

# Zone Regulations Overview

Zone Regulations specify land use and development standards for base zoning districts within the City. The base zones include:

- Residential Zones
- Commercial and Mixed Use Zones
- Employment Zones
- Public and Semi-Public Zones

## Base Zone Components

### What does a base zone include?



#### Purpose

Each zoning district includes a purpose statement that aligns with the vision and goals of its corresponding General Plan land use designation. These statements also provide a basis for the findings required for decisions on discretionary permits.



#### Land Use Regulations

Allowed uses are organized in tables to offer a clear, quick reference for development opportunities in each zone. The tables indicate the required level of review, note any restrictions on permitted uses, and include cross-references to relevant code sections for additional regulations.



#### Development Standards

Each zoning district outlines development standards that specify dimensional requirements and limitations for lot size, setbacks, building height, and density.

## Overlay Zones

Overlay Zones are zones that are applied on top of base zoning districts in situations where modification of permitted uses or required standards is appropriate due to specific conditions, circumstances, or goals. Overlay zones can be geographically defined and mapped and can apply to areas where specific conditions exist.

#### Overlay Zones in Rocklin include:

- Automotive (AU) Overlay Zone
- Business Attraction, Retention and Revitalization Overlay (BARRO) Zone
- College Park (CP) Overlay Zone
- Greenbrae Island Annexation Area (GA) Overlay Zone
- Historic District (HD) Overlay Zone
- Planned Development (PD) Overlay Zone
- Residential Development (RD) Overlay Zone
- Residential Minimum Density (RMD) Overlay Zone

# Land Use Regulations

## What are Land Use Regulations?

Land use regulations establish which uses are permitted, permitted with a Use Permit, or prohibited. The land use regulations include the following:

- **Allowed uses by Zoning District.** Permit and review requirements are presented in a user-friendly table, making it easy to compare across zoning districts.
- **Additional requirements for specific uses and activities.** Certain uses are subject to specific standards to address their unique needs and potential impacts on surrounding uses.
- **Use classifications.** Use classifications define each land use in the Zoning Code. Land uses have been revised and consolidated into use groups based on common function, product, impacts, or physical characteristics. The use groups are designed to be broad enough to allow a variety of uses to allow staff to determine which group an unlisted use fits best in.

## How to use the Land Use Table

### 1 Determine the use you are interested in

All uses are defined in a single chapter - Use Classifications, Within this chapter, uses are categorized into broad groups so that similar uses are found near each other for comparison if a question arises

### 2 Identify if the use is allowed and what type of review is required

**P** = Permitted

**M** = Minor Use Permit required

**C** = Conditional Use Permit required

- = use not allowed

### 3 Check specific use standards

Cross-references identify where additional references are found in the Code

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
<b>Commercial Uses</b>					
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
<b>Automobile/Vehicle Sales and Services</b>					
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
<b>Banks and Financial Institutions</b>					
Banks and Financial Institutions	P	P	P	P	
<b>Business Services</b>					
Business Services	P	P	P	P	
<b>Commercial Entertainment and Recreation</b>					
See Subclassifications below					
Cinema	P	-	P	P	
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

Zoning district grouping

Zoning district abbreviation

Additional regulations apply to certain uses

# Use Classifications

## Use classifications are definitions of land uses regulated in the Zoning Code



Consolidated lists of use allowances



Reflect contemporary land uses



Organized based on common function, product, and physical characteristics



Broad use groups allow for consideration of new, unanticipated uses

## Group Uses by Type

- Residential Uses
- Public/Semi-Public Uses
- Commercial Uses
- Industrial Uses
- Transportation, Communication, and Utility Uses

### 17.12.030 Commercial Uses

**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 Services.

Commercial Use Group Type

Broad use groups include more specific uses where warranted