camouflage Design.* Telecommunication facilities that are mounted on buildings or structures shall be designed to match existing architectural features, incorporated in building design elements, camouflaged, or otherwise screened to minimize their appearance in a manner that is compatible with the architectural design of the building or structure.

   e. *Equipment Cabinets.* Equipment cabinets shall be located within the building upon which antennae are placed, if technically feasible. Otherwise, equipment cabinets and buildings, and associated equipment such as air conditioning units and emergency generators, shall be screened from view by a wall or landscaping, as approved by the City, and meet applicable noise standards. Any wall shall be architecturally compatible with the building or immediate surrounding area.

   f. *Landscaping.* Landscaping shall be provided for and maintained to screen any ground structures or equipment visible from a public right-of-way.

   g. *Lighting.* Artificial lighting of a telecommunication facility, including its components, is prohibited, unless required by the Federal Aviation Administration. A motion-sensor light may be used for security purposes if the

beam is directed downwards, shielded from adjacent properties, and kept off except when personnel are present at night.

h. *Advertising.* No advertising shall be placed on telecommunication facilities, equipment cabinets, or associated structures.

5. ***Security Features.*** All facilities shall be designed to minimize opportunities for unauthorized access, climbing, vandalism, graffiti, and other conditions that would result in hazardous conditions, visual blight, or attractive nuisances.

a. *Fencing.* Security fencing, if any, shall not exceed the fence height limit of the base zoning district. Fencing shall be effectively screened from view through the use of landscaping. No chain link fences shall be visible from public view.

b. *Maintenance.* The permittee shall be responsible for maintaining the site and facilities free from graffiti.

6. ***Radio Frequency Standards and Interference.***

a. *Radio Frequency.* Telecommunication facilities shall comply with federal standards for radio frequency emissions and interference. Failure to meet federal standards may result in termination or modification of the permit.

b. *Interference.* Telecommunications facilities shall not interfere with public safety radio communications.

7. ***Co-location.*** The applicant and owner of any site on which a telecommunication facility is located shall cooperate and exercise good faith in co-locating telecommunication facilities on the same support structures or site. Good faith shall include sharing technical information to evaluate the feasibility of co-location, and may include negotiations for erection of a replacement support structure to accommodate co-location. A competitive conflict to co-location or financial burden caused by sharing information normally will not be considered as an excuse to the duty of good faith.

a. All facilities shall make available unused space for co-location of other telecommunication facilities, including space for these entities providing similar, competing services. Co-location is not required if the host facility can demonstrate that the addition of the new service or facilities would impair existing service or cause the host to go offline for a significant period of time. In the event a dispute arises as to whether a permittee has exercised good faith in accommodating other users, the City may require the applicant to obtain a third party technical study at applicant's expense. The City may review any information

submitted by applicant and permittee(s) in determining whether good faith has been exercised.

b. All co-located and multiple-user telecommunication facilities shall be designed to promote facility and site sharing. Telecommunication towers and necessary appurtenances, including but not limited to parking areas, access roads, utilities and equipment buildings, shall be shared by site users whenever possible.

c. No co-location may be required where it can be shown that the shared use would or does result in significant interference in the broadcast or reception capabilities of the existing telecommunication facilities or failure of the existing facilities to meet federal standards for emissions.

d. Failure to comply with co-location requirements when feasible or cooperate in good faith as provided for in this Section is grounds for denial of a permit request or revocation of an existing permit.

8. ***Fire Prevention.*** All telecommunication facilities shall be designed and operated consistent with requirements of the Fire Code.

9. ***Surety Bond.*** As a condition of approval, an applicant for a building permit to erect or install a telecommunication facility may be required to post a cash or surety bond in a form and amount acceptable to the City Attorney to cover removal costs of the facility in the event that its use is abandoned or the approval is otherwise terminated.

D. **Required Findings.**

1. ***General Findings.*** In approving a telecommunication facility, the decision-making authority shall make the following findings:

a. The proposed use conforms with the specific purposes of this Section and any special standards applicable to the proposed facility;

b. The applicant has made good faith and reasonable efforts to locate the proposed facility on a support structure other than a new ground-mounted antenna, monopole, or lattice tower or to accomplish co-location;

c. The proposed site results in fewer or less severe environmental impacts than any feasible alternative site; and

d. The proposed facility will not be readily visible or it is not feasible to incorporate additional measures that would make the facility not readily visible.

2. ***Additional Findings for Facilities Not Co-Located.*** To approve a telecommunication facility that is not co-located with other existing or proposed facilities or a new ground-

mounted antenna, monopole, or lattice tower the decision-making authority shall find that co-location or siting on an existing structure is not feasible because of technical, aesthetic, or legal consideration including that such siting:

a. Would have more significant adverse effects on views or other environmental considerations;

b. Is not permitted by the property-owner;

c. Would impair the quality of service to the existing facility; or

d. Would require existing facilities at the same location to go off-line for a significant period of time.

3. ***Additional Findings for Setback Reductions.*** To approve a reduction in setback, the decision-making authority shall make one or more of the following findings:

a. The facility will be co-located onto or clustered with an existing, legally established telecommunication facility; and/or

b. The reduced setback enables further mitigation of adverse visual and other environmental impacts than would otherwise be possible.

4. ***Additional Findings for Any Other Exception to Standards.*** The Planning Commission may waive or modify requirements of this Section upon finding that strict compliance would result in noncompliance with applicable federal or State law.

E. **Vacation and Removal of Facilities.** The service provider shall notify the Director of the intent to vacate a site at least 30 days prior to the vacation. The operator of a telecommunications facility shall remove all unused or abandoned equipment, antennas, poles, or towers within 60 days of discontinuation of the use and the site shall be restored to its original, pre-construction condition.

17.26.170 Tobacco Retailers and Smoking Lounges

Tobacco Retailers and Smoking Lounges shall be shall be located, developed, and operated in compliance with the following standards.

A. **Purpose.**

1. The purpose of this Section is to discourage the use of tobacco products by children by limiting the potential adverse direct and secondary effects of a tobacco retailer operating in close proximity to schools.

B. **Location.** A smoking lounge or tobacco retailer is allowed as otherwise permitted in this Title provided that the smoking lounge or tobacco retailer complies with all other locational regulations of this Section.

1. No smoking lounge or tobacco retailer shall be located, established nor operated within 1,000 feet of any developed or designated public, private or charter school providing primary or secondary education, or within 1,000 feet of any preexisting smoking lounge or tobacco retailer.

2. For purposes of this Subsection, "designated" means a parcel that is general plan designated, zoned, or that has been conditionally permitted to conduct such use.

3. The separation distances required by this Section shall be measured from parcel line to parcel line.

C. **Ventilation.** Any smoking room or smoking lounge shall provide ventilation and filtration in accordance with all requirements imposed by the Rocklin Building and Fire Safety Regulations, or as otherwise required by State or federal law, or as required to ensure the ventilated secondhand smoke is sufficiently neutralized at the property line of adjacent parcels so that a person of normal sensitivity would not detect the secondhand smoke.

Division IV: Administration

Placeholder. *Division IV, Administration to be provided under separate cover.*

Division V: Terms and Definitions

Chapter 17.41 Use Classifications

17.41.010 Residential Uses

Residential Dwelling Units. Dwelling units designed for occupancy by one household.

Single-Unit Dwelling, Detached. A dwelling unit that is designed for occupancy by one household with private yards on all sides and located on a separate lot from any other unit (except an accessory dwelling unit, where permitted). This subclassification includes individual manufactured housing units.

Single-Unit Dwelling, Attached. A dwelling unit that is designed for occupancy by one household located on a separate lot from any other unit (except an accessory dwelling unit, where permitted), and is attached through common walls to more than one dwelling on abutting lots, such as townhomes.

Multi-Unit Dwelling. Two or more attached or detached dwelling units on a single lot. Types of multi-unit dwellings can include duplexes, triplexes, multiple detached residential units, and apartment buildings.

Accessory Dwelling Unit.

Accessory Dwelling Unit (ADU). An attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a parcel with a proposed or existing primary dwelling. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multi-family dwelling is or will be situated. An Accessory Dwelling Unit also includes an efficiency unit, as defined in Section 17958.1 of the California Health and Safety Code, and a manufactured home, as defined in Section 18007 of the California Health and Safety Code.

Junior Accessory Dwelling Unit (JADU). A residential unit that is no more than 500 square feet in size and contained entirely within any portion of an existing or proposed single-family dwelling including an attached garage. It includes its own separate provisions for living, sleeping, cooking, and eating, and may include separate sanitation facilities or may share sanitation facilities with the single-family dwelling.

Employee Housing. Has the same meaning as "employee housing" as set forth in Health & Safety Code §17008 for farmworkers.

Family Day Care. A day care facility licensed by the State of California, located in a residential unit where the resident of the dwelling provides care and supervision for children under the age of 18 for periods of less than 24 hours a day.

Small. A facility that provides care for eight or fewer children, including children who reside at the home and are under the age of 10 (California Health and Safety Code Section 1597.44).

Large. A facility that provides care for seven to 14 children, including children who reside at the home and are under the age of 10 (California Health and Safety Code Section 1597.465).

Group Residential. Shared living quarters without separate kitchen or bathroom facilities for each room or unit, offered for rent for permanent or semi-transient residents on a weekly or longer basis. This classification includes rooming and boarding houses, dormitories, other types of organizational housing, private residential clubs, and extended stay hotels intended for long-term occupancy (30 days or more) but excludes Hotels and Motels and Residential Care Facilities.

Mobile Home Park/Manufactured Housing Community. A development occupied by manufactured housing units, including facilities and amenities used in common by residents who rent, lease, or own spaces for manufactured housing units through a subdivision, cooperative, condominium, or other form of resident ownership.

Residential Care Facilities. A facility licensed by the State of California to provide living accommodations, 24-hour care for persons requiring personal services, supervision, protection, or assistance with daily tasks. Facilities may include shared living quarters, with or without a private bathroom or kitchen facilities. This classification includes both for- and not-for-profit institutions, but excludes Supportive Housing and Transitional Housing.

Small. A facility that is licensed by the State of California to provide care for six or fewer persons.

Large. A facility that is licensed by the State of California to provide care for more than six persons.

Residential Facility, Assisted Living. A facility that provides a combination of housing and supportive services for the elderly or functionally impaired, including personalized assistance, congregate dining, recreational, and social activities. These facilities may include medical services. Examples include assisted living facilities, retirement homes, and retirement communities. These facilities typically consist of individual units or apartments, sometimes containing kitchen facilities and common amenities. The residents in these facilities require varying levels of assistance.

Single Room Occupancy Facility. A residential facility where living accommodations are individual secure rooms, with or without separate kitchen or bathroom facilities for each room, and rented to one or two-person households for a weekly or monthly period of time. This use classification includes extended stay hotels intended for long-term occupancy (more than 30 days) but excludes Hotels and Motels, and Residential Care Facilities.

Supportive Housing. Dwelling units with no limit on length of stay that are occupied by the target population as defined in subdivision (d) of Section 53260 of the California Health and Safety Code, and that are linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving their health status, and maximizing their ability to live and, where possible, work in the community.

Transitional Housing. Housing that has a predetermined end point in time for resident occupancy and is operated under a program that requires the termination of assistance, in order to provide another eligible program recipient to the service. The program length is usually no less than six months.

17.41.020 Public/Semi-Public Uses

Cemeteries and Columbariums. Establishments primarily engaged in operating sites or structures reserved for the interment of human or animal remains, including mausoleums, burial places, and memorial gardens. Does not include crematoriums.

Colleges and Trade Schools. Institutions of higher education primarily for adults providing curricula of a general, religious, or professional nature, granting degrees or professional certifications and including junior colleges, business and computer schools, management training, and technical and trade schools. This classification excludes Instructional Services such as music lessons.

Commercial Parking. Privately owned surface lots and structures offering parking for a fee when such use is not incidental to another on-site activity.

Community Assembly. A facility for public or private meetings and gatherings, including community centers, houses of worship, union halls, meeting halls, and membership organizations. This classification includes the use of functionally-related facilities for the use of members and attendees, such as kitchens, multi-purpose rooms, classrooms, and storage.

Community Garden. Use of land for and limited to the cultivation of herbs, fruits, flowers, or vegetables, including the cultivation and tillage of soil and the production, cultivation, growing, and harvesting of any agricultural, floricultural, or horticultural commodity, by several individuals or households.

Convention Facility. A facility accommodating gatherings, assembly, entertainment, and related support facilities (e.g. kitchens, offices, etc.) for special events or occasions.

Cultural Institutions. A public or private institution and/or associated facility engaged in activities to promote aesthetic and educational interest among the community that are open to the public on a regular basis. This classification includes libraries, and museums. This classification excludes schools or institutions of higher education providing curricula of a general nature (see Colleges and Trade Schools).

Day Care Centers. Establishments providing non-medical care for persons on a less than 24-hour basis other than Family Day Care. This classification includes nursery schools, preschools, and day care facilities for children or adults, and any other day care facility licensed by the State of California.

Emergency Shelter. Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less, as defined in Section 50801 of the California Health and Safety Code. Medical assistance, counseling, and meals may be provided.

Government Offices. Administrative, clerical, or public contact offices of a government agency, including postal facilities and courts, along with the storage and maintenance of vehicles. This classification excludes corporation yards, equipment service centers, and similar facilities that require maintenance and repair services and storage facilities for related vehicles and equipment.

Hospitals and Clinics. State-licensed facilities providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons. This classification includes facilities for inpatient or outpatient treatment, including substance-abuse programs, as well as training, research, and administrative services for patients and employees. This classification excludes veterinaries and animal hospitals (see Animal Care, Sales, and Services).

> ***Clinic.*** A facility providing medical, psychiatric, or surgical service for sick or injured persons exclusively on an out-patient basis including emergency treatment, diagnostic services, administration, and related services to patients who are not lodged overnight. Services may be available without a prior appointment. This classification includes licensed facilities offering substance abuse treatment, blood banks and plasma centers, urgent care, and emergency medical services offered exclusively on an out-patient basis. This classification does not include private medical and dental offices that typically require appointments and are usually smaller scale (see Offices).
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> ***Hospitals.*** A facility providing medical, psychiatric, or surgical services for sick or injured persons, primarily on an inpatient basis, and including supplementary facilities for outpatient and emergency treatment, diagnostic services, training, research, administration, and services to patients, employees, or visitors. The institutions are to be licensed by the State of California to provide surgical and medical services.
>
> ***Skilled Nursing Facility.*** A State-licensed facility or a distinct part of a hospital that provides continuous skilled nursing and supportive care to patients whose primary need requires the availability of skilled nursing care on an extended basis. The facility provides 24-hour inpatient care and, at a minimum, includes physician, nursing, dietary, pharmaceutical services, and an activity program. Intermediate care programs that provide skilled nursing and supportive care for patients on a less-than-continuous basis are classified as skilled nursing facilities.

Instructional Services. Establishments that offer specialized programs in personal growth and development such as music, martial arts, vocal, yoga, dancing, reading, sports, and math instruction. Attendance is typically limited to hourly classes rather than full-day instruction. The establishments do not grant diplomas or degrees, though instruction could provide credits for diplomas or degrees granted by other institutions. This classification also includes tutoring facilities which offer academic instruction to individuals or groups.

Low Barrier Navigation Center. A Housing First, low barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.

Park and Recreation Facilities. Parks, playgrounds, recreation facilities, trails, wildlife preserves, and related open spaces, all of which are noncommercial. This classification includes playing fields, courts, gymnasiums, swimming pools, picnic facilities, tennis courts, golf courses, and botanical gardens, as well as related food concessions or community centers within the facilities.

Public Safety Facilities. Facilities providing public-safety and emergency services, including police and fire protection and emergency medical services, with incidental storage, training, and maintenance facilities.

Schools, Private. Facilities for primary or secondary education having curricula comparable to that required in the public schools of the State of California administered by an entity other than the applicable school district, including charter schools established under the authority of Government Code 47600 et seq.

Schools, Public. Facilities administered by the applicable school district for primary or secondary education.

Social Service Facilities. Facilities providing a variety of supportive services for disabled and homeless individuals and other targeted groups on a less than 24-hour basis. Examples of services provided are counseling, meal programs, personal storage lockers, showers, instructional programs, television rooms, and meeting spaces. This classification is distinguished from licensed day care centers (see Day Care Centers), clinics, and emergency shelters providing 24-hour care (see Emergency Shelter).

17.41.030 Commercial Uses

Adult Related Business. As defined in Section 17.26, Adult Related Businesses.

Animal Services. Services related to the boarding and care of household pets.

> ***Animal Hospital.*** A facility for the care and treatment of animals, including associated veterinary offices. This classification allows 24-hour accommodation of animals receiving medical services and treatment, and includes veterinary and pet clinics.

Kennel. A commercial or non-commercial facility for the grooming, keeping, boarding or maintaining of four or more dogs, cats, and/or other animals commonly considered as household pets over the age of four months. A business that provides grooming services only with no boarding is classified as Personal Services. Pet stores are classified as Retail Sales.

Automobile/Vehicle Sales and Services. Retail or wholesale businesses that sell, rent, and/or repair automobiles, boats, personal watercraft, recreational vehicles, trucks, vans, trailers, scooters, and motorcycles including the following:

Automotive Rental. Establishment providing for the rental of automobiles and small vehicles. Typical uses include car, light truck, motorcycle, and scooter rental agencies.

Automotive Dealership. Sale or lease, retail or wholesale, of automobiles, light trucks, motorcycles, motor homes, boats, and trailers, together with associated repair services and parts sales, but excluding body repair and painting. Typical uses include automobile dealers and recreational vehicle sales agencies.

Automobile/Vehicle Service and Repair, Light. The service and repair of automobiles, light-duty trucks, and motorcycles, including the incidental sale, installation, and servicing of related equipment and parts. This classification includes the replacement of small automotive parts and liquids as an accessory use to a gasoline sales station or automotive accessories and supply store, and smog checks, tire sales and installation, auto radio/electronics installation, auto air conditioning/heater service, and quick-service oil, tune-up shops, window tinting, wrapping, and brake and muffler shops where repairs are made or service provided in enclosed bays and no vehicles are stored overnight.

Automobile/Vehicle Repair, Heavy. Repair of automobiles, trucks, motorcycles, motor homes, boats, and recreational vehicles, generally on an overnight basis that may include disassembly, removal or replacement of major components such as engines, drive trains, transmissions or axles, automotive body and fender work, vehicle painting, or other operations that generate excessive noise, objectionable odors or hazardous materials, and incidental towing services. This classification excludes vehicle dismantling or salvaging and tire retreading or recapping.

Large Vehicle and Equipment Sales, Service, and Rental. Sales, servicing, rental, fueling, and washing of boats, recreational vehicles, and large trucks, trailers, tractors, and other equipment used for construction, moving, agricultural, or landscape gardening activities.

Service Stations. Establishments primarily engaged in retailing automotive fuels or retailing these fuels in combination with activities, such as providing minor automobile/vehicle repair services that do not include major overhauls or paint booths; selling automotive oils, replacement parts, and accessories; and/or providing incidental food and retail services. These facilities may include

"mini-marts" and/or convenience stores that sell products, merchandise, or services that are ancillary to the primary use related to the provision of automotive services.

Towing and Impound. Establishments primarily engaged in towing light or heavy motor vehicles, both local and long distance. These establishments may provide incidental services, such as vehicle storage and emergency road repair services (for automobile dismantling, see Salvage and Wrecking).

Car Wash. Washing, waxing, or cleaning of automobiles or similar light vehicles.

Banks and Financial Institutions. Financial institutions providing retail banking services. This classification includes only those institutions serving walk-in customers or clients, including banks, savings and loan institutions, check cashing businesses, and credit unions. May include drive-through facilities, where drive-through facilities are allowed.

Business Services. Establishments providing goods and services to other businesses on a fee or contract basis, including printing and copying, blueprint services, advertising and mailing, office equipment rental and leasing, office security, custodial services, photofinishing, model building, and delivery services with two or fewer fleet vehicles on-site.

Commercial Entertainment and Recreation. Provision of participant or spectator entertainment to the public. These classifications may include incidental restaurants, snack bars, and other related food and beverage services to patrons.

Cinema. A facility for the indoor display of films and motion pictures.

Indoor Performance Venue. An indoor facility for dramatic, musical, or other live performances.

Indoor Fitness. Establishments providing predominantly participant sports and fitness services conducted within an enclosed building. Typical uses include exercise and gym facilities, health clubs, indoor racquetball courts, athletic clubs, and physical fitness centers.

Indoor Recreation. Establishments providing predominantly participant recreation services conducted within an enclosed building, including bowling alleys and ice and roller skating rinks.

Indoor Entertainment. Establishments providing predominantly participant amusement and entertainment services conducted within an enclosed building, including electronic amusement centers, billiard parlors, axe throwing, aquariums, and pool halls.

Outdoor Entertainment. Predominantly spectator uses, conducted in open or partially enclosed or screened facilities. Typical uses include amusement parks, zoos, sports stadiums and arenas, racetracks, amphitheaters, and drive-in theaters.

Outdoor Recreation. Predominantly participant sports conducted in open or partially enclosed or screened facilities. Typical uses include driving ranges, golf courses, sports complexes, miniature

golf courses, tennis clubs, outdoor batting cages, swimming pools, archery ranges, and riding stables.

Drive-Through Facility. A motor vehicle drive-through facility which is a commercial building or structure or portion thereof which is designed or used to provide goods or services to the occupants of motor vehicles. This classification includes banks and other financial services, fast food establishments, drugstores, and film deposit/pick-up establishments, but excludes drive-in theaters (see Commercial Entertainment and Recreation), service stations, or car-wash operations (see Automobile/Vehicle Sales and Services).

Eating and Drinking Establishments. Businesses primarily engaged in serving prepared food and/or beverages for consumption on or off the premises.

Bars/Nightclubs/Lounges. Businesses serving alcoholic beverages for consumption on the premises as a primary use, including on-sale service of alcohol including distilled spirits. This subclassification includes establishments where alcoholic beverages, including distilled spirits, are sold and consumed but are not operated and maintained as bona fide eating establishments and establishments where beverage production, brewing, or distilling is subordinate to the sale of alcoholic beverages.

Taverns and Wine Bars. Businesses serving beer and/or wine for consumption on the premises as a primary use. This subclassification includes establishments where beer and/or wine are sold and consumed but are not operated and maintained as bona fide eating establishments. It excludes establishments that serve distilled spirits (see Bars/Nightclubs/Lounges or Restaurant).

Restaurant. Establishments where food and beverages are served to patrons on-site or off-site, including full-service, limited-service, and take-out/delivery businesses. This subclassification includes cafes, coffee shops, delicatessens, fast-food businesses, and bakeries that have tables for on-site consumption of products, as well as establishments operated and maintained as a bona fide eating place that serve alcoholic beverages. It excludes catering services and commercial kitchens that do not sell food or beverages for on-site consumption.

Farmer's Markets. Temporary but recurring outdoor retail sales of food, plants, flowers, and products such as jellies, breads, and meats that are predominantly grown or produced by vendors who sell them.

Food Preparation. Establishments preparing and/or packaging food primarily for off-site consumption, including catering kitchens, retail bakeries, and small-scale specialty food production. This classification excludes establishments with an industrial character in terms of processes employed, waste produced, water used, and traffic generation.

Funeral Parlor. An establishment primarily engaged in the preparation of the dead for burial or cremation and conducting memorial services. This subclassification excludes crematories (see Crematories) and cemeteries and burial parks (see Cemeteries and Columbariums).

Hotels. An establishment providing overnight lodging to transient patrons for payment periods of 30 consecutive calendar days or less. These establishments may provide additional services, such as conference and meeting rooms, restaurants, bars, or recreation facilities available to guests or to the general public. This use classification includes motor lodges, motels, recreational vehicle parks, and tourist courts.

Market Garden. The primary use of a site for cultivation of fruits, vegetables, flowers, fiber, nuts, seeds, or culinary herbs for sale or donation of its produce to the public.

Offices. Offices providing professional, executive, management, administrative or design services, such as accounting, architectural, computer software design, engineering, graphic design, interior design, investment, insurance, and legal offices; recording studios; real estate and mortgage brokers; and banks and savings and loan offices without retail banking services (see Banks and Financial Institutions). This classification also includes offices where medical and dental services are provided by physicians, dentists, chiropractors, acupuncturists, optometrists, and similar medical professionals, including medical/dental laboratories within medical office buildings, but excludes clinics, independent research laboratory facilities (see Research and Development), and hospitals.

Personal Services. An establishment providing services of personal convenience to individuals as a primary use. Personal services include barber and beauty shops, permanent makeup studios, day spas, nail salons, tanning salons, electrolysis, and other cosmetic and appearance care services; pet grooming, shoe and luggage repair, photographers, self-serve laundry and dry cleaning pick-up, copying, repair and fitting of clothes, tattoo parlors, piercing studios, fortune telling, massage establishments, and similar services.

Repair and Maintenance Services. Establishments engaged in the maintenance or repair of consumer products, including office machines, household appliances, electronics, furniture, and similar items. This classification excludes repair and maintenance of motor vehicles (see Automobile/Vehicle Sales and Services) and personal apparel (see Personal Services).

Retail Sales.

> ***Building Materials Stores.*** Retail sales or rental of building supplies or equipment. This classification includes lumber yards, tool and equipment sales, or rental establishments, and includes establishments devoted principally to taxable retail sales to individuals for their own use. This subclassification does not include Construction and Material Yards, hardware stores less than 10,000 square feet in floor area, or plant nurseries.
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> ***Food and Beverage Sales.*** Retail sales of food and beverages primarily for off-site preparation and/or consumption. This subclassification includes food markets, grocery stores, meat markets and butcher shops, and retail bakeries.

General Retail. The retail sale or rental of merchandise not specifically listed under another use classification. This subclassification includes retail establishments such as department stores, clothing stores, furniture stores, small hardware stores (with 10,000 square feet or less of floor area), and businesses retailing the following goods: household pets and pet supplies, toys, hobby materials, handcrafted items, jewelry, cameras, photographic supplies and services (including portraiture and retail photo processing), medical supplies and equipment, pharmacies, electronic equipment, sporting goods, kitchen utensils, hardware, appliances, antiques, art galleries, art supplies and services, paint and wallpaper, carpeting and floor covering, office supplies, bicycles, and new automotive parts and accessories (excluding vehicle service and installation). Retail sales may be combined with other services such as office machine, computer, electronics, and similar small-item repairs.

Liquor Store. Retail sales of alcoholic beverages for off-site consumption as a primary use. This subclassifications includes all establishments that either devotes 40 percent or more of floor area or display area to, or derives 75 percent or more of gross sales receipts from, the sale or exchange of alcohol.

Nurseries. Establishment(s) primarily engaged in retailing nursery and garden products, such as trees, shrubs, plants, seeds, bulbs, and sod that are predominantly grown elsewhere. These establishments may sell a limited amount of a product they grow themselves.

Pawn Shop. A business establishment engaged in the buying and selling of new or secondhand merchandise and offering loans secured by merchandise.

Tobacco Retailer. Any person, retail establishment, or any other legal entity who sells, distributes, or delivers to any person(s), for any form of consideration, tobacco products, including electronic smoking devices and 1) tobacco products sales, distribution or delivery accounts for more than 50 percent of the business income, or 2) the business is advertised as a tobacco shop, smoke shop, or has a similar business identification relating to a tobacco retailer.

Smoking Lounge. A business which serves tobacco or non-tobacco products (e.g., fruit, vegetables) whereby patrons, who are 18 years of age or older, smoke the tobacco or non-tobacco products or share them from a hookah, water pipe, or similar device.

17.41.040 Industrial Uses

Construction and Material Yards. Storage of construction materials or equipment on a site other than a construction site.

Contractor Shops. Establishments for specialized business activities related to building construction. This classification includes establishments for trades such as painting, carpentry, plumbing, heating, air-conditioning, roofing, landscaping, cabinet-making, and sign-making.

Crematories. Establishments engaged in the cremation of bodies.

Custom Manufacturing. Any establishment primarily engaged in on-site production or fabrication of goods by small scale manufacturing or artistic endeavor, which involves the use of hand tools or small mechanical equipment, and which may include incidental instruction or direct sales for consumers. Typical uses include ceramic studios, fabric and needleworking, leather working, metalworking, glassworking, candle-making shops, woodworking, and custom jewelry manufacturers.

Donation Center/Station. A facility where materials and goods are donated, accepted for sale, or otherwise dropped off. Includes containers placed for the donation of materials and goods and facilities that sort and distribute goods and materials.

Food and Beverage Manufacturing. Establishments engaged in the production, processing, packaging, or manufacturing of food or beverage products and where any instruction, direct sales, or on-site consumption are incidental to the food or beverage production activity. This classification excludes the slaughtering of animals or fowl which is not allowed.

> ***Small Scale.*** A small-scale food and beverage products manufacturing and distribution establishment located in facilities less than 15,000 square feet in size. Examples include coffee roasters, micro-breweries, micro-distilleries, wine manufacturing, cheese makers, wholesale bakeries, and produce-on-premises operations which provide ingredients and equipment for customers to manufacture their own product.
>
> ***Large Scale.*** Large-scale production, packaging, processing, preparation, or manufacturing of a food, beverage, or ingredient used or intended for use for consumption in a facility over 15,000 square feet.

Heavy Industrial. Establishments engaged in manufacturing of non-edible products from extracted or raw materials or recycled or secondary materials, or bulk storage and handling of such products and materials. Production typically involves some transformation by way of heating, chilling, combining, or through a chemical or biochemical reaction or alteration. Toxic, hazardous, or explosive materials may be produced or used in large quantities as part of the manufacturing process. These industrial activities may produce impacts on nearby properties, such as noise, gas, odor, dust, or vibration. This classification includes manufacturing for biomass energy conversion, commercial cosmetics and perfumes, electrical appliances and explosives, film and photographic processing plants, apparel and textile mills, leather and allied products manufacturing, wood and paper, glass and glass products, chemical products, medical/pharmaceutical products, plastics and rubber, nonmetallic minerals, primary and fabricated metal products, and automotive and heavy equipment.

Light Industrial. Establishments engaged in manufacturing of non-edible products and finished parts primarily from previously-prepared materials by means of physical assembly or reshaping. These industrial activities produce limited impacts on nearby properties, such as noise, gas, odor, or vibration. This

classification includes uses where retail sales are clearly incidental to an industrial or manufacturing use, commercial laundries and dry-cleaning plants, monument works, printing and engraving, publishing, computer and electronic product manufacturing, furniture and related product manufacturing, and industrial services.

Research and Development. A facility for the scientific research and the design, development, and testing of electrical, electronic, magnetic, optical, pharmaceutical, chemical, and biotechnology components and products in advance of product manufacturing. This classification includes assembly of related products from parts produced off site, where the manufacturing activity is secondary to the research and development activities, in addition to involving the production of experimental products.

Salvage and Wrecking. Storage and dismantling of vehicles and equipment for sale of parts, as well as their collection, storage, exchange or sale of goods including, but not limited to, any used building materials, used containers or steel drums, used tires, and similar or related articles or property.

Storage, Warehousing, and Wholesaling. Storage, warehousing, and wholesaling facilities that store and/or engage in wholesale sales of merchandize to retail establishments; industrial, commercial, institutional, agricultural, or professional businesses; or facilities acting as agents or brokers in buying or selling merchandise/commodities to such businesses. Wholesalers are primarily engaged in business-to-business sales but may sell to individual consumers through mail or internet orders. These establishments have little or no display of merchandize and are not designed to solicit walk-in traffic except for public storage in small individual space exclusively and directly accessible to a specific tenant.

> ***Indoor.*** Storage, warehousing, and wholesaling of goods and merchandise within an enclosed building.
>
> ***Outdoor.*** Storage and warehousing of goods, including vehicles, in open lots.
>
> ***Mini Storage.*** Facilities offering enclosed storage with individual access for personal effects, household goods, and business records or inventory, including mini-warehouses and personal-storage.
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> ***Vehicle Storage.*** Storage of operative or inoperative vehicles. This classification includes parking tow-aways, impound yards, and storage lots for automobiles, trucks, buses and recreational vehicles, but does not include vehicle dismantling.

17.41.050 Transportation, Communication, and Utility Uses

Airports and Heliports. Facilities for the takeoff and landing of airplanes and helicopters, including runways, helipads, related facilities, and support activities.

Distribution Facilities and Freight/Trucking Terminals. Property and improvements used for freight, courier, and postal services; freight transfer truck terminals; transfer, loading, and unloading points for

trucks and automobiles carrying goods and produces; or for the operations of a "common carrier trucking company," including the parking, or servicing, or repairing, or storage of trucks, truck tractors, and/or truck trailers.

Light Fleet-Based Services, Private. Passenger transportation services, local delivery services, medical transport, and other private businesses that rely on fleets of three or more vehicles with rated capacities less than 10,000 lbs. This classification includes parking, dispatching, and offices for taxicab and limousine operations, ambulance services, non-emergency medical transport, local messenger and document delivery services, home cleaning services, and similar businesses.

Public Utilities. Generating plants, electric substations, renewable energy facilities, solid waste collection, including transfer stations and materials recovery facilities, solid waste treatment and disposal, water or wastewater treatment plants, corporation yards, service and storage yards, and similar facilities of public agencies or public utilities.

Recycling Facility. A facility for receiving, temporarily storing, transferring and/or processing materials for recycling or final disposal. This use classification does not include waste transfer facilities that operate as materials recovery, recycling, and solid waste transfer operations and are classified as utilities.

Reverse Vending Machine. An automated mechanical device that accepts, sorts and processes recyclable materials and issues a cash refund or a redeemable credit slip.

Recycling Collection Facility. An incidental use that serves as a neighborhood drop off point for the temporary storage of recyclable materials but where the processing and sorting of such items is not conducted on-site.

Small Collection Facility. Small collection facilities occupy no more than 200 square feet and may include:

A “mobile recycling unit,” which means an automobile, truck, trailer or van, licensed by the Department of Motor Vehicles, and used for the collection of recyclable materials. A mobile recycling unit also means the bins, boxes or containers transported by trucks, vans or trailers, and used for the collection of recyclable materials;

Bulk reverse vending machines or a grouping of reverse vending machines occupying more than 50 square feet;

Booth-type units which may include permanent structures; and

Unattended containers placed for the collection of recyclable materials.

Large Collection Facility. A recycling facility for the acceptance of recyclable materials from the public. A large collection facility does not use power-driven processing equipment and occupies an area greater than 200 square feet.

Recycling Processing Facility. A facility that receives, sorts, stores and/or processes recyclable materials.

Telecommunication Facilities. Broadcasting and other communication services accomplished through electronic or telephonic mechanisms, as well as structures and equipment cabinets designed to support one or more reception/transmission systems. Typical uses include wireless telecommunication towers and facilities, radio towers, television towers, telephone exchange/microwave relay towers, cellular telephone transmission/personal communications systems towers, and associated equipment cabinets and enclosures.

Transit Stations and Terminals. Facilities for passenger transportation operations, including rail stations, bus terminals, taxi, and scenic and sightseeing facilities. This classification excludes terminals serving airports or heliports (see Airports and Heliports).

Chapter 17.42 Definitions

17.42.010 "A" Terms.

A. **Abutting.** Having a common boundary.

B. **Access.** The place or way through which pedestrians and/or vehicles have safe, adequate, and usable ingress and egress to a property or use.

C. **Accessory Building.** See "Building, Accessory".

D. **Accessory Structure.** See "Structure, Accessory".

E. **Accessory Use.** See "Use, Accessory".

F. **Adjacent.** Directly abutting, having a common boundary or property line, or contiguous to.

G. **Adjoining.** See "Abutting".

H. **Agent or Authorized Agent.** Any person who can show certified written proof that they are representing and acting in the place of another person or individual.

I. **Aggrieved Person.** Any person who, in person or through a representative, appeared at a City public hearing in conjunction with a decision or action appealed or who, by other appropriate means prior to a hearing, informed the local government of the nature of their concerns or who, for good cause, was unable to do either.

J. **Alley.** A public or private way, other than a street, which is designated as an alley by the City, reserved primarily for secondary vehicular access to abutting lots.

K. **Alteration.** Any change, addition, or modification that changes the exterior architectural appearance or materials of a structure or object. Alteration includes changes in exterior surfaces, changes in materials, additions, remodels, demolitions, and relocation of buildings or structures, but excludes ordinary maintenance and repairs.

L. **Applicant.** The person, partnership, corporation, or state or local government agency applying for a permit, certificate, zoning approval, or other entitlement.

M. **Architectural Feature.** An exterior building feature, including a roof, walls, windows, doors, porches, posts, pillars, recesses or projections, and exterior articulation or walls, and other building surfaces.

N. **Assessed Value.** The value as shown on the current equalized assessment role in effect of the time of the making of the determination of the assessed value.

O. **Assessor.** The Tax Assessor of the County of Placer.

P. **Attached Building or Structure.** See "Building, Attached" and "Structure, Attached".

Q. **Awning.** A roof-like cover that projects from the wall of a building for the purpose of shielding a doorway or window from the elements.

17.42.020 "B" Terms.

A. **Balcony.** A platform that projects from the wall of a building 30 inches or more above grade that is accessible from the building's interior, is not accessible from the ground, and is not enclosed by walls on more than three sides.

B. **Basement.** The portion of building between the floor and ceiling which has more than 50 percent below the natural or finished grade of the exterior ground surface.

C. **Bedroom.** Any room meeting the standards of the Building Code as a sleeping room.

D. **Block.** All property fronting on one side of a street and lying between the two nearest intersecting or intercepting streets, or nearest intersecting or intercepting street and railroad right-of-way, undivided land or watercourse.

E. **Buffer.** An open area or barrier used to separate potentially incompatible activities and/or development features.

F. **Building.** Any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of persons, animals or property of any kind.

1. ***Building, Accessory.*** A detached, subordinate building used only as incidental to the main building or structure, or principal use on the same lot.

2. ***Building, Attached.*** A building which has a four or more linear feet of common wall or roof with another building or structure that is four feet in length or more.

3. ***Building, Detached.*** A building which does not have a common wall or roof with another building or structure or whose common wall or roof with another building is less than four feet in length.

4. ***Building, Main***. A building in which a principal use of the parcel on which it is located is conducted.

5. ***Building, Nonconforming.*** A building, or portion thereof, which was lawfully erected or altered or maintained, but which, because of the application of this Zoning Code to it, no longer conforms to the regulations set forth in this Zoning Code.

G. **Building Code.** Any ordinance or regulations of the City governing the type and method of construction of buildings and structures, including sign structures and any amendments thereto

and any substitute therefor including, but not limited to, the California Building Code and other State-adopted uniform codes.

H. **Building Face.** The general outer surface of the structure or walls of a building.

I. **Building Footprint.** See "Footprint".

J. **Building Frontage.** See "Frontage, Building".

K. **Building Height.** See "Height".

L. **Building Site.** A lot or parcel of land occupied or to be occupied by a building or group of buildings.

17.42.030 "C" Terms.

A. **California Environmental Quality Act (CEQA).** Public Resources Code §§21000, et seq. or any successor statute and regulations promulgated thereto (14 California Code of Regulations §§15000, et seq.) that require public agencies to document and consider the environmental effects of a proposed action before a decision.

B. **Camper.** As defined in the California Vehicle Code.

C. **Canopy.** A roofed shelter projecting over a sidewalk, driveway, entry, window, or similar area that may be wholly supported by a building or may be wholly or partially supported by columns, poles, or braces extending from the ground.

D. **Carport.** An accessible and usable covered space enclosed on not more than two sides, designed, constructed, and maintained for the parking or storage of one or more motor vehicles.

E. **Change of Use.** The replacement of an existing use on a site, or any portion of a site, by a new use, or a change in the type of an existing use; does not include a change of ownership, tenancy, or management associated with a use for which the previous type of use will remain substantially unchanged.

F. **City.** The City of Rocklin.

G. **City Council.** The City Council of the City of Rocklin.

H. **Clerk.** The City Clerk of the City of Rocklin.

I. **Commission.** See "Planning Commission".

J. **Common Area.** The entire project area, excepting all units or areas granted or reserved for the exclusive occupancy of a tenant and/or condominium unit owner.

K. **Community Apartment Project.** Development of real property in which an undivided interest in the land is coupled with the right to the exclusive occupancy of a designated apartment located thereon and which is legally defined by applicable State law.

L. **Community Development Director.** The Community Development Director of the City of Rocklin or their designee.

M. **Compatible.** That which is harmonious with and will not adversely affect surrounding buildings and/or uses.

N. **Condition of Approval.** A performance standard, required change in a project, environmental mitigation measure, or other requirement imposed by the decision-making body to alter or modify a project in any manner from the description in the application originally submitted for City approval.

O. **Conditional Use.** A use that is generally compatible with other permitted uses, but that requires individual review of its location, design, configuration, and intensity and density of use and structures, and may require the imposition of conditions pertinent thereto to ensure the appropriateness of the use at that location.

P. **Conditionally Permitted.** Permitted subject to approval of a Use Permit.

Q. **Condominium.** A building or group of buildings in which units are owned individually and the structure, common areas, and facilities are owned by all the owners on a proportional, undivided basis and which is legally defined by applicable State law.

R. **County.** The County of Placer.

17.42.040 "D" Terms.

A. **Deck.** A platform, either freestanding or attached to a building that is supported by pillars or posts.

B. **Density.** The number of dwelling units per acre of land.

C. **Detached Building.** "See Building, Detached".

D. **Detached Structure.** "See Structure, Detached".

E. **Development.** Any manmade change to improved or unimproved real estate, including but not limited to the division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, landfill or land disturbance; and any use or extension of the use of land.

F. **Development Agreement.** An agreement between the City and any person having a legal or equitable interest in real property for the development of such property, and which complies with the applicable provisions of the Government Code for such development agreements.

G. **Director.** The Community Development Director of the City of Rocklin or their designee.

H. **Domestic Swine.** An animal of the order Ungulata adapted to life in intimate association with people and able to live and breed in a tame condition. A domestic swine is further described as being no more than 18 inches at the shoulder, and weighing no more than 95 pounds.

I. **Driveway.** An accessway that provides direct vehicular access for vehicles between a street and the parking or loading facilities located on an adjacent property.

J. **Dwelling Unit.** One or more rooms designed, occupied, or intended for occupancy as separate living quarters, with full cooking, sleeping, and bathroom facilities for the exclusive use of a single household.

17.42.050 "E" Terms.

A. **Easement.** A portion of land created by grant or agreement for specific purpose; an easement is the right, privilege or interest which one party has in the land of another.

B. **Effective Date.** The date on which a permit or other approval becomes enforceable or otherwise takes effect, rather than the date it was signed or circulated.

C. **Electrical Code.** Any ordinance of the City regulating the alteration, repair, and the installation and use of electricity or electrical fixtures.

D. **Emergency.** A sudden unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, property, or essential public services.

E. **Emergency Vehicle.** A self-propelled vehicle or trailer used in the discharge of duties of public districts, agencies or departments, or privately-owned public utilities responsible for fire prevention and control, policing, sanitation, sewerage, drainage, levee maintenance, flood control, public utility lines and all essential services.

F. **Environmental Impact Report (EIR).** An Environmental Impact Report as required under the California Environmental Quality Act (CEQA).

G. **Environmental Review.** An evaluation process pursuant to CEQA to determine whether a proposed project may have a significant impact on the environment.

H. **Equipment.** Non-vehicular items such as, but not limited to, boats, campers, camper shells, tents and related camping supplies, tools, machinery, aircraft, barrels, drums, large cans or containers and parts related to these items.

I. **Erect.** To build, construct, attach, hang, place, suspend, or affix to or upon any surface. Such term also includes the painting of wall signs.

J. **Explosives.** Any explosive substance as defined in Cal. Health & Safety Code §12000.

17.42.060 "F" Terms.

A. **Façade.** The exterior wall of a building exposed to public view or that wall viewed by persons not within the building.

B. **Family.** One or more persons living together in a single household unit, with common access to, and common use of, all living and eating areas and all areas and facilities for the preparation and storage of food; who share living expenses, including rent or mortgage payments, food costs and utilities, and who maintain a single mortgage, lease, or rental agreement for all members of the household.

C. **Feasible.** Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

D. **Fence.** Any horizontal or vertical structural device forming a physical barrier intended to enclose areas, separate properties, form a screen, or prevent intrusion.

E. **Floor Area.** The total horizontal area of all floors below the roof and within the outer surface of the walls of a building or other enclosed structure unless otherwise stipulated. See also Section 17.02.030.E, Determining Floor Area.

F. **Floor Area Ratio (FAR).** The ratio of the total floor area of all buildings on a lot to the lot area or building site area. See also Section 17.02.030.F, Determining Floor Area Ratio.

G. **Foot-Candle.** A quantitative unit of measure for luminance. One foot-candle is equal to the amount of light generated by one candle shining on one square foot surface located one foot away. It is equal to one lumen uniformly distributed over an area of one square foot.

H. **Footprint.** The horizontal area, as seen in plan view, of a building or structure, measured from the outside of exterior walls and supporting columns, and excluding eaves.

I. **Freeway.** A multilane State or Interstate highway for through traffic with full control of access and with grade separations at all intersections and railroad crossings, and to which highway the owners of abutting lands have no right of easement or access to or from their abutting lands.

J. **Frontage, Building.** The face of a building that is parallel to or is at a near parallel angle to a street.

K. **Frontage, Street.** That portion of a lot or parcel of land that borders a street. Street frontage shall be measured along the common lot line separating said lot or parcel of land from the street, highway, or parkway.

17.42.070 "G" Terms.

A. **Garage.** An accessory structure or portion of a main structure, enclosed on all sides and containing accessible and usable enclosed space designed, constructed, and maintained for the parking and storage of one or more motor vehicles.

B. **General Plan.** The General Plan of the City of Rocklin.

C. **Glare.** The effect produced by a light source within the visual field that is sufficiently brighter than the level to which the eyes are adapted, such as to cause annoyance, discomfort, or loss of visual performance and ability.

D. **Government Code.** The Government Code of the State of California.

E. **Grade.** The location of the ground surface.

1. ***Grade, Existing or Natural.*** Ground elevation prior to any grading or other site preparation related to, or to be incorporated into, a proposed development or alteration of an existing development.

2. ***Grade, Finished.*** Final ground elevation after the completion of any grading or other site preparation related to, or to be incorporated into, a proposed development or alteration of an existing development.

F. **Grading.** Any stripping, cutting, filling, or stockpiling of earth or land, including the land in its cut or filled condition.

G. **Ground Floor.** The first floor of a building other than a basement that is closest to finished grade.

17.42.080 "H" Terms.

A. **Hazardous Materials.** Any material, including any substance, waste, or combination thereof, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may cause, or significantly contribute to, a substantial present or potential hazard to human health, safety, property, or the environment when improperly treated, stored, transported, disposed of, or otherwise managed.

B. **Heat.** Thermal energy of a radioactive, conductive, or convective nature.

C. **Height.** The vertical distance from a point on the ground below a structure to a point directly above. See also Section 17.02.030.C, Measuring Height.

D. **Household.** See "Family."

17.42.090 "I" Terms.

A. **Illegal Use.** Any use of land or building that does not have the currently required permits, and was originally constructed and/or established without permits or approvals required for the use at the time it was brought into existence.

B. **Improvement.** An object affixed to the ground other than a structure.

C. **Impervious Surface.** Impervious surfaces are mainly artificial structures—such as pavements (roads, sidewalks, driveways and parking lots, as well as industrial areas such as airports, ports and logistics and distribution centers) that are covered by impenetrable materials such as asphalt, concrete, brick, stone, etc.

D. **Incidental Use.** See "Use, Incidental".

E. **Intensity of Use.** The extent to which a use or the use in combination with other uses affects the natural and built environment in which it is located; the demand for services; and persons who live, work, and visit the area. Measures of intensity include, without limitation: requirements for water, gas, electricity, or public services; number of automobile trips generated by a use; parking demand; number of employees on a site; hours of operation; the amount of noise, light, or glare generated; the number of persons attracted to the site, or in eating establishments, the number of seats.

F. **Intersection, Street.** The area common to two or more intersecting streets.

17.42.100 "J" Terms.

Reserved.

17.42.110 "K" Terms.

A. **Kitchen.** Any room or space within a building intended to be used for the cooking or preparation of food.

17.42.120 "L" Terms.

A. **Land Use.** The purpose for which land or a structure is designed, arranged, intended, occupied, or maintained, including residential, commercial, industrial, etc.

B. **Landscaping.** The planting, configuration, and maintenance of trees, ground cover, shrubbery, and other plant material, decorative natural and structural features (walls, fences, hedges, trellises, fountains, sculptures), earth-patterning and bedding materials, and other similar site improvements that serve an aesthetic or functional purpose.

C. **Light Fixture.** The assembly that holds a lamp and may include an assembly housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirrors, and a refractor or lens.

D. **Living Area.** The legally permitted interior area of a dwelling unit, with the exception of a garage or any accessory structure, including basements and attics which meet the habitability requirements of the building code.

E. **Lot.** A parcel, tract, or area of land whose boundaries have been established by a legal instrument, such as a deed or recorded map recorded, and which is recognized as a separate legal entity for purposes of transfer of title, except public easements or rights-of-way. Lot types include the following:

1. ***Abutting Lot.*** A lot having a common property line or separated by a public path or lane, private street, or easement to the subject lot.
2. ***Corner Lot.*** A lot or parcel bounded by two or more adjacent street lines that have an angle of intersection of not more than 135 degrees.
3. ***Double Frontage Lot.*** See "Through Lot".
4. ***Flag Lot.*** A lot so shaped that the main portion of the lot area does not have access to a street other than by means of a corridor having less than 20 feet of width.
5. ***Interior Lot.*** A lot other than a corner lot or reversed corner lot.
6. ***Key Lot.*** An interior lot adjoining the rear lot line of a reversed corner lot, whether or not separated by an alley.
7. ***Reversed Corner Lot.*** A corner lot, the side street line of which is substantially a continuation of a front lot line of the lot upon which the rear of said corner lot abuts.
8. ***Through Lot.*** A lot having frontage on two parallel or approximately parallel streets.

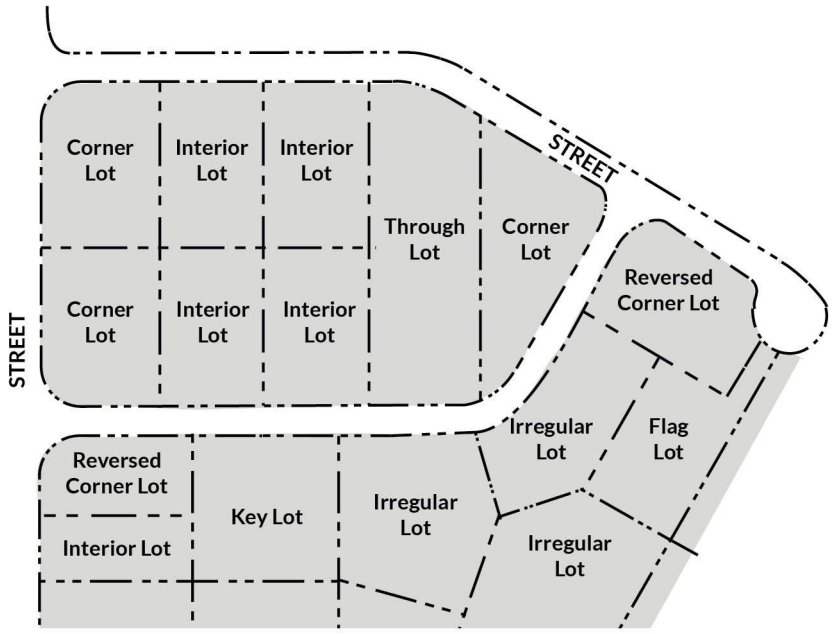


FIGURE 17.42.120.E: LOT TYPES

F. **Lot Area.** The area of a lot measured horizontally between bounding lot lines.

G. **Lot Depth.** The horizontal distance between the front and rear property lines of a site. See also Section 17.02.030.D, Measuring Lot Width and Depth.

H. **Lot Frontage.** See "Frontage, Street."

I. **Lot Line.** The boundary between a lot and other property or the public right-of-way.

1. ***Front Lot Line.*** On an interior lot, the line separating the lot from the street. On a corner lot, the shorter lot line abutting a street. On a through lot, the lot line abutting the street providing the primary access to the lot. On a flag lot, the interior lot line most parallel to and nearest the street from which access is obtained.

2. ***Corner Side Lot Line.*** A side lot line of a corner lot that is adjacent to a street.

3. ***Interior Lot Line.*** Any lot line that is not adjacent to a street.

4. ***Rear Lot Line.*** The lot line that is opposite and most distant from the front lot line. Where no lot line is within 45 degrees of being parallel to the front lot line, a line 10 feet in length within the lot, parallel to and at the maximum possible distance from the front lot line, will be deemed the rear lot line for establishing the minimum rear setback.

5. ***Side Lot Line.*** Any lot line that is not a front or rear lot line.

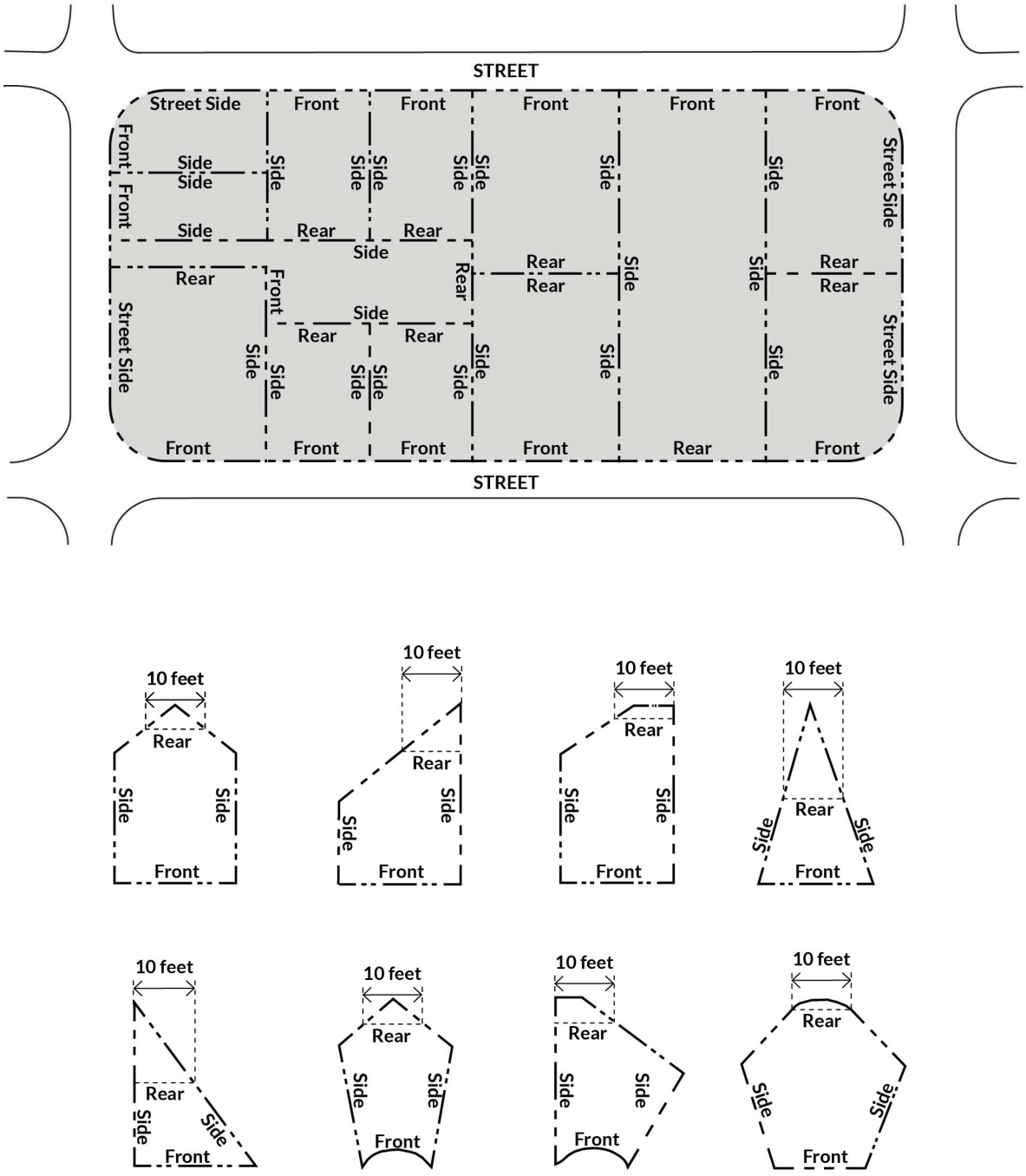


FIGURE 17.42.120.I: LOT LINE TYPES

J. **Lot, Nonconforming.** A legal parcel of land having less area, frontage, or dimensions than required in the zone in which it is located.

K. **Lot Width**. The average distance between the side lot lines measured at right angles to the lot depth. See also Section 17.02.030.D, Measuring Lot Width and Depth. When not applicable due to irregularity of lot shape, lot width shall be determined by the Director.

17.42.130 "M" Terms.

A. **Maintenance and Repair.** The repair or replacement of nonbearing walls, fixtures, wiring, roof, or plumbing that restores the character, scope, size, or design of a structure to its previously existing, authorized, and undamaged condition.

B. **Mobile Home.** A structure transportable in one or more sections, and which is built on a permanent chassis, and designed to be used as a dwelling unit.

C. **Municipal Code.** The City of Rocklin Municipal Code.

17.42.140 "N" Terms.

A. **Noise.** Any sound that annoys or disturbs humans or which causes or tends to cause an adverse psychological or physiological effect on humans.

B. **Nonconforming Building.** See "Building, Nonconforming".

C. **Nonconforming Lot.** See "Lot, Nonconforming".

D. **Nonconforming Structure.** See "Structure, Nonconforming".

E. **Nonconforming Use.** See "Use, Nonconforming".

17.42.150 "O" Terms.

A. **On-Site.** Located on the lot that is the subject of discussion.

B. **Outdoor Storage.** The keeping, in an unroofed area, of any goods, junk, material, merchandise, or vehicles in the same place for more than 72 hours, except for the keeping of building materials reasonably required for construction work on the premises pursuant to a valid and current Building Permit issued by the City.

C. **Owner.** A person or persons holding single or unified beneficial title to the property, including without limitation, the settlor of a grantor trust, a general partner, firm, or corporation.

17.42.160 "P" Terms.

A. **Parapet.** That part of a wall that extends above the roof line.

B. **Parking Area.** An area of a lot, structure, or any other area, including driveways, which is designed for and the primary purpose of which is to provide for the temporary storage of operable motor vehicles.

C. **Passenger Vehicle.** As defined in the California Vehicle Code.

D. **Permitted Use.** See "Use, Permitted".

E. **Person.** Any individual, firm, association, organization, partnership, business trust, company, or corporation.

F. **Planning Commission.** The Planning Commission of the City of Rocklin.

G. **Community Development Department.** The Community Development Department of the City of Rocklin.

H. **Pre-existing.** In existence prior to the effective date of this Zoning Code.

I. **Principal Use.** See "Use, Principal".

J. **Project.** Any proposal for a new or changed use or for new construction, alteration, or enlargement of any structure that is subject to the provisions of this Zoning Code. This term includes, but is not limited to, any action that qualifies as a "project" as defined by the California Environmental Quality Act.

K. **Property Line.** The recorded boundary of a lot or parcel of land.

L. **Public Resources Code.** The Public Resources Code of the State of California.

M. **Public Works Director.** The Public Works Director of the City of Rocklin.

17.42.170 "Q" Terms.

A. **Qualified Applicant.** The property owner, the owner's agent, or any person, corporation, partnership, or other legal entity that has a legal or equitable title to land that is the subject of a development proposal or is the holder of an option or contract to purchase such land, or otherwise has an enforceable proprietary interest in such land.

17.42.180 "R" Terms.

A. **Reasonable Accommodation.** Any deviation requested and/or granted from the strict application of the City's zoning and land use laws, rules, policies, practices and/or procedures under provisions of federal or California law to make housing or other facilities readily accessible to and usable by persons with disabilities and thus enjoy equal employment or housing opportunities or other benefits guaranteed by law.

B. **Review Authority.** Body or entity responsible for making decisions on applications.

C. **Right-of-Way.** A strip of land acquired by reservation, dedication, forced dedication, prescription or condemnation and intended to be occupied or occupied by a road, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer, or other similar use.

D. **Roofline.** The top edge of a roof or building parapet, whichever is higher, excluding any cupolas, pylons, chimneys, or minor projections.

17.42.190 "S" Terms.

A. **Senior Citizen.** An individual 62 years of age or older.

B. **Setback.** The distance between a property line and a building or structure that must be kept unoccupied and unobstructed from the ground upward, except as otherwise provided by this Zoning Code.

1. ***Front Setback*** A setback area extending across the front of a lot for the full width of the lot between the side lot lines. The depth of a front setback shall be a distance specified by this Zoning Code for the zone in which it is located and measured inward from the front lot line.

2. ***Interior Setback.*** A setback which does not abut a street.

3. ***Interior Side Setback.*** A setback area extending from the rear line of the required front setback, or the front property line of the site where no front setback is required, to the front line of the required rear setback, or the rear property line of the site where no rear setback is required, the depth of which is the minimum horizontal distance between the side property line and a line parallel thereto on the site and which does not abut a street.

4. ***Rear Setback.*** A setback area extending across the rear of a lot for its full width between side lot lines, and to a depth specified by this Zoning Code for the zone in which it is located. If a lot has no rear lot line, a line 10 feet in length within the lot, parallel to and at the maximum possible distance from the front lot line, will be deemed the rear lot line for establishing the minimum rear setback.

5. ***Required Setback.*** A setback area which complies with the minimum setback requirements for the zone in which the lot is located.

6. ***Side Setback.*** A setback area extending from the rear line of the required front setback, or the front property line of the site where no front setback is required, to the front line of the required rear setback, or the rear property line of the site where no rear setback is required, the depth of which is the minimum horizontal distance between the side property line and a line parallel thereto on the site.

7. ***Street Side Setback.*** A setback area on a corner lot or reversed corner lot extending from the front setback to the rear lot line between the building setback line and the nearest side street lot line.

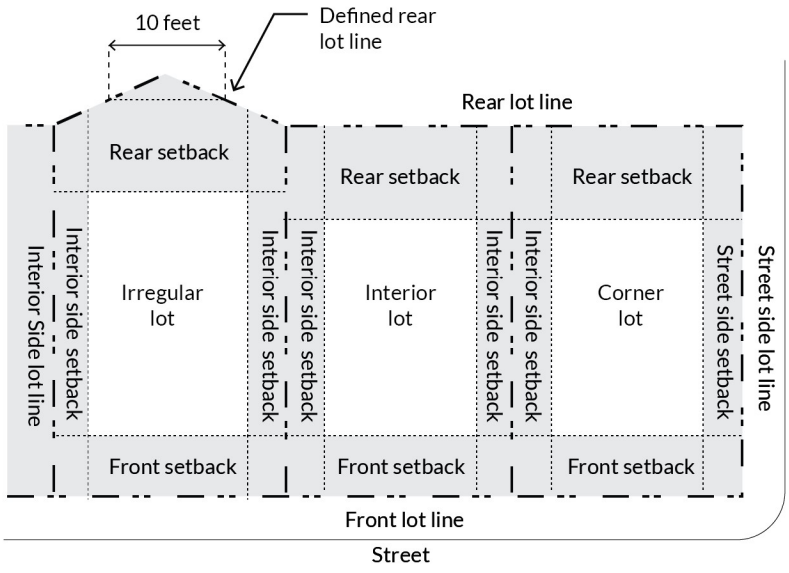


FIGURE 17.42.190.B: SETBACK TYPES

C. **Sidewalk.** A paved, surfaced, or leveled area, paralleling and usually separated from the street, used as a pedestrian walkway.

D. ***Sign Terms.***

1. ***Abandoned Sign.*** A sign whose message describes the availability of goods or services at a location where such goods or services are no longer available and have ceased to be available for a period of at least 60 days or, in the alternative, a sign which is noncommercial in nature and the content of the sign pertains to a time, event or purpose which has elapsed or expired in the preceding 60 days. Such abandonment shall include negligent or intentional conduct, such as failure to pay taxes or permit fees, or to maintain the sign.

2. ***Advertising Statuary.*** A structure or device of any kind or character for outdoor advertising purposes which displays or promotes a particular product or service, but without name identification.

3. ***Animated Sign.*** An inanimate structure, statue, mannequin, mechanical device using, carrying, or wearing a sign displaying a commercial message, and which uses mechanical

or electrical movement or change of lighting, either natural or artificial, to depict action or create visual motion or the appearance of visual motion.

4. ***Awning Sign.*** A sign placed on an awning.

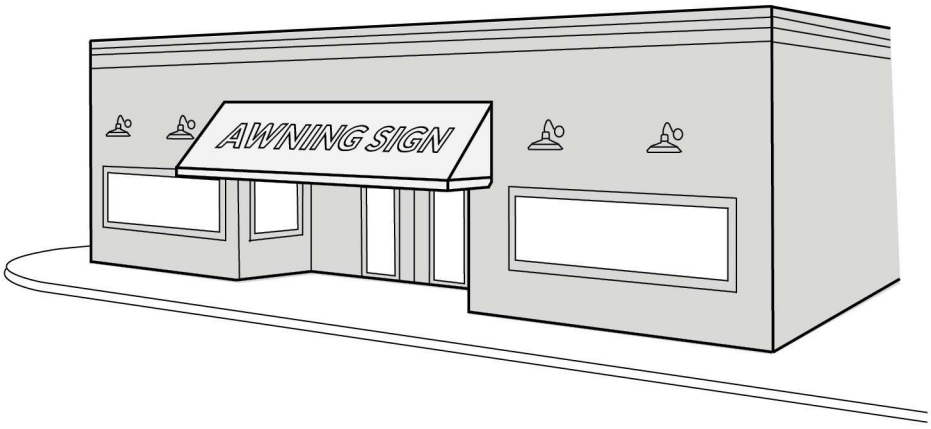


FIGURE 17.42.190.D.4: AWNING SIGN

5. ***Banner Sign***. A temporary sign made of nonrigid material such as fabric, canvas, plastic or paper, and without an enclosing rigid framework.

6. ***Building Sign.*** A sign affixed to and wholly supported by a building in such a manner that its exposed face is approximately parallel to the plane of such building.

7. ***Channel Letter (internally illuminated).*** A dimensional letter with a back, sides and a translucent front face capable of transmitting light from an internal light source within the letter.

8. ***Channel Letter (reverse).*** A dimensional letter with a face and sides but no back, opposite to an open faced channel letter. A reverse channel letter has an open channel facing the wall or building to which it is affixed. A reverse channel letter may contain a source of illumination designed to project lighting against the surface behind the letter, commonly referred to as a backlit channel letter; also referenced as a halo or silhouette lighted channel letter. The face of a reverse channel letter does not illuminate.

9. ***Commercial Mascot.*** A person or animal attired or decorated with commercial insignia, images or symbols, and/or holding signs displaying commercial messages, when a principal purpose is to draw attention to or advertise a commercial enterprise. Includes, but is not limited to, sign spinners and/or twirlers and sign clowns.

10. ***Commercial Sign.*** Any sign, wording, logo, or other representation that names or advertises a business, location, product, service, or other commercial activity.

11. ***Directional Sign.*** Any sign that is designed and erected for the purpose of providing direction and/or orientation for pedestrian or vehicular traffic.

12. ***Electronic Message Center or Sign (EMC).*** An electrically activated changeable sign whose variable message and/or graphic presentation capability can be electronically programmed by computer from a remote location. Also known as an EMC. EMCs typically use light emitting diodes (LEDs) as a lighting source.

13. ***Feather Sign, Feather Banner, or Feather Banner Sign.*** A flexible pole to which one side of a flexible fabric, generally in the shape of a feather or similar shape, is attached, and which is used for the primary purpose of advertising or attention-getting by the public display of visually communicative images. Such banners are also known and sold under names which include, but are not limited to, "quill sign," "banana banner," "blade banner," "flutter banner," "flutter flag," "bowflag," "teardrop banners," and others. The definition includes functionally similar display devices.

14. ***Flag***. A piece of fabric or other flexible material, usually rectangular, of distinctive design, used as a symbol. Includes, but is not limited to, pennants, which are generally triangular in shape.

15. ***Flashing Sign.*** An illuminated sign in which artificial or reflected light is not intended to be maintained in a stationary or constant intensity. This includes a time and temperature recording device and electronic reader board.

16. ***Freestanding Sign.*** A sign which is self-supporting in a fixed location or supported on the ground by poles or braces, and not attached to a building or other structure.

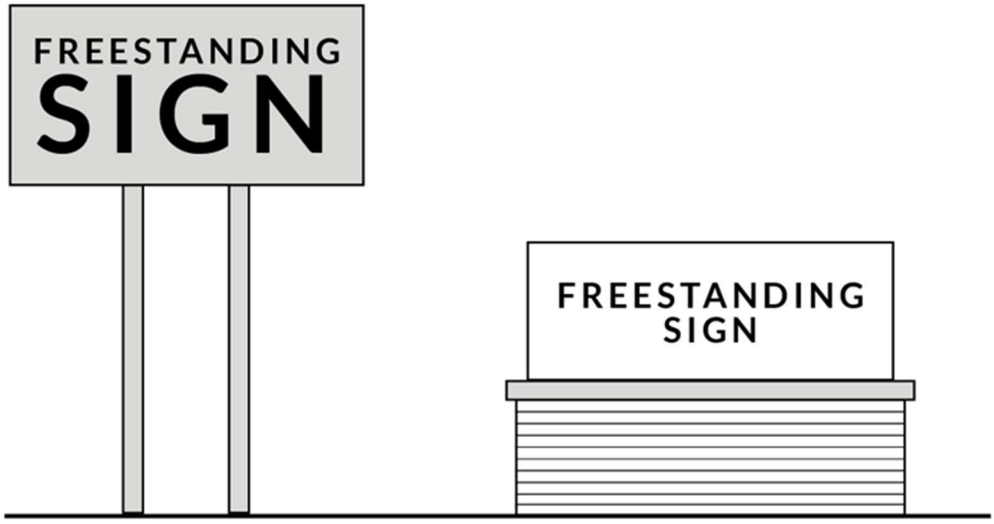


FIGURE 17.42.190.D.16: FREESTANDING SIGN

17. ***Holiday Decorations.*** Nonpermanent signs or displays, including lighting, celebrating national, state and local holidays or holiday seasons.

18. ***Illegal Sign.*** A sign which is not a nonconforming sign and does not meet the requirements of this Code.

19. ***Illuminated Sign.*** Any sign utilizing an artificial source of light (internal or external) to enhance its visibility.

20. ***Mobile Messaging Sign.*** Any off-site sign which is attached to or painted on a vehicle, the principal purpose of which is general advertising.

21. ***Noncommercial Sign.*** Any sign which is not a commercial sign.

22. ***Nonconforming Sign.*** A sign which, though lawful when erected, would be prohibited under later-enacted changes to the regulations applicable to it.

23. ***Off-Site Sign.*** Any sign which advertises goods, products, services, establishment or facilities not sold or offered at the property on which the sign is located.

24. ***Portable Sign.*** All of the following within this definition: 1) any sign not permanently attached or designed to be permanently attached to the ground or other permanent structure; 2) any sign designed to be transported by means of wheels, skids, runners, or moveable frames; 3) "A frame" or "T frame" signs; 4) menu and sandwich board signs, or 5) the functional equivalent of any of these categories. Commercial mascots are not within this definition.

25. ***Projecting Sign.*** A sign which uses a building or structure as its main source of support and contains copy that is perpendicular or at an angle to the building face.

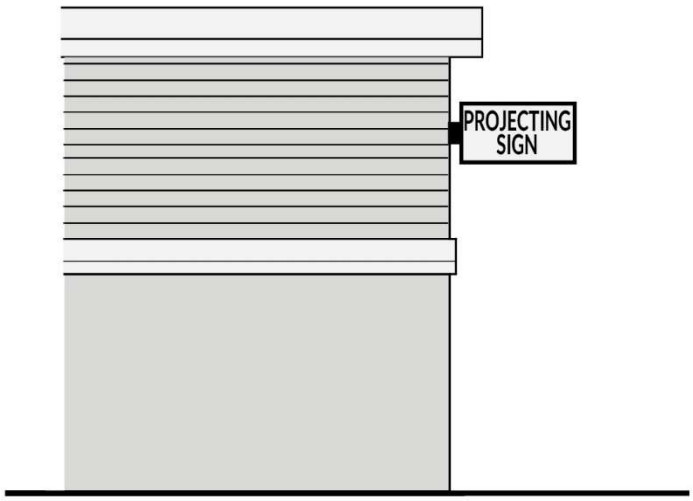


FIGURE 17.42.190.D.25: PROJECTING SIGN

26. ***Real Estate Sign.*** A sign advertising that real property is for sale, lease, or exchange by the owner or his agent, giving directions to the property, and giving the owner's or agent's name, address and telephone number.

27. ***Roof Sign.*** A sign placed upon, projecting from or extending above the eaves of the roof or the roof itself. A sign hanging from and below the eave is not a roof sign.



FIGURE 17.42.190.D.27: ROOF SIGN

28. ***Sign.*** A temporary or permanent public display of visible images which, either directly or indirectly, advertises, informs or identifies persons, businesses, commodities, services or ideas by the display of any communicative image or graphic, that attracts attention, when such is visible from any portion of the public right-of-way or from a private right-of-way that is open to public use, or any exterior place which is open to the public. The word "sign" includes, but is not limited to, all writing, trademarks, graphic illustrations and lighting primarily directed at facilitating communication, as well as supporting structures within sign area. Notwithstanding the generality of the foregoing, as applied to this Code, the following are not within the definition of sign:

    a. Aerial signs or banners towed behind aircraft;

    b. Architectural features: Decorative or architectural features of buildings (not including lettering, trademarks or moving parts), which do not perform a communicative function;

    c. Fireworks, etc.;

d. Foundation stones and cornerstones;

e. Grave markers, grave stones, headstones, mausoleums, shrines, and other markers of the deceased;

f. Historical plaques;

g. Holiday and cultural observance decorations on private property which are on display in season for not more than 45 calendar days per year (cumulative, per parcel or use) and which do not include commercial advertising messages;

h. Inflatable gymnasia. Inflatable, temporary, moveable, gymnasium devices commonly used for children's birthday parties, and similar devices. Also called "party jumps";

i. Interior graphics. Visual communicative devices that are located entirely within a building or other enclosed structure and are not visible from the exterior thereof;

j. Manufacturers' marks. Marks on tangible products, which identify the maker, seller, provider or product, and which customarily remain attached to the product even after sale;

k. Mass transit graphics. Graphic images mounted on duly licensed and authorized mass transit vehicles that legally pass through the City;

l. Newsracks and newsstands;

m. Personal appearance. Items or devices of personal apparel, decoration or appearance, including tattoos, makeup, wigs, costumes, masks, etc. (but not including commercial mascots or hand-held signs);

n. Search lights and klieg lights when used as part of a search and rescue or other emergency service operation; this exclusion does not apply to search lights or klieg lights used as attention attracting devices for commercial or special events;

o. Shopping carts, golf carts, horse drawn carriages, and similar devices; any motorized vehicle which may be legally operated upon a public road is not within this exclusion;

p. Symbols embedded in architecture. Symbols of noncommercial organizations or concepts including, but not limited to, religious or political symbols, when such are permanently integrated into the structure of a permanent building which is otherwise legal; by way of example and not limitation, such symbols include stained glass windows on churches, carved or bas relief doors or walls, bells, religious statuary, etc.;

q. Vehicle and vessel insignia. On street legal vehicles and properly licensed watercraft: license plates, license plate frames, registration insignia, noncommercial messages, and messages relating to the proposed sale, lease or exchange of the vehicle or vessel;

r. Vending machines, automated intake devices and product dispensing devices which do not display offsite commercial messages or general advertising messages;

s. Window displays. The display of merchandise in a store window, when such merchandise is offered to the public for sale.

29. ***Sign Area.*** The area contained within a single continuous perimeter enclosing all parts of such sign copy, excluding any structural elements outside the limits of the sign required to support the sign.

30. ***Sign Face.*** An exterior display surface of a sign, including non-structural trim, exclusive of the supporting structure. The area of a sign which is available for mounting and public display of the visually communicative image.

31. ***Sign Face Change.*** Any changes to the letter style, size, color, background or message, but not including a change in the sign's location, height or an increase in the sign area.

32. ***Special Advertising Devices.*** Balloons, feather banner sign, mobile messaging sign, pennants and other physical devices used for advertising as approved by the Planning Director.

33. ***Special Event Sign.*** Any sign which advertises special events and activities including grand openings/closings, carnivals, parades, charitable events, sales including promotional sales, change of business address, change of ownership or lessee, business anniversaries, seasonal events, Christmas tree or other holiday oriented lots, public events that take place in the City, or any sign identifying a single one-time or infrequently occurring event that is outside of the normal activities of the responsible parties.

34. ***Suspended Sign.*** A sign that is suspended beneath a marquee, covered walkway, canopy, or awning.

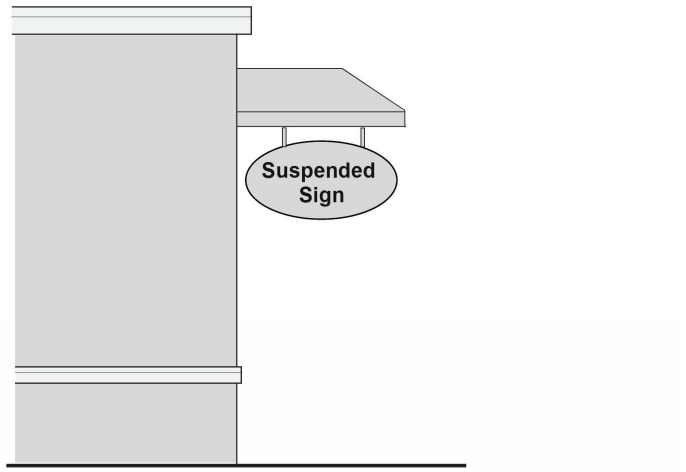


FIGURE 17.42.190.D.34: SUSPENDED SIGN

35. ***Temporary Sign.*** means a sign intended to display either commercial or noncommercial messages of a transitory or temporary nature, which by virtue of its construction from lightweight or flimsy materials, and its installation with ordinary hand tools, is not physically suitable or intended for long term display, including, but not limited to pennants, banners, streamers, or similar attention getting devices.

36. ***Tenant Building Frontage.*** The horizontal distance of a building or portion thereof occupied by a tenant facing a street, parking area, open space or pedestrian walkway.

37. ***Under Canopy Sign or Under Marquee Sign.*** A sign attached to the underside of a canopy or marquee.

38. ***Window Sign.*** A sign attached to, placed or painted upon, or placed within 18 inches of, the window or glass door of a building, and/or is solely intended for viewing from the exterior of such building.

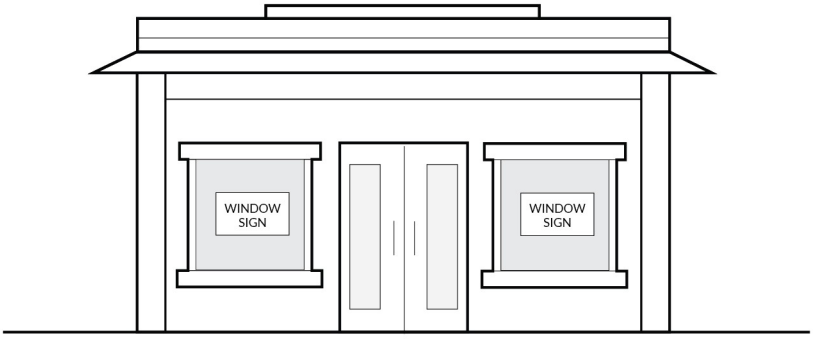


FIGURE 17.42.190.D.36: WINDOW SIGN

E. **Site.** A lot, or group of contiguous lots, that is proposed for development in accordance with the provisions of this Zoning Code and is in a single ownership or under unified control.

F. **Soil.** Naturally occurring superficial deposits overlying bedrock.

G. **Solar Reflectance Index.** Measure of a surface's ability to reflect solar heat, combining reflectance and emittance into one number. It is defined so that a standard black (reflectance 0.05, emittance 0.90) is zero and a standard white (reflectance 0.80, emittance 0.90) is 100.

H. **Specific Plan.** A plan for all or part of the area covered by the General Plan that is prepared to be consistent with and to implement the General Plan, pursuant to the provisions of Government Code, §§ 65450 et seq.

I. **State.** The State of California.

J. **Story.** That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story is that portion of a building included between the upper surface of the topmost floor and the upper surface of the roof above.

K. **Street.** A public or private thoroughfare, which affords the principal means of access to a block and to abutting property. "Street" includes avenue, court, circle, crescent, place, way, drive, boulevard, highway, road, and any other thoroughfare, except an alley or walkway.

L. **Street Line.** The boundary between a street and a lot or parcel of land.

M. **Structure.** Anything constructed or erected which requires a location on the ground, including a building but not including a swimming pool, a fence, or a wall used as a fence.

1. ***Structure, Accessory.*** A detached subordinate structure used only as incidental to a main building or structure, or principal use on the same site or lot.

2. ***Structure, Attached.*** A structure which is affixed to another building or structure on the site with a common wall or roof that is four feet in length or more.

3. ***Structure, Detached.*** A structure which is not affixed to another building or structure on the site or whose common wall or roof with another building or structure is less than four feet in length.

4. ***Structure, Nonconforming.*** A building or structure, or portion thereof, which was lawfully erected or altered or maintained, but which, because of the application of this Zoning Code to it, no longer conforms to the regulations set forth in this Zoning Code.

5. ***Structure, Main.*** A structure housing the primary or principal use of a site or functioning as the primary or principal use.

6. ***Structure, Temporary.*** A structure without any foundation or footings, and which is intended to be removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

N. **Swimming Pool.** A pool, pond, lake, or open tank capable of containing water to a depth greater than 18 inches at any point.

17.42.200 "T" Terms.

A. **Tandem Parking.** An arrangement of parking spaces such that one or more spaces must be driven across to access another space or spaces.

B. **Tenant.** A person renting or leasing a housing unit or non-residential space.

C. **Trailer.** A vehicle with or without motor power, which is designed or used for hauling materials or vehicles, or for human habitation, office, or storage including camper, recreational vehicle, travel trailer, and mobile home, but not including mobile homes on a permanent foundation.

17.42.210 "U" Terms.

A. **Use.** The purpose for which a site or structure is arranged, designed, intended, constructed, erected, moved, altered, or enlarged or for which either a site or a structure is or may be occupied or maintained.

1. ***Use, Accessory.*** A use that is customarily associated with, and is incidental and subordinate to, a principal use and located on the same lot as a principal use.

2. ***Use, Incidental.*** A secondary use of a lot and/or building that is located on the same lot, but is not customarily associated with the principal use.

3. ***Use, Nonconforming.*** The use of a building, structure, site, or portion thereof, which was lawfully established and maintained, but which, because of the adoption and application of this Zoning Code, no longer conforms to the specific regulations applicable to the zone in which it is located.

4. ***Use, Permitted.*** Any use or structure that is allowed in a zone without a requirement for approval of a Use Permit, but subject to any restrictions applicable to that zone.

5. ***Use, Principal.*** A primary, principal, or dominant use established, or proposed to be established, on a lot.

B. **Use Classification**. A system of classifying uses into a limited number of use types on the basis of common functional, product, or compatibility characteristics. All use types are grouped into the following categories: residential, public/semi-public, commercial, industrial, and transportation, communication, and utilities. See Chapter 17.41, Use Classifications.

C. **Use Permit.** A discretionary permit which may be granted by the appropriate City of Rocklin authority to provide for the accommodation of land uses with special site or design requirements, operating characteristics, or potential adverse effects on surroundings, which are not permitted as of right, but which may be approved upon completion of a review process and, where necessary, the imposition of special conditions of approval. See Chapter 17.31, Use Permits.

D. **Use Type.** A category that classifies similar uses based on common functional, product, or compatibility characteristics.

E. **Utilities.** Equipment and associated features related to the mechanical functions of a building(s) and services such as water, electrical, telecommunications, and waste.

17.42.220 "V" Terms.

A. **Variance.** A discretionary grant of permission to depart from the specific requirements of this Zoning Code that is warranted when, due to special circumstances regarding the physical characteristics of the property, the strict application of standards would deprive the property of privileges available to other property in the same zone.

B. **Vehicle.** Any vehicle, as defined by the California Vehicle Code, including any automobile, camper, camp trailer, trailer, trailer coach, motorcycle, house car, boat, or similar conveyance.

C. **Vibration.** A periodic motion of the particles of an elastic body or medium in alternately opposite directions from the position of equilibrium.

D. **Visible.** Capable of being seen (whether legible) by a person of normal height and visual acuity walking or driving on a public road or in a public place.

17.42.230 "W" Terms.

A. **Wall.** Any vertical exterior surface of building or any part thereof, including windows.

B. **Wireless Telecommunication Terms.**

1. ***Antenna.*** Any system of wires, poles, rods, horizontal or vertical elements, panels, reflecting discs, or similar devices used for the transmission and/or reception of electromagnetic waves.

2. ***Co-Location.*** The location of two or more wireless communications facilities owned or used by more than one public or private entity on a single support structure, or otherwise sharing a common location. Co-location also includes the location of wireless communications facilities with other facilities, such as buildings, water tanks, light standards, and other utility facilities and structures.

3. ***Mast.*** A pole of wood or metal or a tower fabricated of metal that is used to support an antenna and maintain it at the proper elevation.

4. ***Personal Communications Services (PCS).*** Digital wireless telephone technology such as portable phones, pagers, faxes, and computers. PCS is also sometimes known as Personal Communication Network (PCN).

5. ***Multi-User Telecommunication Facility.*** A telecommunication facility comprised of multiple telecommunication towers or buildings supporting one or more antennas owned or used by more than one public or private entity, excluding research and development industries with antennas serving internal company uses only.

6. ***Satellite Dish.*** A device (also known as a parabolic antenna) incorporating a reflective surface that is solid, open, or mesh or bar-configured, and is in the shape of a shallow dish, cone, horn cornucopia, or flat plate that is used to receive or transmit radio or electromagnetic waves between terrestrially and/or orbitally based units. This term includes satellite earth stations, satellite receivers, satellite discs, direct broadcast systems, television-reception-only systems, and satellite microwave antennas.

7. ***Support Equipment.*** The physical, electrical, and/or electronic equipment included within a telecom facility used to house, power, transport, and/or process signals from or to the facility's antenna or antennas.

8. ***Telecommunication Facility.*** A mobile cell site that consists of a cell antenna tower and electronic radio transceiver equipment on a truck or trailer, designed to be part of a cellular network.

9. ***Tower.*** Any structure that is designed and constructed primarily for the purpose of supporting one or more antennas.

10. ***Tower, Lattice.*** A multiple-sided, open, metal frame support structure that supports antennas and related equipment, typically with three or four support legs.

17.42.240 "X" Terms.

Reserved.

17.42.250 "Y" Terms.

A. **Yard.** The area between the property line and the nearest wall of the first main building on a lot.

1. ***Front Yard.*** A yard extending across the front of a lot for the full width of the lot between the side lot lines.

2. ***Interior Yard.*** A yard which does not abut a street.

3. ***Rear Yard.*** A yard extending across the rear of a lot for its full width between side lot lines.

4. ***Side Yard.*** A yard extending from the rear line of the front yard to the front line of the rear yard.

5. ***Street Side Yard.*** A yard on a corner lot or reversed corner lot along a street side lot line extending from the rear line of the front yard to the rear lot line.

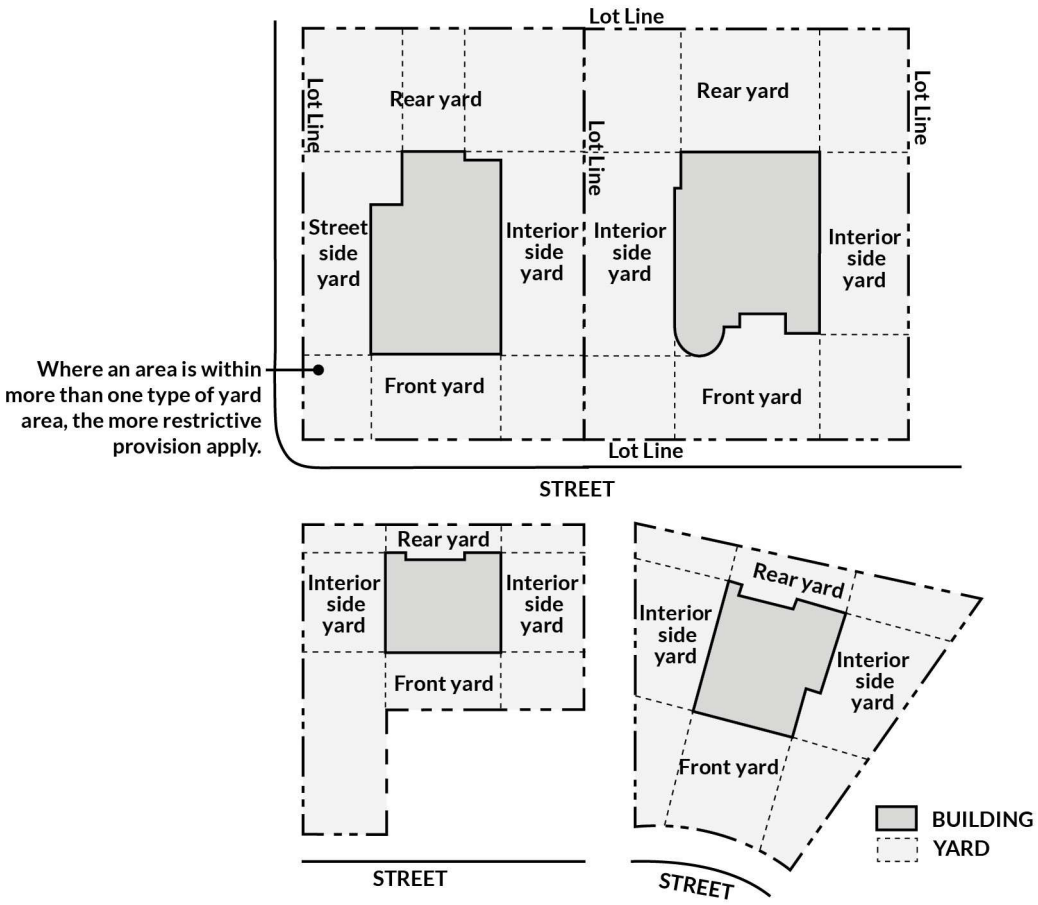
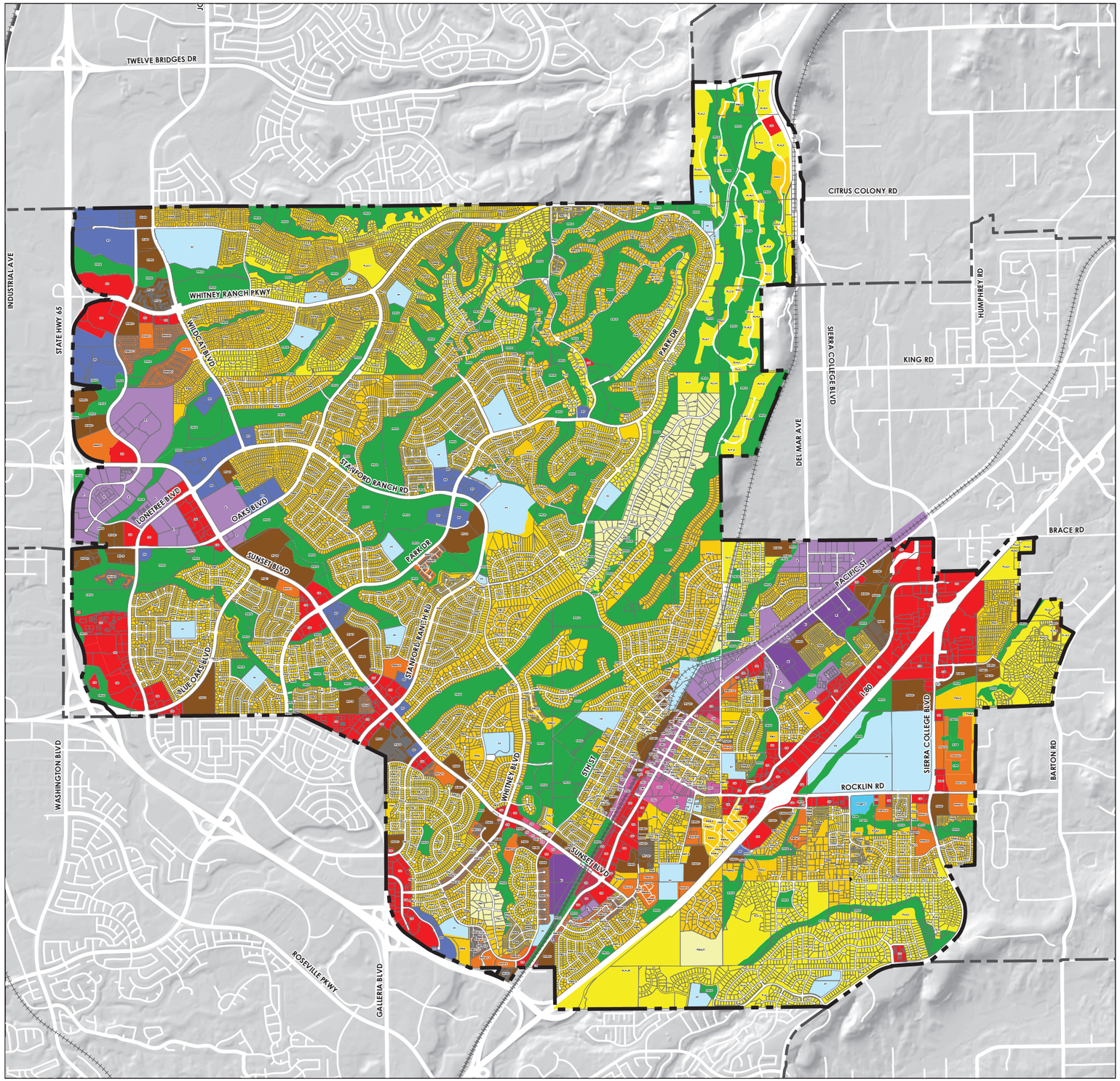


FIGURE 17.42.250: YARD TYPES

17.42.260 "Z" Terms.

A. **Zone.** A specifically delineated area in the City within which regulations and requirements uniformly govern the use, placement, spacing, and size of land and buildings.



DRAFT ZONING MAP

SHEET 1 OF 2: ZONING DISTRICTS

ZONE ROCKLIN

MARCH 2026

MAP FEATURES

- City Boundary
- Parcel Boundary
- Railroad

ZONING DISTRICTS

Residential Zones*

- Residential Estate (RE-*)
- Residential Low Density (RL-*)
- Residential Medium Density (RM-*)
- Residential Medium-High Density (RMH-*)
- Residential High Density (RH-*)

* Number designator indicates maximum allowed density, or where a number is followed by a +, minimum required density, in dwelling units/acre.

Employment Zones

- Business Park (BP)
- Light Industrial (IL)
- Heavy Industrial (IH)

Commercial and Mixed Use Zones

- Commercial Mixed Use (CMU)
- Commercial Neighborhood (CN)
- Commercial General (CG)
- Commercial Service (CS)

Public and Semi-Public Zones

- Public Facilities (PF)
- Parks, Recreation, and Open Space (PROS)

OVERLAY ZONES

See Sheet 2 of 2

SOURCES:
Base data sources:

*City of Rocklin, 2024, 2025;
*USGS elevation data 2021.

NOTES:
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The City of Rocklin makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

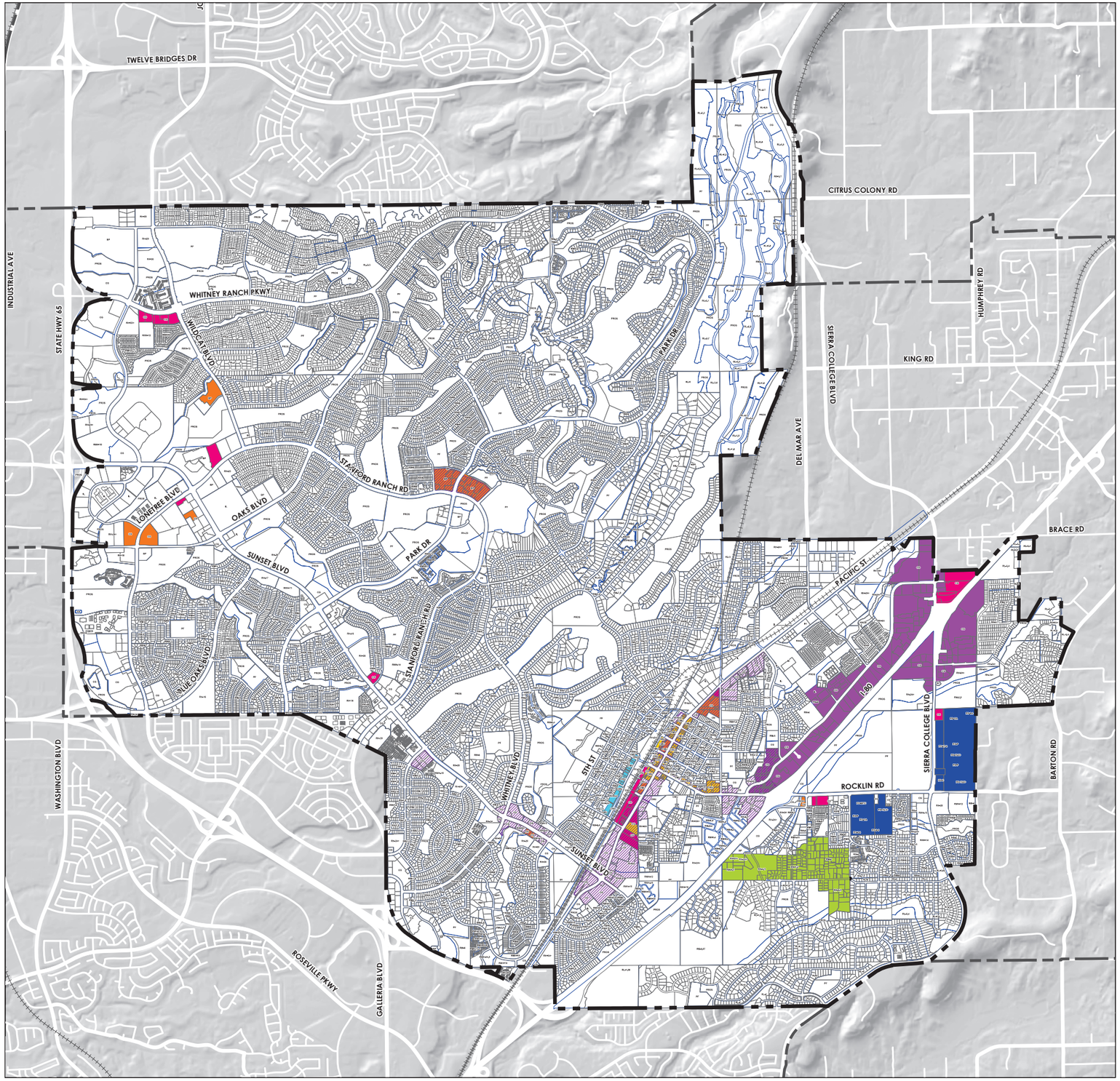
See separate note for data sources. Direct all inquires to the City of Rocklin Planning Division.

Drawn by: RRM Design Group
ArcGIS Pro. Redlands, CA: Esri

MARCH 26, 2026

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DRAFT ZONING MAP

SHEET 2 OF 2: OVERLAY ZONES

ZONE ROCKLIN

MARCH 2026

MAP FEATURES

- City Boundary
- Parcel Boundary
- Railroad
- Zoning Boundary

OVERLAY ZONES

- Automotive (AU) Overlay Zone
- College Park (CP) Overlay Zone
- Greenbrae Island Annexation Area (GA) Overlay Zone
- Historic District (HD) Overlay Zone
- Planned Development (PD) Overlay Zone
- Business Attraction, Retention and Revitalization Overlay (BARRO) Zone
- Residential Minimum Density 10+ (RMD-10+) Overlay Zone
- Residential Minimum Density 24+ (RMD-24+) Overlay Zone
- Residential Development (RD) Overlay Zone

ZONING DISTRICTS

Residential Zones*

Residential Estate (RE-*)
Residential Low Density (RL-*)
Residential Medium Density (RM-*)
Residential Medium High Density (RMH-*)
Residential High Density (RH-*)

* Number designator indicates maximum allowed density, or where a number is followed by a +, minimum required density, in dwelling units/acre.

Commercial and Mixed Use Zones

Commercial Mixed-Use (CMU)
Commercial Neighborhood (CN)
Commercial General (CG)
Commercial Service (CS)

Public and Semi-Public Zones

Public Facilities (PF)
Parks, Recreation, and Open Space (PROS)

Employment Zones

Business Park (BP)
Industrial Light (IL)
Industrial Heavy (IH)

SOURCES:
Base data sources:

*City of Rocklin, 2024, 2025;
*USGS elevation data 2021.

NOTES:
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The City of Rocklin makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

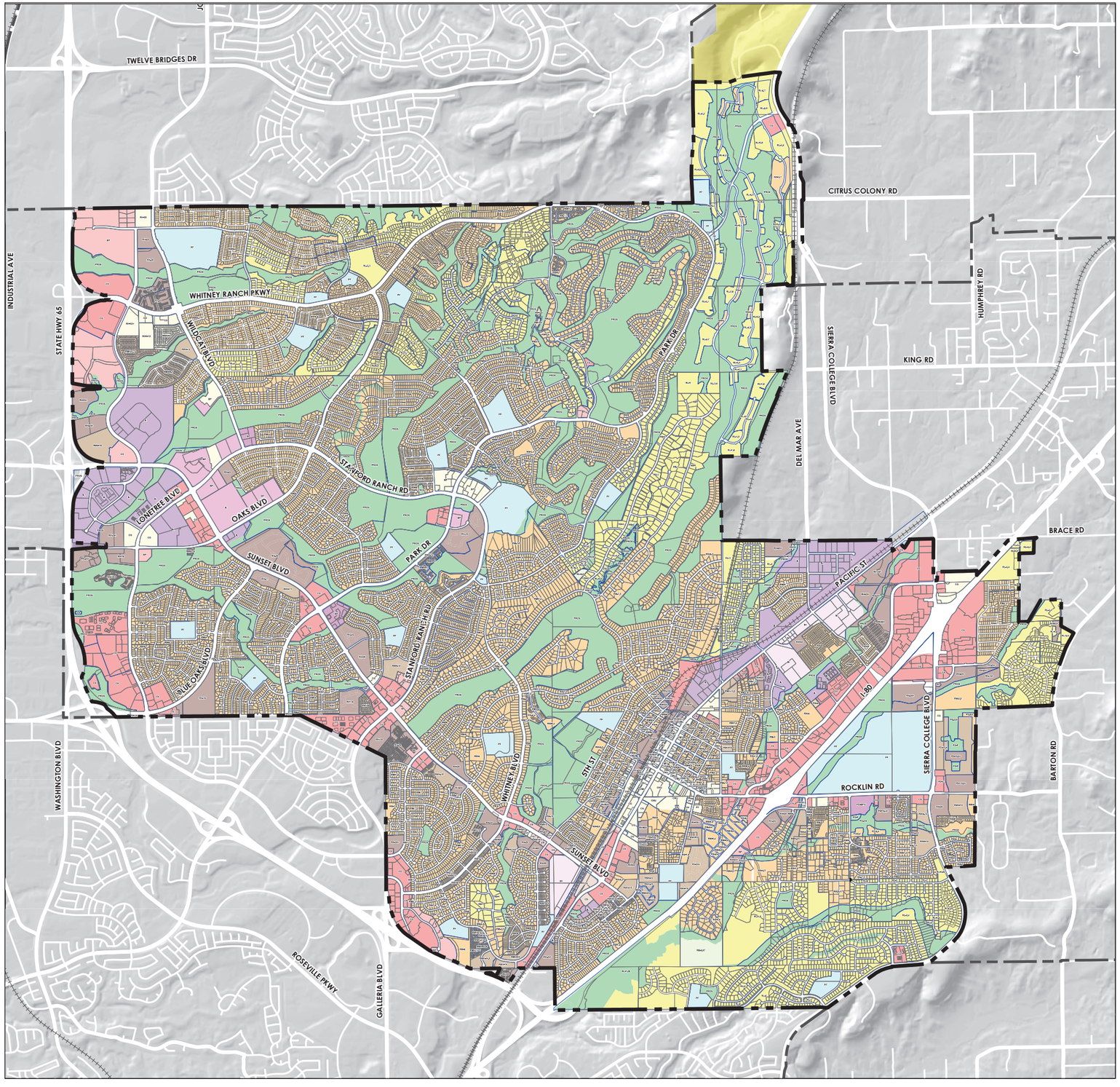
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Drawn by: RRM Design Group
ArcGIS Pro. Redlands, CA: Esri

MARCH 26, 2026

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CORRESPONDENCE MAP
GENERAL PLAN:PROPOSED ZONING

FOR INFORMATIONAL PURPOSES

NOTE: This map displays Proposed Zoning Districts overlaid on General Plan Land Use Designations to illustrate how the two relate. Proposed Zoning Districts are labeled and outlined in blue, while General Plan Land Use Designations are shown in color.

MAP FEATURES

- City Boundary
- Parcel Boundary
- Railroad
- Zoning Boundary

GENERAL PLAN LAND USE DESIGNATIONS

Residential Designations
- Rural Residential
- Low Density Residential
- Medium Density Residential
- Medium-High Density Residential
- High Density Residential

Industrial Designations
- Light Industrial
- Heavy Industrial

Commercial and Mixed Use Designations
- Mixed Use
- Professional Office
- Business Professional/Commercial
- Business Prof./Comm./Light Industrial
- Retail Commercial
- Service Commercial

Public and Semi-Public Designations
- Public/Quasi-Public
- Recreation/Conservation

ZONING DISTRICTS

Residential Zones*
Residential Estate (RE-*)
Residential Low Density (RL-*)
Residential Medium Density (RM-*)
Residential Medium High Density (RMH-*)
Residential High Density (RH-*)

* Number designator indicates maximum allowed density, or where a number is followed by a +, minimum required density, in dwelling units/acre.

Commercial and Mixed Use Zones
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Public and Semi-Public Zones
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Parks, Recreation, and Open Space (PROS)

Employment Zones
Business Park (BP)
Industrial Light (IL)
Industrial Heavy (IH)

MARCH 26, 2026

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N W E S

City of Rocklin
Comprehensive Zoning Ordinance Update

COMMUNITY OUTREACH SUMMARY

Project Overview

ZONE Rocklin, the Rocklin Zoning Code and Map Update Project, is an effort to comprehensively update the City of Rocklin's Zoning Code and Zoning Map. The goal of the project is to produce a state of the art, flexible, effective, and user-friendly Zoning Code and Zoning Map that will serve as an effective tool to achieve the City's and community's vision for the future. To engage the public in this process, the project has utilized various community outreach efforts, including the distribution of informational postcards and handouts, regular project updates to an email list, and community events for gathering feedback. Social media posts, a dedicated city webpage, and updates in the City newsletter and the weekly Mayor's Message have also kept residents informed.

At a Glance:

- Dedicated project webpage with project information, involvement opportunities, and project documents
- 550+ project postcards and handouts distributed at in-person meetings, events, and at the Planning Services counter
- Featured in 10 City Newsletter and Weekly Mayor's Message reaching 3,300+ City Newsletter subscribers
- Discussed at 10+ public meetings, hearings, and workshops
- Featured in 10 project specific social media posts on Facebook, X, and NextDoor
- 10 individual interviews with ordinance users

Branding

At the start of the project, a logo and branding for ZONE Rocklin were created to capture and create a distinct visual identity that is easily recognizable. The consistent use of branding and the logo helps the community recognize the project and makes them more likely to engage as they become familiar with the effort.

Outreach Materials

Project Webpage

The project webpage was established at the beginning of the project as a 'one-stop shop' for project information. It provided background information on the project, opportunities to get involved, the latest project news, and project documents. The webpage was updated before and after each public meeting and with each new document. The webpage allowed viewers to submit comments and sign up for project updates via the City Newsletter. Recordings of meetings and workshops were also made available for viewing.



Project Handouts and Postcards

Project handouts and postcards detailing the project, including information on how to ask questions and provide comments, were distributed at in-person meetings, events, and at the Planning Services counter as well as via email to the City Newsletter subscription list.

- Throughout the project, Planning Commission and City Council members were provided with project postcards to share with their constituents, beginning with an initial distribution and followed by additional postcards as requested.
- Beginning in February 2025 and continuing throughout the project, Planners of the Day at the Planning Services Desk distributed project postcards to community members who visited with planning-related questions. Through this method, approximately 100 postcards were handed out, helping to share project information directly with engaged members of the public.
- Throughout the project, approximately 100 postcards and handouts were made available at the information table at all Planning Commission and City Council meetings beginning in February 2025. Reference was made to their availability during project-related meetings and discussions.
- On October 18, 2024, approximately 30 postcards were distributed to Placer County businesses and Rocklin residents at the Placer Valley 2024 event.
- On April 24, 2025, approximately 100 flyers and 50 postcards were distributed at the Rocklin Civic Celebration event.
- On June 24, 2025, approximately 10 postcards were distributed to business owners attending the Granite Drive meeting with business owners.
- On October 2, 2025, approximately 104 handouts were hand-delivered to Rocklin businesses in the Alvis Court area during the Business Walk event.
- On October 18, 2025, approximately 20 postcards were distributed to Placer County businesses and Rocklin residents at the Placer Valley 2025 event.
- On November 17, 2025, 48 postcards were included in new business welcome packets sent to new business license holders in the City of Rocklin.
- On November 20, 2025, 20 postcards were distributed to attendees of a Leadership Rocklin meeting.

ZONE ROCKLIN

The City of Rocklin is updating its Zoning Ordinance and Map!

ZONE Rocklin **is an effort to update the City's Zoning Ordinance and Map, the set of rules that apply to development to ensure that new projects and uses respect existing character and reflect the community's vision for the future. We invite all community members to participate!**

Questions or Comments?

For more information, send an email to ZoneRocklin@rocklin.ca.us, or visit the project website, www.rocklin.ca.us/zone-rocklin

Scan the QR Code to visit the project website

ZONE ROCKLIN

Welcome to the Rocklin Zoning Ordinance and Map Update Project!
The Zoning Ordinance and Map Update is an effort to **comprehensively update the City of Rocklin's Zoning Ordinance and Zoning Map**. The goal of the project is to produce a state of the art, flexible, effective, and user-friendly Zoning Ordinance and Zoning Map that will serve as an effective tool to achieve the community's vision for the future.

What is a Zoning Ordinance?

While the General Plan sets forth a wide-ranging and long-term vision for the City, the Zoning Ordinance specifies how each individual property can be used to achieve that vision. **Zoning Ordinances are the body of rules and regulations that control what is built on the ground, and what uses occupy buildings and sites**. They establish they types of uses that are permitted and what the review process is. They also include development standards to determine the form of development, such as the size and height of buildings or the amount of parking, to reflect the desired character of the community.

Why update the Zoning Ordinance?

The current Zoning Ordinance, Title 17 in the Municipal Code, has not been comprehensively updated in over three decades. **Outdated regulations can be difficult to use and can hinder community objectives and economic development**.

The City recently conducted an operational and organizational assessment of its land use processes, including an evaluation of code and ordinance efficacy. Ultimately, it was recommended that the City rewrite the Zoning Ordinance with an eye to simplifying it and reducing the need for interpretations. The Zoning Ordinance and Map Update project is the implementation of that recommendation.

What is the process and how long will it take?

New and updated regulations will be drafted for review and consideration and revised, based on input received. **The community is encouraged to participate throughout the review process** anticipated to take about 18 months.

Questions or Comments?

For more information, send an email to ZoneRocklin@rocklin.ca.us, or visit the project website, www.rocklin.ca.us/zone-rocklin

Scan the QR Code to visit the project website

Outreach Activities

Code User Interviews

The consultant team conducted interviews with regular ordinance users, including builders, engineers, designers, attorneys, consultants, and representatives from utility companies and partner agencies, to gather insights on issues and ideas related to the Zoning Code and Map update, focusing on their experiences with the City's regulations.

- July 17, 22, and August 1, 2024, virtual Code User interviews with approximately 10 participants (34 were invited).

Project Introduction Meetings

Staff and the consultant team provided a project introduction at the August 27. 2024 City Council Meeting and the October 1, 2024 Planning Commission Meeting.

Recommendations Memo Joint City Council and Planning Commission Workshop

The City Council and Planning Commission held a joint workshop on February 4th, 2025, to review and discuss recommendations from the ZONE Rocklin Zoning Recommendations Memo (2025).

Community Events and Meetings

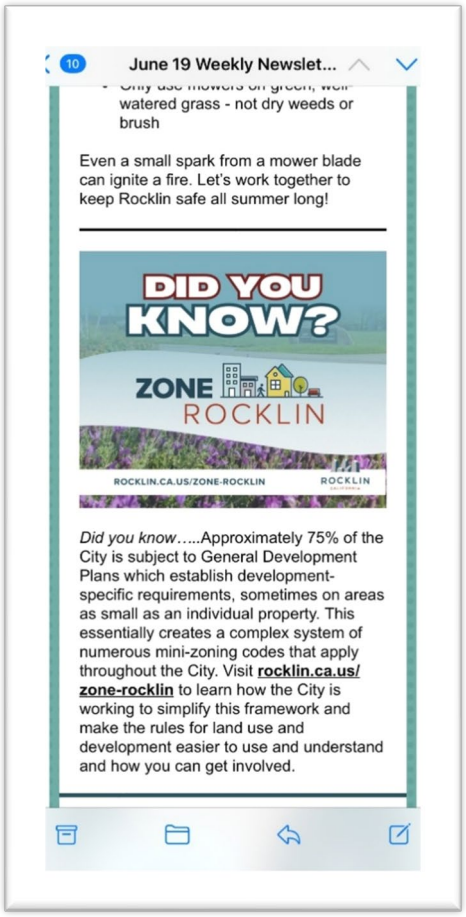
The project team participated in several community events to reach a variety of audiences, including local business leaders, residents, City Chamber of Commerce members, and others.

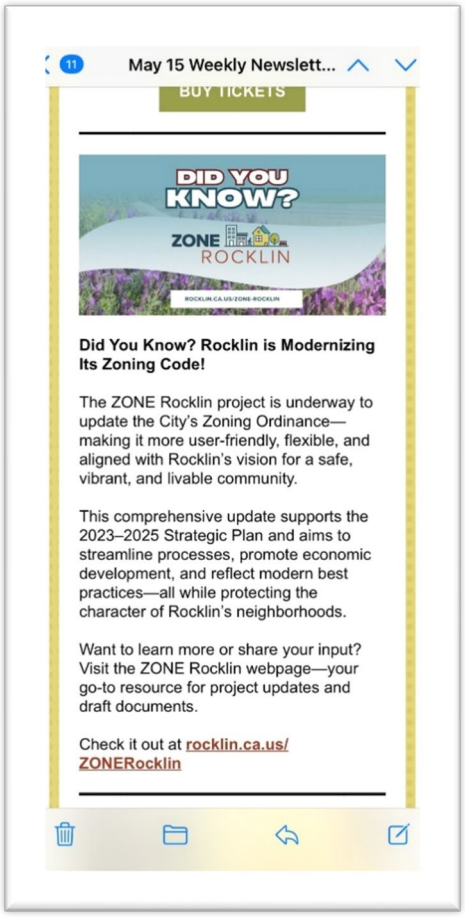
- On October 18, 2024, staff engaged with approximately 15 attendees at Placer Valley 2024, an event focused on community and sports-related activities.
- On April 26, 2025, staff engaged with approximately 150-200 residents at the Rocklin Civic Celebration, a large family-friendly event featuring activities, vendors, and City department showcases. Project postcards, flyers, and poster boards were available at the City booth.
- On June 24, 2025, staff conducted a meeting with auto dealership owners at the Granite Drive Meeting. Community Development Director David Mohlenbrok provided a ZONE Rocklin project update and each business owner was given a project postcard.
- On June 27, 2025, Mayor Jill Gayaldo provided a high-level project update to over 225 attendees, including business owners, community leaders, and elected officials, at the State of the City Address.
- On October 2, 2025, staff engaged with Rocklin businesses in the Alvis Court area during the Rocklin 2025 Business Walk.
- On October 18, 2025, staff engaged with approximately 20 attendees at the Placer Valley 2025 event.

City Newsletter and Weekly Mayor's Message

A total of 10 project updates were featured in the City Newsletter and Weekly Mayor's Message throughout the ZONE Rocklin process. People can subscribe to receive updates via the project webpage. Approximately 3,300 subscribers receive the City Newsletter, including Planning Commissioners, City Council Members, residents, and business owners.

- July 18, 2024, Project Introduction, 60% open rate
- August 27, 2024, Recap of Project Introduction City Council Meeting, 58% open rate
- November 14, 2024, Summary of the Project Introduction Presentation given to Planning Commission and City Council, 58% open rate
- January 9, 2025, Release of Recommendations Memorandum, 60% open rate
- January 16, 2025, Recommendations Memorandum reminder and Joint Workshop information, 58% open rate
- January 23, 2025, Joint Workshop reminder, 61% open rate
- January 30, 2025, ZONE Rocklin Workshop reminder, 54% open rate
- February 27, 2025, ZONE Rocklin fun facts and project blurb, 60% open rate
- June 19, 2025, ZONE Rocklin fun facts and project blurb focused on General Plan requirements, 60% open rate
- November 17, 2025, Choose Rocklin Quarterly Economic Development newsletter provided ZONE Rocklin information and a direct link to the webpage, 61% open rate





Social Media Posting

10 social media posts on Facebook, X, and NextDoor have been shared throughout the project at key milestones, including project launch, presentations to the Planning Commission and City Council, online publication of the ZONE Rocklin Recommendations Memo (2025), and reminders of upcoming hearings. In addition, periodic "fun fact" posts were shared to raise awareness of the project, explain what zoning is, and highlight how zoning regulations affect residents and businesses, encouraging learning and engagement with the zoning ordinance update beyond formal meetings.

- July 25, 2024, Project Introduction (Views: N/A, Engagement: 23, Reach: 728)
- November 12, 2024, Project Introduction (Views: 1,004, Engagement: 51, Reach: 609)
- January 9, 2025, Recommendations Memo and Joint Workshop (Views: 1,160, Engagement: 39, Reach: 459)
- January 22, 2025, Recommendations Memo and Joint Workshop (Views: 993, Engagement: 35, Reach: 665)
- January 31, 2025, Joint Workshop (Views: 643, Engagement: 7, Reach: 436)
- February 3, 2025, Joint Workshop (Views: 498, Engagement: 3, Reach: 343)
- February 12, 2025, Recommendations Memo (Views: 631, Engagement: 14, Reach: 434)
- February 28, 2025, Fun fact and project blurb (Views: 1,719, Engagement: 105, Reach: 1,115)
- May 15, 2025, Fun fact and project blurb (Views: 1,907, Engagement: 169, Reach: 1,115)
- June 19, 2025, Fun fact and project blurb (Views: 907, Engagement: 25, Reach: 621)

