Article 12
B-3 General Business Districts

Section 1200 Preamble:

The B-3 General Business Districts are designed to provide sites for more diversified business types and are often located so as to serve passerby traffic. The General Business Districts are thus typically mapped along major traffic arteries and/or adjacent to the Community Business Districts.

Section 1201 Principal Uses Permitted:

The following regulations shall apply to all “B-3" Districts and no building, structure, or premises, except as otherwise provided in this Ordinance Code, shall be erected, altered, or used except for one or more of the following specified uses:

1. Any principal permitted retail business or service establishment in the B-2 Districts.

2. Mortuary establishments, when adequate assembly area is provided as set forth in SEC. 2001 (d) of this Ordinance Code, off street parking for vehicles to be used in a funeral procession and provided further, that such assembly area shall be provided in addition to any required off-street parking area. A caretaker's or proprietor's residence may be provided within the main building of mortuary establishments.

3. Motor vehicle, car wash, when completely enclosed in a building.

4. Bus passenger stations.

5. New and used car salesroom, showroom or office.

6. Governmental office or other governmental use; public utility offices, exchanges, transformer stations, pump stations and service yards but not including outdoor storage.

7. Other structures and uses customarily incidental to the above permitted uses.

Section 1202 Uses Permitted Subject to Special Conditions:

The following uses shall be permitted subject to the conditions hereinafter imposed for each use and subject further to the review and approval of the Building Department or Planning Commission.

1. Any conditional use permitted in the B-2 District, subject to the conditions specifically set forth for the use.

2. Outdoor sales space for the exclusive sale, lease or rental of new or used automobiles, house trailers, boats, or trailers, subject to the following:

    a. The lot or area shall be provided with a permanent, durable, and dustless surface, and shall be graded and drained so as to dispose of all surface water accumulated within the area.

    b. Ingress and egress to the outdoor sales area shall be at least sixty (60) feet from the intersection of any two (2) streets.

    c. No major vehicle repair as defined in this Ordinance, shall be done on the lot.

    d. All exterior site lighting shall be subject to the applicable requirements of SEC. 2305 of the Ordinance Code.

    e. The applicable requirements of CHAPTER 332 Used Car Lots of the Roseville Code of Ordinances as amended, are met.

3. Motel, subject to the following conditions:

    a. Ingress and egress shall be provided so as not to conflict with the adjacent business uses or adversely affect traffic flow on a major thoroughfare.

    b. Each unit shall contain not less than two hundred (200) square feet of floor area.

    c. No guest shall establish permanent residence at a motel for more than thirty (30) days within any calendar year.

4. Restaurant (Drive-in), Restaurant (Fast Food carry-out), Restaurant (Fast Food sit-down), or so called open front store, as defined in this Ordinance, subject to the following conditions:

    a. A setback of at least sixty (60) feet from the right-of-way line of any existing or proposed street must be maintained.

    b. Ingress and egress points shall be located at least sixty (60) feet from the intersection of any two (2) streets.

    c. All lighting shall be shielded from adjacent residential districts.

    d. A completely obscuring architectural masonry screen wall as required in ART. 22 of this Ordinance Code shall be provided when abutting or adjacent to R, OS, B-1, B-2 or B-3 Districts.

5. Veterinary hospitals or clinics, provided all activities including the boarding of pets is conducted within a totally enclosed main building and provided further that all abutting or adjacent property is within OS, B-1, B-2, B-3, I-1 or 1-2 Districts.

6. Motor vehicle service station as defined in this Ordinance Code subject to the following conditions:

a. The curb cuts for ingress and egress to a service station shall not be permitted at such locations that will tend to create traffic hazards in the streets immediately adjacent thereto. Entrances shall be no less than twenty-five (25) feet from a street intersection (measured from the road right-of-way) or from adjacent residential districts.

b. The minimum lot area shall be fifteen thousand (15,000) square feet, and so arranged that ample space is available for motor vehicles that are required to wait.

Automobile service stations which are intended solely for the sale of gasoline, oil and minor accessories and having no facilities for repair or servicing of automobiles (including lubricating facilities) or any accessory retail adjunct, may be permitted on lots of ten thousand (10,000) square feet, subject to all other provisions herein required.

c. All lighting shall be shielded from adjacent residential districts.

7. Residential occupancy of commercial buildings of two (2) stories or greater may be permitted, provided the following conditions are met.

a. No dwelling shall occupy any part of a commercial building at grade level,

b. A business use may occupy any number of total floors, but no business shall be located on the same floor as a residential dwelling unit and no floor may be used for a business purpose which is located above a floor occupied by a residential dwelling.

c. No such dwelling unit shall exceed a maximum of two (2) bedrooms and shall meet all other applicable City codes, including building and fire codes.

d. Each dwelling unit shall meet the minimum applicable floor area requirements of the RM-2 District as set forth in ART. 18 of this Ordinance Code,

e. Off-street parking shall be provided as set forth and required in ART. 20 of this Ordinance Code.

8. Motor vehicle repair shops, (general) as defined in this Ordinance Code, subject to the following conditions:

a. Vehicles awaiting same day repair may be parked in any required yard.

b. All outdoor storage, including vehicles requiring more than same day repair, shall be stored in an interior side yard or, rear yard area behind an architectural masonry screen wall as set forth and regulated in ART. 22 of this Ordinance Code.

c. All repair work shall be performed inside an enclosed building

d. The outdoor storage of used automobile parts or, partially disassembled automobiles, for the purposes of salvaging usable parts and/or sale to automotive wrecking yards shall be expressly prohibited.

9. Self storage facilities, subject to the following conditions.

a. All access to the facility will be from a major thoroughfare as designated on the City's Master Plan For Future Land Use Map, as amended.

b. Except as otherwise permitted in this subsection (9), access to all storage spaces shall be from the interior of a building only, there being no direct outside access to any such storage space permitted.

c. When placed in conjunction with any loading and unloading area at the rear of the building, direct outside access to storage spaces may be permitted along the rear wall of the building and along not more than the rear seventy five (75) % of one (1) interior side wall of the building, provided the sidewall abuts a commercial or industrial district.

d. An office area and a manager's or security person's living quarters may be provided in the storage building, or in a separate building on the property. Any such living quarters shall meet the minimum applicable floor area requirements of the zoning ordinance for a multiple family dwelling. An attached or detached private garage may be provided in conjunction with the living quarters for the sole use of its occupant(s). If so provided, the garage shall not be made available for customer storage.

e. Except for trash receptacles, no outdoor storage of any kind shall be permitted either as the principal use or as an use accessory to the principal use.

10. Massage Parlors: Massage parlors as defined in CHAPTER 736 of the Roseville Code and amendments thereto, shall only be permitted in the B-3 Districts, subject further to the following requirements and conditions:

a. An application to establish the use permitted in this Section shall be subject to review an approval by the Planning Commission. A site plan shall be submitted for review and shall be prepared in accordance with the applicable requirements of ART.21 of this Ordinance Code. In conducting its review the Planning Commission shall apply the following requirements.

(1) The site shall not be contiguous to a One-Family Residential District.

(2) The site shall be so located as to abut a major thoroughfare right-of-way, and all ingress-egress to the site shall be directly from said major thoroughfare.

(3) Off-street parking shall be provided at a ratio of one (1) space per fifteen (15) square feet of usable floor area in the waiting room, lobby or similar use area plus one (1) space per massage table or bench, plus one (1) space per employee.

(4) Any such establishment shall further comply with CHAPTER 736 of the Roseville Code as amended and any other applicable codes or ordinances of the City of Roseville.

b. The Planning Commission shall conduct its review of a site plan at a public hearing duly advertised in the manners set forth in Section 2606 of this Ordinance Code.

11. Sexual Oriented Businesses: It has been demonstrated that the establishment of adult businesses in business districts which are immediately adjacent to and which serve residential neighborhoods, has a deleterious effect on both business and residential segments of the neighborhood, causing blight and a downgrading of property values. A prohibition against the establishment of more than two regulated uses within one thousand (1,000) feet of each other serves to avoid the clustering of certain businesses, which, when located in close proximity to each other, tend to create a skid row atmosphere. However, such prohibition fails to avoid the deleterious effects of blight and devaluation of both business and residential property values resulting from the establishment of adult book stores, adult motion picture theaters and adult mini motion picture theaters in a business district which is immediately adjacent to and which serves residential neighborhoods. The concern for and pride in the orderly planning and development of a neighborhood should be encouraged and fostered in those persons who comprise the business and residential segments of that neighborhood. The Roseville Planning Commission should be guided by the expressed will of those businesses and residents which are immediately adjacent to the proposed location of, and therefore, most affected by the existence of any adult book store, adult motion picture theater and adult mini motion picture theater.

An adult book store is an establishment having, as a substantial or significant portion of its stock in trade, books, magazines and other periodicals which are distinguished or characterized by their emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas" (as defined below), or an establishment with a segment or section devoted to the sale or display of such material. An adult motion picture theater is an enclosed building with a capacity of fifty (50) or more persons used for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas" (as defined below) for observation by patrons therein. An adult mini motion picture theater is an enclosed building with a capacity for less than fifty (50) persons used for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas" (as defined in this Ordinance Code), for observation by patrons therein.

Adult book stores, adult motion picture theaters, and adult mini motion picture theaters as defined in this Ordinance Code shall only be permitted in the B-3 District subject to the following requirements and conditions:

a. An application to establish any use permitted in this Section shall be subject to review and approval by the Planning Commission. A site plan shall be submitted for review and shall be prepared in accordance with the applicable requirements of ART. 21 of this Ordinance Code. In conducting its review the Planning Commission shall apply the following conditions.

(1) Not more than two (2) such uses shall be permitted within one thousand (1,000) feet of each other.

(2) It shall be unlawful to establish any such uses in a B-3 District if the proposed location is within five hundred (500) feet of a residentially zoned district unless the prohibition is waived upon the presentment of the Roseville Planning Commission of a validated petition requesting such waiver, signed by fifty-one percent (51 %) of those persons owning, residing or doing business within five hundred (500) feet of the proposed location.

(3) The site shall abut a major thoroughfare right-of-way and all ingress-egress to and from the site shall be directly via that major thoroughfare.

12. Dependent Adult housing as defined in this Ordinance code, not to exceed a height of two (2) stories, when the following conditions are met:

a. The site shall be so developed as to create a land to building ratio on the lot or parcel whereby for each (1) bed in the facility there shall be provided not less than one hundred fifty (150) square feet of land area per bed which shall provide for a landscaped setting, off-street parking, service drives, loading space, yard requirements, employee facilities, and space required for accessory uses. The one hundred fifty (150) square feet requirement is over and above the building coverage area.

b. No building shall be closer than forty (40) feet from any property line.

C. Such uses shall be located on a major or secondary thoroughfare as identified in the City's Master Plan.

Section 1203 Required Conditions:

1. All business establishments shall be retail or service establishments dealing directly with consumers. All goods provided on the premises shall be sold at retail on the premises where produced.

2. All business, servicing or processing, except for off-street parking; loading and those open air uses indicated as being subject to special conditions in SEC. 1202 above, shall be conducted within completely enclosed buildings.

3. Except as permitted in SEC.1202 above, the outdoor storage of goods or materials of any kind shall be expressly prohibited.

4. See ARTICLE 18 SCHEDULE OF REGULATIONS limiting the height and bulk of buildings, the minimum size of a lot permitted by land use, the maximum density permitted and providing minimum yard setback requirements.

5. See ARTICLE 19 USE PERMITS

6. See ARTICLE 20 OFF-STREET PARKING REQUIREMENTS

SEC. 2000 General Parking Requirements
SEC. 2001 Numerical Off-Street Parking Requirements
SEC. 2002 Off-Street Parking Layout Standards
SEC. 2003 Off-Street Loading and Unloading Standards

7. See ARTICLE 21 SITE PLAN REVIEW

SEC. 2100 Site Plan Review
SEC. 2101 Improvements Guarantee

8. See ARTICLE 22 SCREENING DEVICES & LANDSCAPING

SEC. 2200 Screening Devices Required
SEC. 2201 Screen Wall Structures
SEC. 2203 Landscaped Earth Berms
SEC. 2204 Building Wall Serving As A Screen
SEC. 2205 Approvals and Waivers
SEC. 2206 Landscape Planting Standards
SEC. 2207 Required Conditions For Landscape Planting Screens
SEC. 2208 Planting Plan
SEC. 2209 Planting Plan Review
SEC. 2210 Layout Standards
SEC. 2211 Landscaping For Aesthetic Purposes
SEC. 2212 Aesthetic Landscape Areas
SEC. 2213 Cost Estimates and Surety
SEC. 2214 Exterior Utility Equipment Screens
SEC. 2215 Trash Receptacle Screens

9. See ARTICLE 23 GENERAL PROVISIONS

SEC. 2303 Accessory Uses
SEC. 2305 Exterior Site Lighting
SEC. 2307 Corner Clearance
SEC. 2308 Frontage On a Public Street
SEC. 2309 Access To a Major Thoroughfare
SEC. 2310 Exterior Building Wall Materials Guidelines
SEC. 2311 Signs
SEC. 2313 Use Restrictions
SEC. 2314 Performance Standards

10. See ARTICLE 25 GENERAL EXCEPTIONS

SEC. 2502 Height Limit
SEC. 2504 Lots Adjoining Alleys
SEC. 2505 Yard Regulations
SEC. 2508 Projections Into Yards
SEC. 2509 Access Through Yards