Should / Shall Statement Cross Check

Purpose: To identify the underlying implementing policy, ordinance, or standard for each "shall" statement contained in the Community Design Guidelines.

Summary: "None" indicates that there is no ordinance, policy, or standard that directly mandates the requirement. In these instances, the guideline is considered a "best practice." Several guidelines reference "Various Specific Plan Design Guidelines" as the implementing policy. In these cases, the respective guidelines were adopted with a specific plan (by Council Resolution) prior to the adoption of the Community Design Guidelines. Many of the Community Design Guidelines were drawn from the previously adopted specific plans (Southeast, Northeast, North Central) to ensure citywide consistency.

Community Design Guideline	Applicable Implementing Ordinance, Policy, or Standard
Compact Residential Design Guidelines	
CR-22 Required number of parking spaces **shall** be provided for all units, as defined in the Zoning Ordinance.	**Zoning Ordinance Chapter 19.26 (Off-street Parking and Loading)**
CR-27 Consistent with the architectural style, all openings (windows, vents, doors, etc.) **shall** incorporate trim or other relief (e.g., sills, shutters, etc.).	**None**
CR-32 Consideration **shall** be given to the placement of equipment and utilities to improve the aesthetics and function of outdoor spaces.	**None**
CR-34 Visual and physical connection between private and public space should be maintained to encourage natural surveillance while creating separation between the street and living areas. Consideration should be given when living areas are in close proximity to street. Some options include: • Vertical grade separation. If this option is chosen, it **shall** be a minimum of 24 inches.	**None**
CR-40 Landscape plans **shall** be consistent with the City's Water Efficient Landscape Requirements (such as having a plant selection that is well suited or adaptable to the climate of this region and providing an annual irrigation program with a minimum four (4) season water schedule.)	**Water Efficient Landscape Requirements** (RESOLUTION NO. 93-55, pending revision)
CR-50 Safety and security in the project and its immediate surroundings **shall** be enhanced through lighting design.	**Various Specific Plan Design Guidelines (SERSP, NERSP, etc.)**
CR-54 Lighting sources **shall** have cut off lenses and should be located to avoid light spillage and glare on adjacent properties and in private spaces.	**Various Specific Plan Design Guidelines (SERSP, NERSP, etc.)**
CR-55 Pedestrian-scale light fixtures **shall** be of durable and vandal resistant materials and construction.	**Various Specific Plan Design Guidelines (SERSP, NERSP, etc.)**
CR-56 Streets, alleys, and parking areas **shall** have a minimum illumination level of 1.0 footcandle at the pavement surface for increased safety and adequate identification.	**None**
CR-57 Pedestrian walks **shall** have minimum illumination levels of 0.5 footcandles as a maintained minimum at the walking surface to identify any ground level changes or changes in walking conditions.	**None** (Industry standard and recommended by the Law Enforcement Environmental Planning Association of California)

Multi-Family Design Guidelines	
MF-3 Buildings should be placed to create a street presence and enhance neighborhood character. • When adjacent to single family residences, side and rear setbacks **shall** allow for a sufficient planter area to buffer impacts and screen undesirable views.	**Zoning Ordinance.** The Attached Housing zone district (R3) identifies prescriptive setback requirements for front, side, and rear yards; however, required setbacks may be modified through Design Review Permit approval.
MF-4 Projects proposed in phases **shall** be designed to function independently, without reliance on improvements included in subsequent phases. • Future phases graded at the time of initial site grading **shall** be hydroseeded with groundcover to enhance the site's appearance and prevent erosion. • Subsequent phases **shall** be fenced sufficiently to avoid conflicts between residents, guests, and construction traffic.	The City's **Improvement Standards** contain requirements for the design and construction of infrastructure and other improvements. The extent of phasing allowed is determined case-by-case, depending on the project. Note that this guideline is a carryover from the existing CDGs.
MF-15 Grading plans for sites with native oak trees should be designed to protect the long term survival of the trees. • Grading within the protected zone of any native oaks tree **shall** comply with the requirements of the Tree Preservation Ordinance.	**Zoning Ordinance Chapter 19.66 (Tree Preservation)**
MF-22 Street and drive aisle widths, throat depths, and stacking distances, and parking **shall** comply with current City standards. • Required number of parking spaces **shall** be provided for all units, as defined in the Zoning Ordinance. • All pedestrian circulation walks **shall** be designed to provide access to the disabled in compliance with the American's with Disabilities Act (ADA), California Title 24 and the City's Improvement Standards. • Bicycle racks or lockers **shall** be provided in the quantity required by the Zoning Ordinance and should be located in highly visible and convenient areas at residential units and common areas.	**Zoning Ordinance Chapter 19.26 (Off-street Parking and Loading)**
MF-23 Multi family projects may be required to provide bikeway development as part of the street and/or street corridor improvements or open space connections. • Bikeway design **shall** conform to the criteria set forth in the City's Improvement Standards, the Bikeway Master Plan, and the California Highway Design Manual.	**Improvement Standards, Bikeway Master Plan, California Highway Design Manual**
MF-25 Trash enclosure location, dimensions, and design **shall** comply with current City standards. • All refuse containers **shall** be placed within screened storage areas or enclosures.	**Improvement Standards, Stormwater Design Manual**
MF-31 Setbacks **shall** comply with the requirements of the Zoning Ordinance and building codes where applicable.	**Zoning Ordinance, International Building Code**
MF-39 Loading, service, and storage areas should be screened from public view through a combination of building design and/or layout, masonry walls, grade separations and/or dense landscaping. • Screening for roof-mounted equipment **shall** be integrated into the building and roof design and use compatible materials, colors and forms. Wood lattice or fence like coverings are inappropriate for roof screening and are prohibited. • Roof mounted equipment, including but not limited to air conditioners, fans, vents, antennas, and microwave dishes **shall** be setback from the roof edge, placed behind a parapet or in a well, or painted to match their background, so that they are not visible to motorists or pedestrians on the adjacent streets.	**None**
MF-51 Plant materials **shall** be selected and located to avoid conflicts with the underground or above ground utilities.	**Improvement Standards**
MF-52 Trees and shrubs **shall** be selected and located to maintain safe sight line distances per the City's Clear Vision Triangle.	**Improvement Standards**
MF-54 All required landscaping improvements **shall** be continually preserved and maintained to professional maintenance industry standards. • Plant materials that have died or are in a visible state of decline **shall** be replaced to meet the requirements of the original landscape plan approval. • All proposed tree work on native oak trees that is considered to be a regulated activity under the Tree Preservation Ordinance **shall** require approval of a tree permit.	**Nuisance Abatement Ordinance (RMC 10.54.020), Zoning Ordinance (Tree Preservation)**

MF-55	Carports or trees should shade at least 50% of the paved parking areas as measured at 15 year maturity based on the tree species and mid summer sun angle conditions. The shade values for various tree species are located in the various specific plan landscape guidelines. Shade calculations **shall** be made in accordance with the Parking Lot Shade Diagram in Appendix C.	**Various Specific Plan Design Guidelines** (Consistent with shade ordinances adopted by other communities throughout the Central Valley)
MF-57	Planters **shall** be protected from vehicles by use of raised curbs or wheel stops.	**None**
MF-60	Landscape plans should be prepared by a licensed landscape architect and **shall** be prepared in accordance with the Water Efficient Landscape Requirements.	**Water Efficient Landscape Requirements**
MF-61	Slopes for landscaped areas should not exceed three to one, and the minimum slope **shall** be two percent.	**Improvement Standards**
MF-62	The protected zone of native oak trees located in landscaped areas **shall** be treated with a bark or other appropriate organic groundcover.	**None**
MF-63	The top and toe of slopes within landscaped areas **shall** be setback a minimum of two feet from fences, walls, property lines, street curbs, pedestrian/bike paths or other hardscape surfaces in order to prevent drainage across these surfaces.	**Improvement Standards**
MF-72	Safety and security in the project and its immediate surroundings **shall** be enhanced through lighting design.	**Various Specific Plan Design Guidelines**
MF-75	Lighting sources **shall** have cut off lenses and should be located to avoid light spillage and glare on adjacent properties and in private spaces.	**Various Specific Plan Design Guidelines**
MF-76	Project addresses **shall** be clearly displayed and illuminated for easy identification by emergency response personnel.	**City Addressing Policy**
MF-77	Pedestrian-scale light fixtures **shall** be of durable and vandal resistant materials and construction.	**Various Specific Plan Design Guidelines**
MF-78	Streets, entry drives, drive aisles, and parking areas **shall** have a minimum illumination level of 1.0 footcandle at the pavement surface.	**None** (Industry standard and recommended by the Law Enforcement Environmental Planning Association of California)
MF-87	Building and site addressing **shall** comply with applicable City addressing policies. • Consistent with the limitations identified within the Sign Ordinance, a lighted directory sign that shows building and apartment numbers **shall** be placed at each project entrance to direct visitors to their desired destination.	**City Addressing Policy**
	Commercial Design Guidelines	
CC-4	Consideration should be given to the orientation of service bays, drive-thru lanes, pickup windows, and other utilitarian building functions toward the street. • If drive-thru lanes must be adjacent to the street, they **shall** be screened through the use of low walls and/or landscaping. • If pickup windows must be oriented toward the street, they **shall** be de-emphasized through screening and/or architectural treatment.	**None**
CC-6	Buildings should be placed on project sites to create a transition to surrounding uses and enhance community character. • When adjacent to single family residences, side and rear setbacks **shall** allow for a sufficient planter area adjacent to the property line to buffer impacts and screen undesirable views.	The **General Plan** addresses compatibility of adjacent land uses.
CC-8	When a project is proposed in phases, each phase **shall** be designed to function independently, without reliance on improvements included in subsequent phases. • When future phases are graded at the time of initial site grading, they **shall** be treated to prevent erosion, consistent with the Storm Water Pollution Prevention Program adopted for the project. The appearance of future phases that have been graded should also be considered. Hydroseeding is encouraged.	The City's **Improvement Standards** contain requirements for the design and construction of infrastructure and other improvements. The extent of phasing allowed is determined case-by-case, depending on the project. Note that this guideline is a carryover from the existing CDGs.

	• When subsequent phases are under construction, they **shall** be fenced sufficiently to avoid conflicts between the occupied phases and construction traffic, and to protect the public safety.	
CC-12	Consistent with General Plan policy, commercial sites that abut single family residential areas **shall** provide a minimum 6-foot high masonry wall along the boundary except at pedestrian access points and in cohesively designed mixed-use projects.	The **General Plan** addresses compatibility of adjacent land uses.
CC-13	Compatibility of the uses **shall** be considered to determine the appropriateness of providing fencing between commercial and other land uses.	The **General Plan** addresses compatibility of adjacent land uses.
CC-20	Grading plans for sites with native oak trees should be designed to protect the long term survival of the trees. • Grading within the protected zone of any native oaks tree **shall** comply with the requirements of the Tree Preservation Ordinance.	**Zoning Ordinance (Tree Preservation)**
CC-26	Shopping cart return areas should be adequate to the size and use of the project and should be conveniently located. Cart return areas **shall** not eliminate required parking spaces or conflict with pedestrian or vehicle circulation.	**None**
CC-29	Recycling drop off areas, when required by State law, **shall** comply with the Zoning Ordinance regulations for such areas, and should be conveniently located to encourage their use and avoid conflict with pedestrian and vehicle circulation.	**Zoning Ordinance (Off-Street Parking and Loading)**
CC-30	Drive through aisles for fast food restaurants **shall** provide a minimum of 180 feet of stacking distance (measured from the pickup window) that does not conflict with the on-site parking and circulation system. Other similar operations such as car washes and automatic teller machines **shall** provide a minimum of 100 feet of stacking.	**None**
CC-31	Street and drive aisle widths, throat depths, stacking distances, and parking **shall** comply with current City standards. • Required number of parking spaces **shall** be provided, as defined in the Zoning Ordinance. • Compact parking spaces, when provided, **shall** not exceed thirty percent of the number of required parking spaces, and should be dispersed throughout the parking lot and not concentrated or grouped in one area. • All pedestrian circulation walks **shall** be designed to provide access to the disabled in compliance with the American's with Disabilities Act (ADA), California Title 24 and the City's Improvement Standards. • Bicycle racks or lockers **shall** be provided in the quantity required by the Zoning Ordinance and should be located in highly visible and convenient areas. • Projects that are required to prepare and gain approval of a Transportation Management Plan **shall** provide the required and optional elements as stipulated in the TSM Ordinance.	**Zoning Ordinance, Title 24, Americans with Disabilities Act, Transportation Systems Management Ordinance**
CC-36	Services and storage, including garbage collection, recycling, fire, and utilities should be adequately planned. • Outdoor storage **shall** be screened from public view through a combination of building design, landscaping and berming, and/or location.	**None**
CC-37	Trash enclosure location, dimensions, and design **shall** comply with current City standards. • All refuse containers **shall** be placed within screened storage areas or enclosures.	**Improvement Standards**
CC-45	Setbacks **shall** comply with the requirements of the Zoning Ordinance and building codes where applicable.	**Zoning Ordinance, International Building Code**
CC-54	Utilities and mechanical equipment should be screened from public view. • Screening for equipment **shall** be integrated into the building and roof design and use compatible materials, colors and forms. Wood lattice or fence like coverings are inappropriate for screening and are discouraged. • Roof mounted equipment, including but not limited to air conditioners, fans, vents, antennas, and microwave dishes **shall** be setback from the roof edge, placed behind a parapet or in a well, or painted to match their background, so that they are not visible to motorists or pedestrians on the adjacent streets.	**None**
CC-60	Native planting or compatible species of drought-tolerant plants should be used as much as possible to reduce water consumption, consistent with the City's Water Efficient Landscape Requirements.	**Water Efficient Landscape Requirements**

	• Turf **shall** not be used in median strips or within the protected zone of any native oak tree, or as provided in the Roseville Water Efficient Landscape Requirements.	
CC-64	Trees should shade at least 50% of the paved parking areas as measured at 15 year maturity based on the tree species and mid summer sun angle conditions. The shade values for various tree species are located in the specific plan landscape guidelines. Shade calculations **shall** be made in accordance with the Parking Lot Shade Diagram in Appendix C.	**Various Specific Plan Design Guidelines** (Consistent with shade ordinances adopted by other communities throughout the Central Valley)
CC-65	Plant materials **shall** be selected and located to avoid conflicts with the underground or above ground utilities.	**Improvement Standards**
CC-66	Trees and shrubs planted at all intersections and driveways **shall** be selected and located to maintain safe sight line distances per the City's Clear Vision Triangle as defined in the Zoning Ordinance.	**Improvement Standards**
CC-67	All required landscaping improvements **shall** be continually preserved and maintained to professional maintenance industry standards. • Plant materials that have died or are in a visible state of decline **shall** be replaced to meet the requirements of the original landscape plan approval. • All proposed tree work on native oak trees that is considered to be a regulated activity under the Tree Preservation Ordinance **shall** require approval of a tree permit.	**Nuisance Abatement Ordinance (RMC 10.54.020)** **Zoning Ordinance (for work on or around native oaks)**
CC-69	Planters shall be protected from vehicles by use of raised curbs or wheel stops.	**None**
CC-72	Landscape plans should be prepared by a licensed landscape architect and **shall** be prepared in accordance with the Water Efficient Landscape Requirements.	**Water Efficient Landscape Requirements**
CC-73	Slopes for landscaped areas should not exceed three to one, and the minimum slope **shall** be two percent.	**Improvement Standards**
CC-74	The protected zone of native oak trees located in landscaped areas **shall** be treated with a bark or other appropriate organic groundcover.	**None**
CC-75	The top and toe of slopes within landscaped areas **shall** be setback a minimum of two feet from fences, walls, property lines, street curbs, pedestrian/bike paths or other hardscape surfaces in order to prevent drainage across these surfaces.	**Improvement Standards**
CC-82	Safety and security in the project and its immediate surroundings **shall** be enhanced through lighting design.	**Various Specific Plan Design Guidelines**
CC-86	Lighting sources **shall** have cut off lenses and should be located to avoid light spillage and glare on adjacent properties and in private spaces.	**Various Specific Plan Design Guidelines**
CC-87	Project addresses **shall** be clearly displayed and illuminated for easy identification by emergency response personnel.	**City Addressing Policy**
CC-88	Pedestrian-scale light fixtures **shall** be of durable and vandal resistant materials and construction.	**Various Specific Plan Design Guidelines**
CC-89	Streets, entry drives, drive aisles, and parking areas **shall** have a minimum illumination level of 1.0 footcandle at the pavement surface.	**None** (Industry standard and recommended by the Law Enforcement Environmental Planning Association of California)
CC-95	The design and materials of the artwork should be durable against weather and vandalism, and should not require extensive maintenance. • Art that is to be offered to the City **shall** be done so in accordance with established City policy in effect at the time.	**None**
CC-98	Project signage **shall** conform to the Roseville Sign Ordinance.	**Sign Ordinance**
CC-99	Building and site addressing **shall** be illuminated and comply with applicable City addressing policies.	**City Addressing Policy**