

ZONING

370 Attachment 2

City of Roseville

Schedule of Regulations [Amended 2-26-2019 by Ord. No. 1308]

Zoning District	Minimum Zoning Lot Size Per Dwelling Unit		Maximum Height of Structures		Minimum Yard Setback (Per Lot in Feet)				Minimum Floor Area Per Unit (square feet)	Maximum % Lot Area Covered by All Buildings
	Area In Square Feet	Width in Feet	In Stories	In Feet	Front	Sides		Rear		
						Minimum	Total			
R-1A One-Family Residential	15,000	75	2	25	25(r)	10	20	35	(c)	15
R-1 One-Family Residential	5,500	55(a)	2	25	25(r)	5(b)	15	35	(c)	30(b)
R-2 Two-Family Residential	4,000	40	2	25	25(r)	5(b)	15	35	(c)	30
RM-1 Multiple-Family Residential (Low Rise)	(d)	(d)	2	25	25(e,r)	20(e)	40(e)	35(e)	1 bedroom: 500 2 bedroom: 700 3 bedroom: 900 4 bedroom: 1,100	25
RM-2 Multiple-Family Residential (High Rise)	(d)	(d)	(no maximum)		(e,r)	(e)	(e)	(e)	1 bedroom: 500 2 bedroom: 700 3 bedroom: 900 4 bedroom: 1,100	15
OS Office Service	(f)	(f)	3(g)	30(g)	(h,r)	15(l,q)	30(i,q)	20(j)	None	(f)
B-1 Local Business	(f)	(f)	2	25	(h,r)	(i,q)	(i,q)	20(j)	None	(f)
B-2 Community Business	(f)	(f)	3(g)(s)	30(g)(s)	(h,r)	75(k)	150(k)	75(j,k)	None	(f)
B-3 General Business	(f)	(f)	3(g)(s)	30(g)(s)	(h,r)	(i,q)	(i,q)	20(j)	None	(f)
I-1 Light Industrial	(f)	(f)	—	40(g)	(h,m,r)	20(n,o,q)	20(n,o,q)	10(n,p)	None	(f)
I-2 General Industrial	(f)	(f)	—	60(g)	(h,l,m,r)	30(n,o,q)	30(n,o,q)	10(n,p)	None	(f)

ROSEVILLE CODE

NOTES:

- (a) In the R-1 One-Family Residential District, all corner lots shall be a minimum width of 60 feet. Interior lots on irregular and curving streets may have a minimum frontage of 45 feet at the front property line, provided, however, the lot area is at least 5,500 square feet in area and the lot is at least 55 feet wide at the minimum required front yard setback line.
- (b) For lots of record of less than 55 feet in width at the building line, the side yards shall be a minimum of four feet for a total of 14 feet for all side yards. If an attached garage is part of the main building; provided, however, that when a driveway is provided leading to required off-street parking within a side yard, said driveway shall be a minimum of 10 feet wide. The minimum width of the house at the building line shall be at least 24 feet.
- (c) A side yard abutting the side street of a corner lot shall not be less than 10 feet in width, provided a lawful nonconforming lot of record with frontage of less than 55 feet may have the side abutting the street reduced to not less than eight feet.

Existing lots of record containing less than the minimum required lot area of the district may have a lot coverage by all buildings of up to 35%.

The minimum square feet of living space required at ground level for each dwelling unit, exclusive of any area contained within any attached garage and porches, shall be as follows:

Lot Width Less Than 55 Feet

Story	Minimum Area Requirements (square feet)	
	With Basements	Without Basements
1	816	960
1 1/2	720	864
2	624	768

Lot Width Greater Than 55 Feet

Story	Minimum Area Requirements (square feet)	
	With Basements	Without Basements
1	960	1,108
1 1/2	864	1,012
2	768	916

- (d) In an RM-1 Multiple-Family District, the total number of rooms of 80 square feet or more (not including kitchen and sanitary facilities) shall not be more than the net area of the parcel (exclusive of any public rights-of-way), in square feet, divided by 725.

In the RM-2 Multiple-Family District (High Rise), the total number of rooms of 80 square feet or more (not including kitchen and sanitary facilities) shall not be more than the net area of the parcel (exclusive of any public rights-of-way), in square feet, divided by 300, except as permitted in § 370-61.

ZONING

In both the RM-1 and RM-2 Districts, for the purpose of computing the permitted number of dwelling units per acre, the following room assignments shall control:

Efficiency and one bedroom	= 3 rooms	Plans presented showing one-, two- or three-bedroom units, including "den," "library" or other extra room, shall count such extra room as a bedroom for the purpose of computing density.
Two bedrooms	= 4 rooms	
Three bedrooms	= 8 rooms	
Four bedrooms	= 10 rooms	

In an RM-2 Multiple-Family District (High Rise), multiple-family residential buildings two stories or less in height (low rise) shall conform to the requirements of the RM-1 District as set forth in the Schedule of Regulations.

- (e) In RM-2 Districts, the minimum yards shall be equal to the height of the building, except that where a lot line abuts a street, 1/2 the width of the right-of-way of said street may be considered as yard setback, but in no instance shall any yard setback be less than 50 feet, measured from the street right-of-way line. In all multiple-residence districts (RM-1 and RM-2), the minimum distance between any two buildings shall be regulated according to the length and height of such buildings, and in no instance shall this distance be less than 30 feet. In all RM Districts, the area used for computing density shall be the total site area, exclusive of any dedicated public road rights-of-way, of either interior or bounding roads. In the RM Districts, parking areas, maneuvering lanes and/or drives intended for ingress-egress to parking spaces which are adjacent to residential building walls containing windows and/or doorways on the ground floor level shall be located at least 15 feet from such walls. The formula regulating the required minimum distance between two buildings in the RM Districts is as follows:

$$S = \frac{L_A + L_B + 2 H_A + H_B}{6}$$

where: S = Required minimum horizontal distance between any wall of building A and any wall of building B or the vertical prolongation of either.

L_A = Total length of building A.

The total length of building A is the length of that portion or portions of a wall or walls of building A from which, when viewed directly from above, lines drawn perpendicular to building A will intersect any wall of building B.

L_B = Total length of building B.

The total length of building B is the length of that portion or portions of a wall or walls of building B from which, when viewed directly from above, the lines drawn perpendicular to building B will intersect any wall of building A.

H_A = Height of building A.

The height of building A at any given level is the height above natural grade level of any portion or portions of a wall or walls along the length of building A. Natural grade level shall be the mean level of the ground immediately adjoining the portion or portions of the wall or walls along the total length of the building.

H_B = Height of building B.

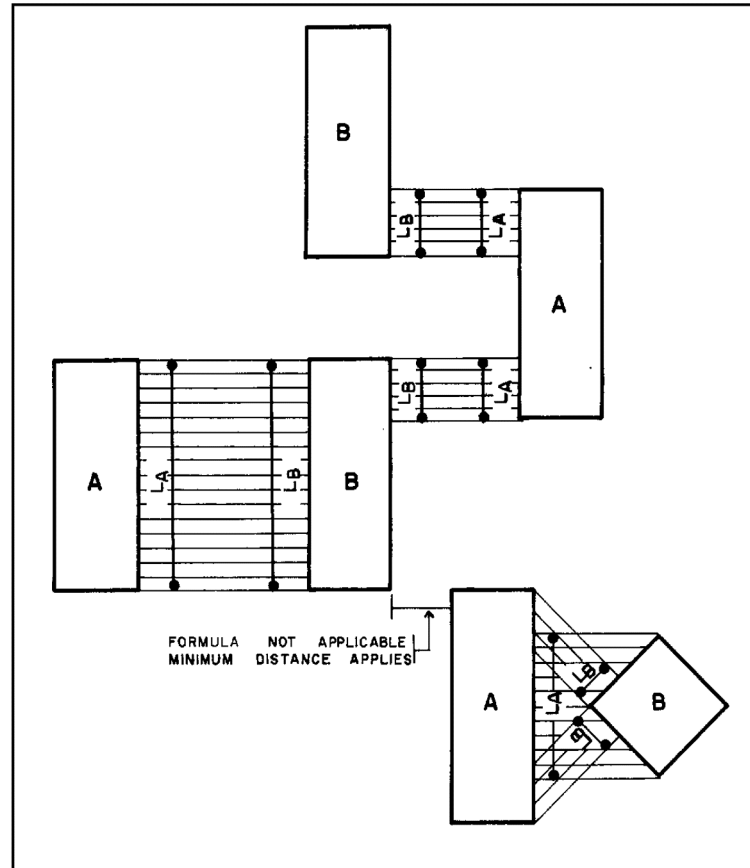
ROSEVILLE CODE

The height of building B at any given level is the height above natural grade level of any portion or portions of a wall or walls along the length of building B. Natural grade level shall be the mean level of the ground immediately adjoining the portion or portions of the wall or walls along the total length.

- (f) The minimum lot area and width, and maximum percent of building coverage, shall be determined on the basis of off-street parking and loading, greenbelt screening, and yard setback requirements as required in this chapter for the respective uses and use districts indicated.
- (g) The Zoning Board of Appeals may modify height regulations after recommendation by the Planning Commission. In approving any increase in the height of structures, all yards shall be increased at least one foot in depth for each additional one foot of building height.
- (h) In the nonresidential districts, a minimum front yard setback equal to the following schedule of setbacks by thoroughfare and by district shall apply. All setbacks shall be measured from the center line of the fronting thoroughfare.

ZONING

DISTANCE SPACING FOR MULTIPLE DWELLINGS



ROSEVILLE CODE

Dimensional Setback in Feet by District (1)

Thoroughfare	OS	B-1	B-2	B-3	E-S	I-1	I-2
Gratiot	122	112	177	127	152	142	162
Groesbeck	122	112	177	127	152	142	162
Hayes Road (N. of 12 Mile)	80	70	135	84	110	100	120
Little Mack	80	70	135	85	110	100	120
Mile Roads	80	70	135	85	110	100	120
Utica	80	70	135	85	110	100	120
Common	63	53	118	68	93	83	103
Frazho	63	53	118	68	93	83	103
Hayes Road (S. of 12 Mile)	63	53	118	68	93	83	103
Martin	63	53	118	68	93	83	103
Masonic	63	53	118	68	93	83	103

- (1) All setback requirements are to be applied from the center line of the road. Dimensions represent 1/2 of projected right-of-way, plus required setback.

Except as otherwise restricted in footnote (l) of this section, off-street parking shall be permitted to occupy the required front yard, provided that there shall be created and maintained a minimum unobstructed landscaped setback of 10 feet between the nearest point of the off-street parking area, exclusive of access driveway(s) and the nearest right-of-way line as indicated on the City's Major Thoroughfare Plan.

- (i) Except as otherwise specified in the Building Code, no side yards are required along the interior side lot lines of the district, except if walls of structures facing such interior side lot lines contain window or door openings, side yards not less than 10 feet in width shall be provided, except further, whenever an interior side yard is provided, such side yard shall be not less than 10 feet in width.
- (j) Off-street loading space shall be provided in the rear yard in the ratio of at least one space per each establishment and shall be provided in addition to any required off-street parking area. Off-street loading shall further meet the requirements of § 370-78 of this chapter.
- (k) No building shall be closer than 75 feet to the outer perimeter (property line) of such district.
- (l) A minimum front yard of 80 feet shall be provided wherever an I-2 District is located directly across a public street or road from any residential district.

A required front yard may be penetrated to within 40 feet of an existing or proposed right-of-way line (as shown on the major thoroughfare plan) with: (1) that portion of the use housing only office facilities, provided the height of such office facilities shall not exceed 25 feet; or (2) off-street parking for use by customers, clients and/or visitors if screened from public view by an intense planting screen of at least 20 feet in width, subject further to the provisions of Art. XXII of this chapter.

- (m) A modification of the front yard setback shall be permitted whenever the front yards of existing principal permitted structures on adjacent zoning lots are less than the minimum depth required above. In such case, the minimum front yard shall be equal to the average of the required and existing front yard depths.

ZONING

Front yard depths of existing principal permitted structures that do not meet the above requirements shall not be considered nonconforming. However, such front yard depths shall not be reduced below the present setback of the established principal structure.

- (n) Required off-street parking for employees shall be provided in the side or rear yards except where provided in an abutting P-1 (Vehicular Parking) District, or otherwise provided herein. Such off-street parking shall further be subject to the requirements of Art. XX of this chapter.

Off-street loading space shall be provided in interior side or rear yards only, except as otherwise provided herein, at a ratio of at least one space for each establishment and shall be provided in addition to any required off-street parking area. Off-street loading space shall further meet the requirements of § 370-78 of this chapter.

Any area used for employee parking, loading, servicing or outdoor storage shall be screened from the view of any adjacent residential district in the manner set forth and regulated in Art. XXII of this chapter.

- (o) Only one interior side yard shall be required, provided that approval is obtained from the abutting property owner, and provided further that the minimum distance between building masses shall be at least equal to twice the minimum side yard depth. Any building wall erected on a side lot line shall not contain any window or door openings, and construction of such wall shall be approved by the Building Department regarding fireproof materials. Whenever a side yard is provided, it shall be at least equal to the minimum depth set forth above.
- (p) Whenever a property line abuts a residential district, a minimum setback of 60 feet shall be required for any principal or accessory use or structure, except off-street parking.
- (q) Where the side yard abuts a residential district, an exterior side yard (abutting a street) shall not be less than 25 feet, provided further that off-street parking and/or loading shall not be permitted within said exterior side yard. Curb cuts providing access to off-street parking and/or loading areas shall be approved by the Building Department.
- (r) In all zoning districts, exterior building wall materials shall be subject to the approval of the Building Department or the Planning Commission and subject further to the standards set forth in § 370-107 of this chapter.
- (s) In B-2 and B-3 Zoning Districts, for parcels with at least 100 feet of frontage on Gratiot Avenue, the maximum height of structures in stories shall be four; the maximum height of structures in feet shall be 50.