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CITY OF
FOLSOM

To: Historic District Commission and Stakeholders
From: Desmond Parrington, Principal Planner, Community Development
Date: September 10, 2020
Subject: Proposed Zoning Approach for Historic District

The following pages include a new proposal for zoning in the Historic District. The current problem is that there are too many conflicting layers of regulation in the District that lead to confusion for homeowners, businesses, developers, and City staff. The new proposal simplifies the zoning and resolves the conflicts/inconsistencies without eliminating the standards in Chapter 17.52 of the Zoning Code, which covers the Historic District.

This document explains the issues, lays out the current set of land use designations and development standards, and then describes the new approach. Two examples of the new zones are provided in detail – one residential (HD-FIG-Figueroa) and one commercial/residential (HD-NRB-Natoma-Riley-Bidwell) –for you to evaluate. If this approach is supported by the Commission, staff will return with a complete version.

At the end of this document are several key questions for consideration. Staff is looking for input on the following major topics: 1) Is this the right approach? 2) Should the City include design standards in addition to development standards for each district? 3) Is anything critical missing?

City staff will conduct a virtual public workshop on this proposal on September 23rd followed by a presentation to the Historic District Commission on October 7th. This material along with a PowerPoint presentation will be posted at: www.folsom.ca.us/zoningcode in advance of those dates to allow for public review.

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**City of Folsom
Zoning Code
Article II – Historic District**

Outline for Proposed Zoning Districts

BACKGROUND

The three layers of regulations represented by the General Plan land use designations, base zoning designations, and Historic District Primary Area and Subarea designations set out in Chapter 17.52 along with the Historic District Design and Development Guidelines (HD DDGs) created a confusing web of regulation. The table below shows the existing designations and are color coded to match the City’s maps, which are in the separate presentation. In general, yellow colors are residential designations, red are commercial designations, and purple and grey are used for industrial designations. Green represents open space and park designations.

Existing General Plan Land Use Designations	Existing Base Zoning Designations	Historic District Primary Area/Subarea Designations
CC-Community Commercial (Floor Area Ratio-FAR: 0.2- 0.5)	BP-Business Professional	Natoma-Riley-Bidwell Commercial Primary Area
	C-1-Neighborhood Business	
	C-2-Central Business	
	C-3-General Commercial	
HF-Historic Folsom Mixed-Use (Density: 20-30 du/ac; FAR: 0.5-2.0)	HD-Historic District	Sutter Street Subarea
IND-Industrial/Office Park (FAR: 0.2-1.2)	M-1-Light Industrial	Railroad Wye Subarea
	M-2-General Industrial	Resort Subarea
OS-Open Space (FAR: 0.0-0.1)	OSC-Open Space	Open Space/Public Primary Area
P-Park (FAR: 0.0-0.1)		
PQP-Public and Quasi Public Facility (FAR: 0.2-1.0)		
SFHD-Single Family High Density (4-7 du/ac)	R-1-ML-Medium Lot Single Family	Historic Residential Primary Area
	R-1-M-Small Lot Single Family	Central Area Subarea
MLD-Multifamily Low Density (Density: 7-12 du/ac)	R-2-Two Family Dwelling	Figueroa Subarea

Existing General Plan Land Use Designations	Existing Base Zoning Designations	Historic District Primary Area/Subarea Designations
	R-3-Neighborhood Apartment	Persifer-Dean Subarea
	R-4-General Apartment	River Way Subarea
	R-M-Residential Multifamily	The Preserve Subarea
Not Applicable (N/A)	PD-Planned Development Overlay	N/A

PROPOSED NEW ZONING DISTRICTS

Staff is proposing a new approach that would apply an HD zoning designation to all properties in the Historic District. This would be followed by an area designation based on the current primary or subarea designation. Each zone includes development standards from Chapter 17.52. In some cases, modification to these standards is recommended based on issues that City staff have come across as well as best practices and feedback from stakeholders. These zones, shown in the table below, would replace the current zoning for the district. So, the layers of land use regulation would be reduced from three layers to two as shown below. The new zoning districts are listed followed by the predominate use in that area in parentheses. Please note that some of the new HD zoning designations may correspond to more than one General Plan land use designation.

Existing General Plan Land Use Designations	New Proposed Historic District Zoning Districts
CC-Community Commercial (Floor Area Ratio-FAR: 0.2- 0.5)	HD-NRB: Natoma-Riley-Bidwell (Mixed commercial and residential focus)
HF-Historic Folsom Mixed-Use (Density: 20-30 du/ac; FAR: 0.5-2.0)	HD-SUT: Sutter Street (Commercial and mixed-use focus)
	HD-RIV: River Way (Residential focus)
IND-Industrial/Office Park (FAR: 0.2-1.2)	HD-RWY: Railroad Wye (Industrial focus)
	HD-RES: Resort (Industrial/ corporation yard focus)
OS-Open Space (FAR: 0.0-0.1)	HD-OSP: Open Space/Public (Open space, park, and public/quasi-public focus)
P-Park (FAR: 0.0-0.1)	

Existing General Plan Land Use Designations	New Proposed Historic District Zoning Districts
PQP-Public and Quasi-Public Facility (FAR: 0.2-1.0)	
SFHD-Single Family High Density (4-7 du/ac)	HD-CEN: Central (Residential focus)
MLD-Multifamily Low Density (Density: 7-12 du/ac)	
SFHD-Single Family High Density (4-7 du/ac)	HD-FIG: Figueroa (Residential focus)
MLD-Multifamily Low Density (Density: 7-12 du/ac)	
SFHD-Single Family High Density (4-7 du/ac)	HD-PRD: Persifer-Dean (Residential focus)
MLD-Multifamily Low Density (Density: 7-12 du/ac)	
MLD-Multifamily Low Density (Density: 7-12 du/ac)	HD-PRE: The Preserve (Residential focus)

PROPOSED CHANGES FROM CURRENT STANDARDS

The new zoning districts include most of the same standards that are currently contained in Chapter 17.52 (Historic District) of the [Folsom Municipal Code](#) (FMC) with a few recommended changes as described in the table below. Detailed notes explaining the proposed changes are included following the table.

Area of Proposed Change	HD-FIG (Figueroa) Zone	HD-NRB (Natoma-Riley-Bidwell) Zone
Uses		
Commercial Uses ¹	No longer allowed	Allowed
Two-Unit Dwellings ²	Allowed by right, limited by parcel size and max. density	Allowed by right, limited by parcel size and max. density
Multi-Unit Development ³	Allowed by right, limited by parcel size and max. density	Allowed by right, limited by parcel size and max. density
Development Standards		
Commercial Building Limits ⁴	Not Applicable (N/A)	Limited to 10,000 sq. ft.
Front Setback ⁵	20 ft. or average of distance of home from front property line on adjacent lots, whichever is less	20 ft. or average of distance of home from front property line on adjacent lots, whichever is less

Interior Side Yard Setback ⁶	5 ft. or, if the home was built before 1966, a side setback less than 5 ft. could be allowed subject to Director approval if building improvements are proposed.	5 ft. or, if the home was built before 1966, a side setback less than 5 ft. could be allowed subject to Director approval if building improvements are proposed.
Minor Modifications ⁷	Director could approve up to a 10% modification from standards based on findings.	Director could approve up to a 10% modification from standards based on findings.
Parking Standards ⁸	N/A	Reduced to 1 space per 350 sq. ft. of interior space.
Design		
Design Standards ⁹	Adds comprehensive residential design standards and requires design styles appropriate for the zone.	Adds comprehensive residential and commercial design standards and requires design styles appropriate for the zone.

Table Notes:

1. Commercial Uses: The current rules allow office and retail with a Conditional Use Permit (CUP) in this zone. Staff recommends that office and commercial uses not be allowed in the HD-FIG zone since it is a residential area.
2. Two-Unit Development: Staff recommends allowing two-unit dwellings in the new Zoning District. The General Plan density and the parcel size will prevent duplexes on any parcel smaller than 7,260 square feet and they can only be allowed where the General Plan land use designation is Multi-Family Low Density (MLD), which allows up to 12 dwelling units per acre. Currently, Chapter 17.52 is silent on whether two-unit dwellings are allowed in the Figueroa area. Please be aware that the State may soon try to mandate that duplexes be allowed in all single-unit zones as they attempted this year with Senate Bill 1120.
3. Multi-Unit Development: Staff recommends allowing multi-unit dwellings (i.e., apartments and condominiums) in the new zone. Only parcels larger than 10,890 square feet and with a General Plan land use designation of MLD could have 3 dwelling units or more. Currently, any multi-unit development with three or more units requires a Conditional Use Permit (CUP). The State views CUPs as a barrier and generally does not support the use of CUPs for housing.
4. Commercial Building Limits: Staff recommends limiting the size of commercial buildings to 10,000 square feet in the HD-NRB zone. The HD DDGs and Section 17.52.530 of the Zoning Code focus on smaller retail and commercial uses in the zone. Approximately 90 percent of existing uses in the Natoma-Riley-Bidwell Area are less than 10,000 sq. ft.

5. Front Setback: The current standard is 20 feet. The actual location of many homes in the Figueroa area ranges from as little as 5 feet from the front property line to more than 25 feet. Given the varied location of existing homes on lots in the area, staff recommends using a new front setback standard of 20 feet or the average of the distance of the home from the front property line on the lot on either side of the property, whichever is less. This will reduce the number of non-conforming lots in the zone.
6. Interior Side Yard Setback: Since many homes built in the Historic District were built between 1850 and 1950, they were built before modern zoning and development standards were in place. As a result, some do not have the required 5 feet side yard setback. In this situation, when a homeowner proposes improvements, such as an addition, either a variance is required, or the design must be altered to meet the setback impacting the original design of the home. Staff recommends that when improvements are proposed on a home built before 1966 with an interior side yard setback of less than 5 feet, the Director would have the authority to allow for a reduced side yard setback subject to findings. Building and fire codes would still apply to these structures. The year 1966 is used, which is when Folsom adopted its own comprehensive Zoning Code.
7. Minor Modifications from Standards: Given the complexity of Historic District and that many buildings were built before the zoning code was in place, staff is recommending that the Community Development Director be allowed to grant up to a 10 percent modification from the development standards based on certain findings. This would remove the requirement for a variance in some situations, but any major modification greater than 10 percent would require Commission approval.
8. Parking Standards: For businesses in the HD-NRB zone on smaller lots (7,000 square feet or less) and homes converted to offices or retail, staff recommends changing the parking standard from 1 space per 200 square feet of building area to 1 parking space for 350 square feet of interior building space. The current standards refer to businesses having a residential character, but businesses that move into converted residential dwellings often cannot meet the off-street parking requirement for commercial uses.
9. Design Standards: Staff recommends including design standards to provide clear direction to applicants. The design standards come from Chapter 17.52 and the Historic District Design and Development Guidelines as well as best practices for commercial, residential, and mixed-use design. For residential development, the State is increasingly requiring that jurisdictions use staff level review and the use of objective design standards for the review of all multi-unit development. These would not replace the HD DDGs but would, at a minimum, ensure design that is compatible with existing architecture in the District.

NEW ZONING DISTRICTS – DETAILED EXAMPLES

As noted above earlier, only two zones (the HD-FIG and HD-NRB zones) are provided in full as residential and residential/commercial examples for the Historic District. These zones provide examples of the proposed allowed uses, development standards, and design standards. If the Historic District Commission approves of this approach, then staff will complete the rest of the zones and will return for review. The final version will include graphics that will accompany many of the standards to help guide the user.

Please note that these examples in most cases do not cover the appropriate level of review (staff level or Commission-level). Except for a few parking requirements, these examples do not cover other major issues such as signage, parking, and entertainment in the Historic District. Those will be addressed later in the process and there will be separate workshops for those topics.

HD-FIG- FIGUEROA ZONE:

The Figueroa area contains some of the oldest homes in Folsom. This residential area is characterized by homes designed in the architectural styles from the period between 1850 and 1910. In this zone, single-unit and two-unit dwellings would be allowed by right. Commercial uses including retail and offices would not be allowed except for home-based businesses with a Home Occupation Permit. Since the density, established by the General Plan land use designation, and parcel size limit the number of units that can be built, multi-unit development would be limited to large parcels but would no longer require a Conditional Use Permit. The permitted uses as well as the proposed design and development standards to be included with new zone are listed in the tables below.

1. HD-FIG Permitted Uses

There are three types of permitted uses in the HD-FIG zone. These include permitted uses that are allowed by right, those that would require a staff-level Administrative Use Permit (AUP), and those that require a Commission level Conditional Use Permit (CUP). The AUP would take the place of the Minor CUP and would be handled at staff level. All projects proposed in the HD-FIG will go through staff-level site plan and design review, as they do now, to ensure compliance with the standards for the zone. As described in the note at the end of the table, some of the uses permitted by right in the zone are the result of recent changes in State law to remove barriers to housing, shelters, and care facilities.

Permitted Uses (Allowed by Right)	Administratively Permitted Uses (Staff Level)	Conditionally Permitted Uses (Commission Level)
Accessory Dwelling Unit*	Home Occupation	Bed & Breakfast Inn
Accessory Structure	Wireless Telecommunication Facility, Small Cell	Place of Assembly, Small
Community Care Facility, Small*		School, Charter
Construction Office (Temporary)		School, Private
Employee Housing		
Emergency Shelter*		
Family Child Care Home, Small*		
Multi-Unit Dwelling		
Public/Quasi-Public Use		
Single-Unit Dwelling		
Supportive/Transitional Housing*		
Two-Unit Dwelling		

**Note: Many of the permitted uses are a result of recent changes to State law.*

2. HD-FIG Development Standards

As shown in the table below, the HD-FIG zone will have its own development standards. These include items such as minimum lot size, height, setbacks, etc. The table below shows the current development standards for the Figueroa subarea from Section 17.52.540 of Folsom Municipal Code. In addition, the proposed development standards for the new district are shown in the column on the far right. Most of the development standards remain unchanged.


Development Standard	Current (from Chapter 17.52.540)	Proposed
Minimum Lot Size:	7,000 sq. ft.	7,000 sq. ft.
Lot Width:	50 feet minimum	50 feet minimum
Lot Coverage:	45% min. as pervious surface	55% maximum
Height:	35 feet. Height may be increased an additional 15 feet subject to Design Review approval.	35 feet. Height may be increased an additional 15 feet subject to Site Plan and Design Review approval.
Setbacks		


Development Standard	Current (from Chapter 17.52.540)	Proposed
Front:	20 feet or if less then variance required	20 feet or the average of the distance from the front property line to the legal structure on lots located on either side of the property, whichever is less.
Interior Side:	5 feet or if less then variance required	5 feet. At the discretion of the Director, the interior side yard setback may be less than 5 feet if the existing dwelling was built before 1966. (Building must still comply with Uniform Building Code).
Street Side:	10 feet	10 feet
Rear:	20 feet	20 feet
Landscaping	A minimum of 60 percent of the front 20 feet of the lot plus 50 percent of the remaining area of the lot is required to be landscaped.	A minimum of 45 percent of the front yard shall be pervious surface and landscaped.
	Front-yard landscaping must be installed prior to commencement of any use other than single-family residential.	Front yards shall be landscaped following the rules in Section 17.36 (Landscaping Standards in new Zoning Code)
Parking	1 uncovered off-street parking space for any unit 600 sq. ft. or less.	1 uncovered off-street parking space for any unit 600 sq. ft. or less.
	2 uncovered off-street parking space for any unit larger than 600 sq. ft.	2 uncovered off-street parking space for any unit larger than 600 sq. ft.
	All parking spaces must be provided on site, outside of front and street side yards, and screened from public view by location, fence, or landscaping.	All parking spaces must be provided on site, outside of front and street side yards, and screened from public view by location, fence, or landscaping.


Development Standard	Current (from Chapter 17.52.540)	Proposed
Minor Modification	Variance Required	A minor modification to the development standards in the HD-FIG Zone up to 10 percent is allowed subject to Director approval.


3. HD-FIG Residential Design Standards

The architectural styles in the Figueroa area reflect the types of design during the period from the 1850s to 1910s. The applicant for a new dwelling in this zone shall select an appropriate architectural style for the Figueroa area and shall meet all the required design standards show below. A mix or hybrid of architectural styles is not allowed. These design standards come from Section 17.52.540 of the Folsom Municipal Code, the Historic District Design and Development Guidelines and from best practices for historic areas. The acceptable architectural styles for the new HD-FIG (Figueroa) zone are: Craftsman, Queen Anne, Delta, and Italianate.

Craftsman Style	Required Design Standards
	<p>[On the left is a photo example of a traditional Craftsman home.]</p>
<p>Roof</p>	<p>A roof pitch between 3/12 and 8/12 Front-gabled, side-gabled, or cross-gabled roof with unenclosed eave overhang Exposed roof rafters and/or braces under gables (i.e., knee braces or corbels)</p>
<p>Windows</p>	<p>Vertical single- or double-hung sash windows with small panes above large pane (e.g., 3 small panes over 1 large pane, or 6-over-1 window) for all windows on the front elevation</p>
<p>Siding</p>	<p>Horizontal clapboard or shingle siding that is two and one-half to six inches wide or board and batten or a mix of shingles, stone, and siding for different levels or elements may be used. Fiber cement board and shingles may be used in place of wood siding or shingles</p>
<p>Entry</p>	<p>Entry porch under roofline with roof supported by tapered or square columns with square bases that extend to the ground</p>
<p>Optional Design Elements</p>	<p>Shed or gabled roof dormer.</p>

Queen Anne Style	Required Design Standards
	<p>[On the left is a photo example of a simple single-story Queen Anne style home.]</p>
<p>Roof</p>	<p>A steep roof pitch between 8/12 and 18/12</p>
	<p>Hipped roof or gabled roof</p>
<p>Windows</p>	<p>Vertical rectangular single or double hung windows with small pane above large pane on the front elevation.</p>
	<p>Vertical single-hung or double-hung windows must be at least two feet tall for every one foot wide and not more than three and one-half feet tall for every one foot wide, whenever possible.</p>
<p>Siding</p>	<p>Horizontal siding that is two and one-half to six inches wide.</p>
	<p>Scalloped shingles with window or vent at end of forward-facing gable.</p>
<p>Entry</p>	<p>Entry porch with narrow columns.</p>
<p>Optional Design Elements</p>	<p>Forward-facing gable.</p>
	<p>Angled bay cut-away with windows.</p>
	<p>Multiple gables and dormers.</p>

Delta Style	Required Design Standards
	<p>[On the left is photo example of a Delta style home in the Historic District.]</p>
<p>Roof</p>	<p>Single-front gabled roof</p>
	<p>Roof pitch of 6/12 to 12/12</p>
	<p>Soffited eaves</p>
	<p>Rectangular vent at end of front-facing gable roof.</p>
<p>Windows</p>	<p>Tall, narrow single-hung or double-hung windows that must be at least two feet tall for every one foot wide, whenever possible, with plain, simple trim measuring no more than three and one-half inches wide surrounding all sides of the window.</p>
<p>Siding</p>	<p>Horizontal clapboard siding two and one-half to six inches wide or board and batten siding. Fiber cement board and shingles may be used in place of wood siding or shingles.</p>
<p>Entry</p>	<p>Low-pitched porch with rails and with roof supported by narrow square posts that extend to the ground.</p>

Italianate Style	Required Design Standards
	<p>[On the left is a photo example of a two-story Italianate home in Folsom.]</p>
<p>Roof</p>	<p>Low-pitched hip roof between 3/12 and 6/12</p> <p>Overhanging eaves supported with decorative brackets</p> <p>Large, decorative brackets under an ornamental cornice</p>
<p>Windows</p>	<p>Tall, narrow single-hung or double-hung windows that must be at least two feet tall for every one foot wide, and not more than three- and one-half feet tall for every one foot wide, whenever possible.</p>
<p>Siding</p>	<p>Exterior horizontal wood paneling four to six inches wide. Board and batten as well as brick and mortar siding are also acceptable. Fiber cement board and shingles may be used in place of wood siding or shingles.</p>
<p>Entry</p>	<p>Paneled wood doors</p> <p>Wrap-around porch or smaller entry porch with narrow double columns.</p>
<p>Optional Design Elements</p>	<p>Angled bay with windows in front of house.</p>

4. HD-FIG General Design Standards

The following table contains additional design standards that would apply to projects in the HD-FIG (Figueroa) zone regardless of whether they meet the specific architectural styles listed earlier. These design standards come from Section 17.52.540 of the Folsom Municipal Code, the Historic District Design and Development Guidelines, and best practices. If these design standards are acceptable then graphics will be provided to better illustrate these standards.

Features	Design Standard
Additions and Renovations to Residential Dwellings	Additions or expansions to the existing dwelling shall match the color, materials, and architectural design of the existing dwelling.
	All historic elements shall be retained or replaced with materials that match the style of the original dwelling.
	Substantial additions that increase the square footage of the original structure by 50 percent or more are required to comply with the design standards in the Architectural Style for New Residential Dwellings section.
	Exterior renovations that change the existing architectural style of the dwelling require Site Plan and Design Review approval.
Residential Massing	Structures that have a length longer than 30 feet shall include facades with varying modulation with a minimum depth of two feet at intervals of no more than 10 feet.
	For two-story structures, the first story shall be distinguished from the second story by using two or more architectural details across the front elevation (e.g., arches, awnings, balconies, columns, cornices, dormers, lintels, moldings, trellises, etc.).
Architectural Detail and Variety	Buildings shall use more than one color.
	Buildings shall use more than one material.
	At least two different building types shall be included in projects with more than five buildings. To achieve different building types, the building can vary through the use of different building materials, color, rooflines, and the use of architectural features such as awnings, light fixtures, and single-story eave details.
	All sides of a building shall include architectural detailing. Stucco-textured foam trim molding shall not be used to provide architectural detailing. Architectural detailing includes railings, trellises, trim, cornices, or similar architectural elements.
Color Palettes	All structures shall include at least one primary color and one secondary color as well as one accent color for trim, in addition to the color of the roofing material.
	Each elevation shall include two colors in the selected color palette for the structure.

Features	Design Standard
	Projects that include more than five dwelling units shall include at least two-color palettes, where no single color palette shall be used on more than 50 percent of the dwelling units.
Entries	<p>Every primary residential structure shall have frontage on a public street or an access-way which has been approved for residential access by the City.</p> <p>A minimum of one main exterior pedestrian entrance shall be publicly visible.</p> <p>All entries must have a walkway from the entry to the street.</p> <p>Front stoops or porches shall be provided at ground floor unit entrances that face a street, common open space, or other public space.</p> <p>All primary structure entrances shall include dusk to dawn lighting for safety and security.</p> <p>Flush veneer doors are not allowed.</p> <p>Aluminum frame storefront entry doors are not allowed for commercial or residential uses.</p>
Windows	<p>Windows shall be vertically oriented and either single or double-hung.</p> <p>Windows shall be either wood or vinyl clad.</p> <p>Aluminum sliding windows and metal sash windows are not allowed.</p> <p>Glazed windows are only allowed on the front of the dwelling unless clear glazing is used. Any other type of glazed window is only allowed on the side and rear on the upper stories of dwellings for the purpose protecting the privacy of adjacent properties.</p>
Stairways/Stairwells	Exterior stairways/stairwells that are not enclosed shall not be visible from the public right-of-way.
Mechanical Equipment	<p>All mechanical equipment including, but not limited to, air-conditioning units, antennas, satellite dishes, garage door motors shall be screened from public view or located so as not to be visible from the street.</p> <p>New single-unit dwellings shall have ground-mounted mechanical equipment at the side or rear of the property.</p> <p>Utilities required to be in front yards shall be located directly next to buildings or walls, as close to side yards as possible, and screened from the view of the street by landscape.</p>
Roofs	<p>Horizontal eaves longer than 20 feet in length shall be broken up by gables, building projections, or other forms of articulation.</p> <p>Roof overhangs shall be a minimum of 12 inches.</p>

Features	Design Standard
	<p>Flat roofs are not allowed.</p> <p>The following are allowable roofing materials:</p> <ul style="list-style-type: none"> • Asphalt/Fiberglass Composition Shingles • Concrete or fiber cement tiles • Natural stone slate or composite slate or composite shake tiles • Fire retardant-treated wood shake or shingles with a Fire rating of Class C or better
Garages	<p>Garages are not required in the Figueroa subarea, but if a garage is proposed it must use the same color, materials, and architectural design style as the primary dwelling.</p> <p>Detached garages must be located at the rear of the property or located on the side but set back at least 10 feet from the front plane of the main structure and no less than 20 feet from the front property line.</p> <p>Except for porte cochère-style carports, no attached garages are allowed if they are visible from the street.</p> <p>Either double garage doors or single-garage doors made to look like double doors with two sets of handles are required.</p>
Lighting	<p>Pedestrian-oriented lighting shall be provided in active pedestrian areas (i.e., paseos, sidewalks, pathways, etc.).</p> <p>Pedestrian pathway lighting features shall not exceed 10 feet in height.</p> <p>Active pedestrian areas shall incorporate free-standing lighting separate from structures.</p> <p>Pedestrian pathways shall have illumination levels of 0.5 foot-candles as a maintained minimum at the walking surface to identify any level changes or changes in walking conditions.</p> <p>Outdoor lighting shall use energy efficient lighting technology and shall be shielded downward to reduce glare and light pollution.</p> <p>Exposed bulbs are prohibited.</p> <p>Colored bulbs and lenses are prohibited.</p> <p>Light trespass onto neighboring parcels is prohibited.</p>

HD-NRB- NATOMA-RILEY-BIDWELL AREA

The Natoma-Riley-Bidwell area includes a mix of uses and represents architectural design styles from the 1850s to the 1950s. This area is a mix of single-unit dwellings, commercial uses, and some apartment development. Most of the larger commercial uses are concentrated at the intersections within the area such as Riley/Natoma, Coloma/Natoma and Riley/Bidwell; however, there are small businesses scattered throughout the area. Many of the small businesses are in residential dwellings that have been converted to commercial use. In addition to the commercial uses and residences, the area also includes some apartments which are located on Natoma Street near Stafford Street and on Bidwell Street at Wool Street. Despite this mix of uses, this commercial corridor still has a residential character in most of the area.

1. HD-NRB Permitted Uses

Commercial uses including office and retail would be allowed by right as would single-unit, two-unit, and multi-unit dwellings. Mixed-use development, including commercial mixed-use (office with retail) and residential mixed-use (residential with office or retail), would be allowed with an Administrative Use Permit. The different types of permitted uses are listed in the table below.

Permitted Uses (Allowed by Right)	Administratively Permitted Uses (Staff Level)	Conditionally Permitted Uses (Commission Level)
Accessory Dwelling Unit*	Home Occupation	Alcoholic Beverage Sales, Primary Use
Accessory Structure	Mixed-Use	Bars, Accessory Use
Alcoholic Beverage Sales, Accessory Use	Residence of a caretaker, proprietor owner of an allowed use	Child Day Care Facility, Primary Use
Animal Grooming	Wireless Telecommunication Facility, Small Cell	Massage Establishment
Athletic Club, Small Format		Research and Development Facility
Banks and Financial Centers		Restaurant/Food Service, Outdoor Use
Bed and Breakfast Inn		School, Charter
Child Day Care Facility, Accessory Use		School, Private
Community Care Facility, Small*		Transit Station/Facility
Construction Office (Temporary)		Vehicle Fueling Station
Day Spa		Veterinary Facility

Permitted Uses (Allowed by Right)	Administratively Permitted Uses (Staff Level)	Conditionally Permitted Uses (Commission Level)
Emergency Shelter*		
Family Child Care Home, Small*		
Funeral Home		
Multi-Unit Dwelling		
Museum		
Office, Accessory		
Office, Medical		
Office, Professional		
Personal Service, General		
Personal Service, Health and Beauty		
Place of Assembly, Small		
Public/Quasi-Public Use		
Recreational/Entertainment Facility, Indoor Small		
Restaurant		
Retail Sales, General, Small Format		
Single-Unit Dwelling		
Supportive/Transitional Housing*		
Two-Unit Dwelling		
Specialized Education and Training/Studio		

**Note: Some of the permitted uses are a result of recent changes to State law.*

2. HD-NRB Development Standards

As shown in the table below, the HD-NRB zone will have its own development standards. These include items such as minimum lot size, height, setbacks, etc. The table shows the current development standards for the Natoma-Riley-Bidwell Commercial Primary Area from Section 17.52.530 of Folsom Municipal Code. In addition, the proposed development standards for the new district are shown in the column on the far right. Most of the development standards remain unchanged.


HD-NRD Development Standard	Current (from Chapter 17.52.530)	Proposed
Minimum Lot Size:	7,000 sq. ft.	7,000 sq. ft.


HD-NRD Development Standard	Current (from Chapter 17.52.530)	Proposed
Lot Width:	50 feet minimum	50 feet minimum
Lot Coverage:	25% min. must be pervious surface	75% maximum
Commercial Building Area	N/A	No building or combination of buildings on a lot shall exceed 10,000 sq. ft.
Height:	35 feet. Height may be increased an additional 15 feet subject to Design Review approval.	35 feet. Height may be increased an additional 15 feet subject to Site Plan and Design Review approval.
Setbacks		
Front:	20 feet or variance required	20 feet or the average of the distance from the front property line to the legal structure on lots located on either side of the property, whichever is less.
Interior Side:	5 feet or variance required	5 feet. At the discretion of the Director, the interior side yard setback may be less than 5 feet if the existing dwelling was built before 1966. (Building must still comply with Uniform Building Code).
Interior Side with Access to Rear Parking:	24 feet if two-way access or 12 feet for one-way access	24 feet if two-way access or 12 feet for one-way access
Street Side:	10 feet	10 feet
Rear:	20 feet	20 feet
Landscaping	A minimum of 60% of the front 20 feet of the parcel must be landscaped.	A minimum of 60% of the front yard shall be pervious surface and landscaped.
	Front yard and parking lot landscaping must be installed prior to commencement of any use other than single-family residential.	Front yards shall be landscaped following the rules in Section 17.36 (Landscaping Standards in new Zoning Code).
Residential Parking	1 uncovered off-street parking space for any unit 600 sq. ft. or less.	1 uncovered off-street parking space for any unit 600 sq. ft. or less.


HD-NRD Development Standard	Current (from Chapter 17.52.530)	Proposed
	2 uncovered off-street parking space for any unit larger than 600 sq. ft.	2 uncovered off-street parking space for any unit larger than 600 sq. ft.
	All parking spaces must be provided on site, outside of front and street side yards, and screened from public view by location, fence, or landscaping.	All parking spaces must be provided on site, outside of front and street side yards, and screened from public view by location, fence, or landscaping.
Commercial Parking	1 uncovered off-street space for every 200 sq. ft. of building area.	1 uncovered off-street space for every 350 sq. ft. of interior floor space.
	Parking should not be located in the required front or street side yard, even if the yard exceeds city size standards.	Commercial parking is subject to the parking lot shading requirements in Chapter 17.38 (Off-Street Parking Standards in new draft Zoning Code).
Minor Modification	Variance Required	A minor modification to the development standards in the HD-NRB Zone up to 10 percent is allowed subject to Director approval.


3. HD-NRB Residential Design Standards


The architectural styles in the Natoma-Riley-Bidwell reflect a range of design styles common in the period between the 1850s and 1950s. The applicant for a new dwelling in this zone shall select an appropriate architectural style for the Natoma-Riley-Bidwell area and shall meet all required design elements. A mix or hybrid of architectural styles is not allowed. These design standards come from Section 17.52.530 of the Folsom Municipal Code, the Historic District Design and Development Guidelines, and from best practices for historic areas. The acceptable styles for the Natoma-Riley-Bidwell area are: Craftsman, Queen Anne, Delta, Italianate, Spanish Eclectic, and 1950s Ranch style.


Craftsman Style	Required Design Standards
	<p>[On the left is a photo example of a traditional Craftsman home.]</p>
<p>Roof</p>	<p>A roof pitch between 3/12 and 8/12 Front-gabled, side-gabled, or cross-gabled roof with unenclosed eave overhang Exposed roof rafters and/or braces under gables (i.e., knee braces or corbels)</p>
<p>Windows</p>	<p>Vertical single- or double-hung sash windows with small panes above large pane (e.g., 3 small panes over 1 large pane, or 6-over-1 window) for all windows on the front elevation</p>
<p>Siding</p>	<p>Horizontal clapboard or shingle siding that is two and one-half to six inches wide or board and batten or a mix of shingles, stone, and siding for different levels or elements may be used. Fiber cement board and shingles may be used in place of wood siding or shingles</p>
<p>Entry</p>	<p>Entry porch under roofline with roof supported by tapered or square columns with square bases that extend to the ground</p>
<p>Optional Design Elements</p>	<p>Shed or gabled roof dormer.</p>

Delta Style	Required Design Standards
	<p>[On the left is photo example of a Delta style home in the Historic District.]</p>
<p>Roof</p>	<p>Single-front gabled roof</p>
	<p>Roof pitch of 6/12 to 12/12</p>
	<p>Soffited eaves</p>
	<p>Rectangular vent at end of front-facing gable roof.</p>
<p>Windows</p>	<p>Tall, narrow single-hung or double-hung windows that must be at least two feet tall for every one foot wide, whenever possible, with plain, simple trim measuring no more than three and one-half inches wide surrounding all sides of the window.</p>
<p>Siding</p>	<p>Horizontal clapboard siding two and one-half to six inches wide or board and batten siding. Fiber cement board and shingles may be used in place of wood siding or shingles.</p>
<p>Entry</p>	<p>Low-pitched porch with rails and with roof supported by narrow square posts that extend to the ground.</p>

Italianate Style	Required Design Standards
	<p>[On the left is a photo example of a two-story Italianate home in Folsom.]</p>
<p>Roof</p>	<p>Low-pitched hip roof between 3/12 and 6/12</p> <p>Overhanging eaves supported with decorative brackets</p> <p>Large, decorative brackets under an ornamental cornice</p>
<p>Windows</p>	<p>Tall, narrow single-hung or double-hung windows that must be at least two feet tall for every one foot wide, and not more than three and one half feet tall for every one foot wide, whenever possible.</p>
<p>Siding</p>	<p>Exterior horizontal wood paneling four to six inches wide. Board and batten as well as brick and mortar siding are also acceptable. Fiber cement board and shingles may be used in place of wood siding or shingles.</p>
<p>Entry</p>	<p>Paneled wood doors</p> <p>Wrap-around porch or smaller entry porch with narrow double columns.</p>
<p>Optional Design Elements</p>	<p>Angled bay with windows in front of house.</p>

Queen Anne Style	Required Design Standards
	<p>[On the left is a photo example of a simple single-story Queen Anne style home.]</p>
<p>Roof</p>	<p>A steep roof pitch between 8/12 and 18/12 Hipped roof or gabled roof</p>
<p>Windows</p>	<p>Vertical rectangular single or double hung windows with small pane above large pane on the front elevation. Vertical single-hung or double-hung windows must be at least two feet tall for every one foot wide and not more than three and one-half feet tall for every one foot wide, whenever possible.</p>
<p>Siding</p>	<p>Horizontal siding that is two and one-half to six inches wide. Scalloped shingles with window or vent at end of forward-facing gable.</p>
<p>Entry</p>	<p>Entry porch with narrow columns.</p>
<p>Optional Design Elements</p>	<p>Forward-facing gable. Angled bay cut-away with windows. Multiple gables and dormers.</p>

Spanish Eclectic Style	Required Design Standards
	<p>[On the left is a photo example of a simple single-story Spanish Eclectic style home.]</p>
<p>Roof</p>	<p>A low-pitched roof between 2/12 and 5/12 Roof shall be cross gabled, hipped, or combined hipped-and-gabled roof. Maximum roof eave overhang of four inches. A red or reddish-tiled roof. Red or reddish tile vents.</p>
<p>Windows</p>	<p>Recessed windows</p>
<p>Siding</p>	<p>Stucco used on all walls.</p>
<p>Entry</p>	<p>Recessed door. Heavy wood entry door. A prominent rounded arch over main door. Uncovered porch</p>
<p>Optional Design Elements</p>	<p>A prominent rounded arch over primary large window</p>

1950s Ranch Style	Required Design Standards
	<p>[On the left is a photo example of a simple single-story 1950s Ranch style home in Folsom’s Historic District.]</p>
Roof	Low to intermediate gable roof with a roof pitch between 3/12 and 5/12.
	Front facing gable(s).
	Soffited eaves.
	A red or reddish-tiled roof.
Windows	Red or reddish tile vents.
	Vertical windows Open shutters surrounding windows.
Siding	Smooth stucco or the use of wood shingles or siding or the equivalent (e.g., fiber cement board or shingles), board and batten, stone, and brick and mortar.
Entry	Small entry porch no greater than 100 square feet.

4. HD-NRB General Commercial and Residential Design Standards

The following table shows additional design standards for commercial, mixed-use, and residential development that would apply to projects in the HD-NRB (Natoma-Riley-Bidwell) zone regardless of whether they meet the specific architectural styles listed earlier. These design standards come from Section 17.52.530 of the Folsom Municipal Code, the Historic District Design and Development Guidelines, and best practices. If these design standards are acceptable then graphics will be provided to better illustrate these standards.

Features	Design Standard
Additions and Renovations to Residential Dwellings	Additions or expansions to the existing dwelling shall match the color, materials, and architectural design of the existing dwelling.
	All historic elements shall be retained or replaced with materials that match the style of the original dwelling.
	Substantial additions that increase the square footage of the original structure by 50 percent or more are required to comply with the design standards in the Architectural Style for New Residential Dwellings section.
	Exterior renovations that change the existing architectural style of the dwelling require Site Plan and Design Review approval.
Residential Massing	Structures that have a length longer than 30 feet shall include facades with varying modulation with a minimum depth of two feet at intervals of no more than 10 feet.
	For two-story structures, the first story shall be distinguished from the second story by using two or more architectural details across the front elevation (e.g., arches, awnings, balconies, columns, cornices, dormers, lintels, moldings, trellises, etc.).
Architectural Detail and Variety	Buildings shall use more than one color.
	Buildings shall use more than one material.
	At least two different building types shall be included in projects with more than five buildings. To achieve different building types, the building can vary through the use of different building materials, color, rooflines, and the use of architectural features such as awnings, light fixtures, and single-story eave details.
	All sides of a building shall include architectural detailing. Stucco-textured foam trim molding shall not be used to provide architectural detailing. Architectural detailing includes railings, trellises, trim, cornices, or similar architectural elements.

Features	Design Standard
Color Palettes	All structures shall include at least one primary color and one secondary color as well as one accent color for trim, in addition to the color of the roofing material.
	Each elevation shall include two colors in the selected color palette for the structure.
	Projects that include more than five dwelling units shall include at least two-color palettes, where no single color palette shall be used on more than 50 percent of the dwelling units.
Entries	Every primary residential structure shall have frontage on a public street or an access-way which has been approved for residential access by the City.
	A minimum of one main exterior pedestrian entrance shall be publicly visible.
	All entries must have a walkway from the entry to the street.
	Front stoops or porches shall be provided at ground floor unit entrances that face a street, common open space, or other public space.
	All primary structure entrances shall include dusk to dawn lighting for safety and security.
	Flush veneer doors are not allowed.
	Aluminum frame storefront entry doors are not allowed for commercial or residential uses.
Windows	Windows shall be vertically oriented and either single or double-hung.
	Windows shall be either wood or vinyl clad.
	Aluminum sliding windows and metal sash windows are not allowed.
	Glazed windows are only allowed on the front of the dwelling unless clear glazing is used. Any other type of glazed window is only allowed on the side and rear on the upper stories of dwellings for the purpose protecting the privacy of adjacent properties.
Stairways/Stairwells	Exterior stairways/stairwells that are not enclosed shall not be visible from the public right-of-way.
Mechanical Equipment	All mechanical equipment including, but not limited to, air-conditioning units, antennas, satellite dishes, garage door motors shall be screened from public view or located so as not to be visible from the street.
	New single-unit dwellings shall have ground-mounted mechanical equipment at the side or rear of the property.

Features	Design Standard
	Utilities required to be in front yards shall be located directly next to buildings or walls, as close to side yards as possible, and screened from the view of the street by landscape.
Roofs	<p>Horizontal eaves longer than 20 feet in length shall be broken up by gables, building projections, or other forms of articulation.</p> <p>Roof overhangs shall be a minimum of 12 inches.</p> <p>Flat roofs are not allowed.</p> <p>The following are allowable roofing materials:</p> <ul style="list-style-type: none"> • Asphalt/Fiberglass Composition Shingles • Concrete or fiber cement tiles • Natural stone slate or composite slate or composite shake tiles • Fire retardant-treated wood shake or shingles with a Fire rating of Class C or better
Garages	<p>Garages are not required in the Figueroa subarea, but if a garage is proposed it must use the same color, materials, and architectural design style as the primary dwelling.</p> <p>Detached garages must be located at the rear of the property or located on the side but set back at least 10 feet from the front plane of the main structure and no less than 20 feet from the front property line.</p> <p>Except for porte cochère-style carports, no attached garages are allowed if they are visible from the street.</p> <p>Either double garage doors or single-garage doors made to look like double doors with two sets of handles are required.</p>
Lighting	<p>Pedestrian-oriented lighting shall be provided in active pedestrian areas (i.e., paseos, sidewalks, pathways, etc.).</p> <p>Pedestrian pathway lighting features shall not exceed 10 feet in height.</p> <p>Active pedestrian areas shall incorporate free-standing lighting separate from structures.</p> <p>Pedestrian pathways shall have illumination levels of 0.5 foot-candles as a maintained minimum at the walking surface to identify any level changes or changes in walking conditions.</p> <p>Outdoor lighting shall use energy efficient lighting technology and shall be shielded downward to reduce glare and light pollution.</p> <p>Exposed bulbs are prohibited.</p> <p>Colored bulbs and lenses are prohibited.</p> <p>Light trespass onto neighboring parcels is prohibited.</p>

Features	Design Standard
Mixed-Use	For any vertically integrated mixed-use building, residential uses are not allowed on the first floor.
Trash Enclosures for Multi-Unit and Mixed-Use Projects	Shall be constructed with masonry walls with finished metal doors. Masonry walls and metal doors shall be painted in compliance with the approved color palette for the project or the existing color of the primary structure or the existing color of the primary structure.
	Shall include both a vehicle access gate and pedestrian access gate.
	Shall include downward lighting for safety and security.
	Shall be located at the rear of the lot unless an alternate location is required by City Public Works for trash collection.
Commercial Use and Building Design	New commercial buildings shall be designed using the residential architectural styles and standards listed in the Residential and Residential Mixed-Use Design Standards above.
	Commercial uses on a parcel at an intersection may use a commercial design style but must comply with the commercial design standards listed in below.
Commercial Building Scale, Massing and Orientation	Commercial buildings shall be oriented toward the street.
	Commercial buildings shall be of similar height, size, and scale to surrounding buildings.
	Large, uninterrupted, and unarticulated monochromatic expanses of wall are not allowed if they face the street.
	Irregularly shaped polygonal and circular buildings are not allowed.
	Structures that have a length longer than 40 feet shall include facades with varying modulation with a minimum depth of two feet at intervals of no more than 10 feet.
Commercial Architectural Detail and Variety	Buildings shall use more than one color.
	Buildings shall use more than one material.
	At least two different building types shall be included in projects with multiple buildings. To achieve different building types, the building can vary through the use of different building materials, color, rooflines, and the use of architectural features such as awnings, light fixtures, and single-story eave details.
	All sides of a building shall include architectural detailing. Architectural detailing includes railings, trellises, trim, dormers, cornices, or similar architectural elements.
Commercial Color Palettes	All structures shall include at least one primary color and one secondary color as well as one accent colors for trim, in addition to the color of the roofing material.

Features	Design Standard
	Each elevation shall include two colors in the selected color palette for the structure.
Commercial Entries, Doors and Windows	Windows facing the street shall be vertical, large, and transparent.
	Windows and entries shall face the street.
	Glazed windows are not permitted on front windows or any windows oriented toward the street unless clear glazing is used.
Commercial Mechanical Equipment	Roof-mounted mechanical equipment on buildings shall be located and screened by parapets or roofs so that it is not visible to the public. Special consideration shall be given to the views from adjacent buildings on higher ground. Equipment shall be screened by enclosures and painted the same color as the building.
	Surface-mounted equipment such as transformers, exposed conduit or electrical lines are not allowed. Electrical switchgear, electrical and gas meters, etc., shall be undergrounded or screened whenever possible.
	Site equipment such as transformers, gas and electric meters, irrigation controls, backflow preventers, fire department connections, sprinkler risers, etc., must be undergrounded or screened from view at both the front and rear of buildings by landscaping or an approved enclosure.
	Utilities required to be in front yards shall be located directly next to buildings or walls, as close to side yards as possible, and screened from the view of the street by landscaping.
Commercial Roofing	<p>The following are allowable roofing materials:</p> <ul style="list-style-type: none"> • Asphalt/Fiberglass Composition Shingles • Concrete or fiber cement tiles • Natural stone slate or composite slate or composite shake tiles • Fire retardant-treated wood shake or shingles with a Fire rating of Class C or better
	Though residential style-roofs are preferred, flat roofs may be allowed for commercial buildings located at intersections subject to Site Plan and Design Review.
	For flat roofs, roofing material shall not be visible from the street.

Features	Design Standard
	<p>If a flat roof is approved, then the following roof materials may be used:</p> <ul style="list-style-type: none"> • Build-Up Roof (Tar & Gravel) • Spray-on coating • PVC membrane • TPO
<p>Commercial Parking and Loading</p>	<p>Parking shall be located on the side or the rear of the property.</p> <p>The parking entrances of new buildings shall not be located adjacent to parking entrances of existing buildings. Shared access to separate parking facilities is required, if feasible.</p> <p>Parking areas must comply with the parking lot shading requirements in Chapter 17.38 (Off-Street Parking Regulations in new draft Zoning Code).</p> <p>New surface parking lots shall not be located at the corner of an intersection of any two streets excluding alleys.</p> <p>Surface parking lots that are visible from the street shall be screened by landscaping.</p> <p>Parking lot area lights shall be provided to ensure 1 foot-candle light level in the parking areas.</p> <p>Parking lot light poles shall be no taller than 14 feet high.</p> <p>To the extent feasible all service access shall be oriented off alleys, secondary streets, or parking lots.</p> <p>Loading areas shall be located at the rear of the building and shall not be visible from the street.</p> <p>Loading areas shall be located at the rear of the building and shall not be visible from the street.</p> <p>Loading activities are limited to the hours of 7 am to 8 pm. Truck idling is not allowed.</p> <p>All loading activity must comply with the City Noise Ordinance (Chapter 8.42 of the Folsom Municipal Code).</p>
<p>Commercial Trash and Recycling Enclosures</p>	<p>Shall be constructed with masonry walls with finished metal doors. Masonry walls and metal doors shall be painted in compliance with the approved color palette for the project or the color of the existing primary structure.</p> <p>Shall include both a vehicle access gate and pedestrian access gate.</p> <p>Shall include downward lighting for safety and security.</p> <p>Shall be located at the rear of the lot unless an alternate location is required by City Public Works for trash collection.</p>
<p>Commercial Lighting</p>	<p>Pedestrian-oriented lighting shall be provided in active pedestrian areas (i.e., paseos, sidewalks, pathways, etc.)</p>

Features	Design Standard
	Pedestrian pathway lighting features shall not exceed 10 feet in height.
	Active pedestrian areas shall incorporate free-standing lighting separate from structures.
	Pedestrian pathways shall have illumination levels of 0.5 foot-candles as a maintained minimum at the walking surface to identify any level changes or changes in walking conditions.
	Outdoor lighting shall use energy efficient lighting technology and shall be shielded downward to reduce glare and light pollution.
	Exposed bulbs are prohibited for permanent site or landscape lighting.
	Light trespass onto neighboring parcels is prohibited.

KEY QUESTIONS

As you evaluate this proposal for the Historic District, City staff would like your input on the following questions:

- 1) Is this the right approach? If not, what is your preferred approach?
- 2) Do you support the recommended changes? If not, what changes would you make?
- 3) Are the design standards for each district useful? If not, what would be better?
- 4) Are the design standards clear? If not, what would make them easier to understand?
- 5) Is anything important missing?