

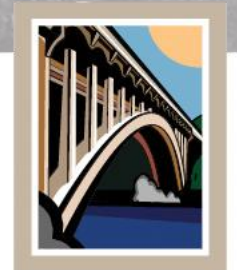
# Zoning Code Update Historic District Zoning Proposal

**Community Workshop**

Special Workshop - September 23, 2020

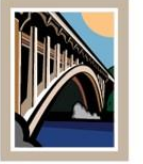
**Historic District Commission**

Special Workshop - October 7, 2020



CITY OF  
**FOLSOM**

# Topics



CITY OF  
FOLSOM

- Focus is on new zoning district proposal
- Future workshop topics will include
  - Parking
  - Signage
  - Regulation of entertainment uses
- No rezoning or other action tonight
- Review and comment only

# Purpose



CITY OF  
FOLSOM

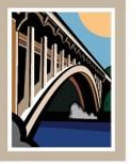
- Seek Commission and public input on new zoning proposal for the Historic District.



# Background

## Historic District Commission Workshop

# Background: Zoning Code Update



CITY OF  
**FOLSOM**

- Aug. 2018: New 2035 General Plan requires update of Zoning Code
- Feb. 2019: Council directs staff and consultant team to start update
- April 2019: Special Council/Commission workshop on update
- May 2019: Community workshop
- May - June 2019: Zoning issues survey
- October 2019: HDC Initial Zoning Workshop
- 2-year effort concludes Spring 2021
- More workshops planned with PC, HDC, and Council

# Background: Historic District



CITY OF  
**FOLSOM**

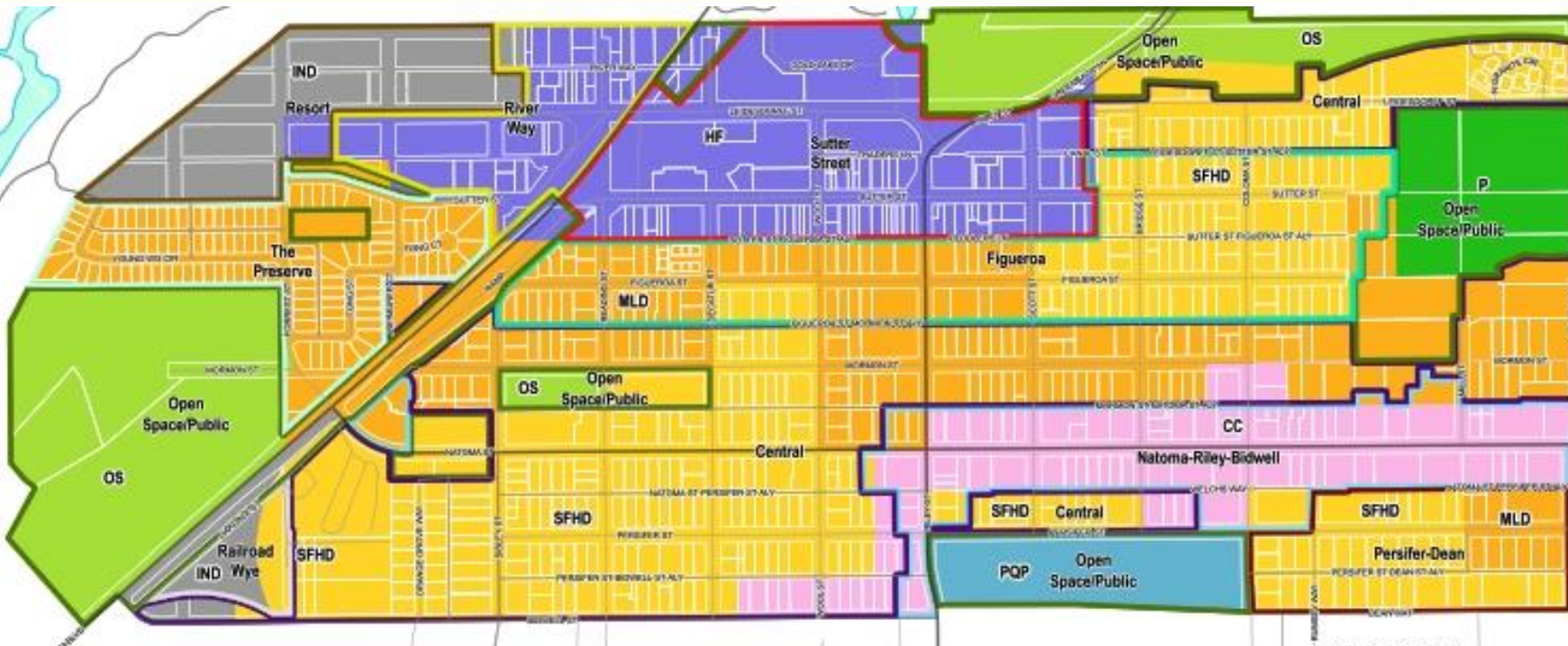
- Multiple Layers of Regulation:
  - 2035 General Plan Land Use Regulations
  - Citywide Zoning Districts
  - Chapter 17.52 of the Folsom Municipal Code (FMC) for Historic District
    - Divides District into Primary Areas with Subareas
    - Each area has its own standards
  - Historic District Design and Development Guidelines
- Results in conflicting requirements and confusion



# GP Land Uses and Subareas



CITY OF  
**FOLSOM**



**Historic District Subareas**

- |  |  |  |  |  |
|--|--|--|--|--|
|  |  |  |  |  |
|  |  |  |  |  |

**GP Designations**

**Residential**

- SF - Single Family 1-4 DU/AC
- SFHD - Single Family High Density 4-7 DU/AC
- MLD - Multifamily Low Density 7-12 DU/AC
- MMD - Multifamily Medium Density 12-20 DU/AC
- MHD - Multifamily High Density 20-30 DU/AC

**Commercial**

- GC - General Commercial
- CC - Community Commercial
- RCC - Regional Commercial Center
- AOC - Auto-Oriented Commercial

**Mixed Use**

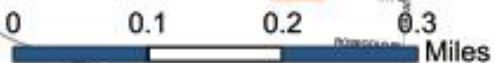
- MU - Mixed Use 9-30 DU/AC
- HF - Historic Folsom Mixed Use
- IND - Industrial/Office Park
- PO - Professional/Office

**Public**

- PQP - Public and Quasi-Public Facility
- P - Parks
- OS - Open Space



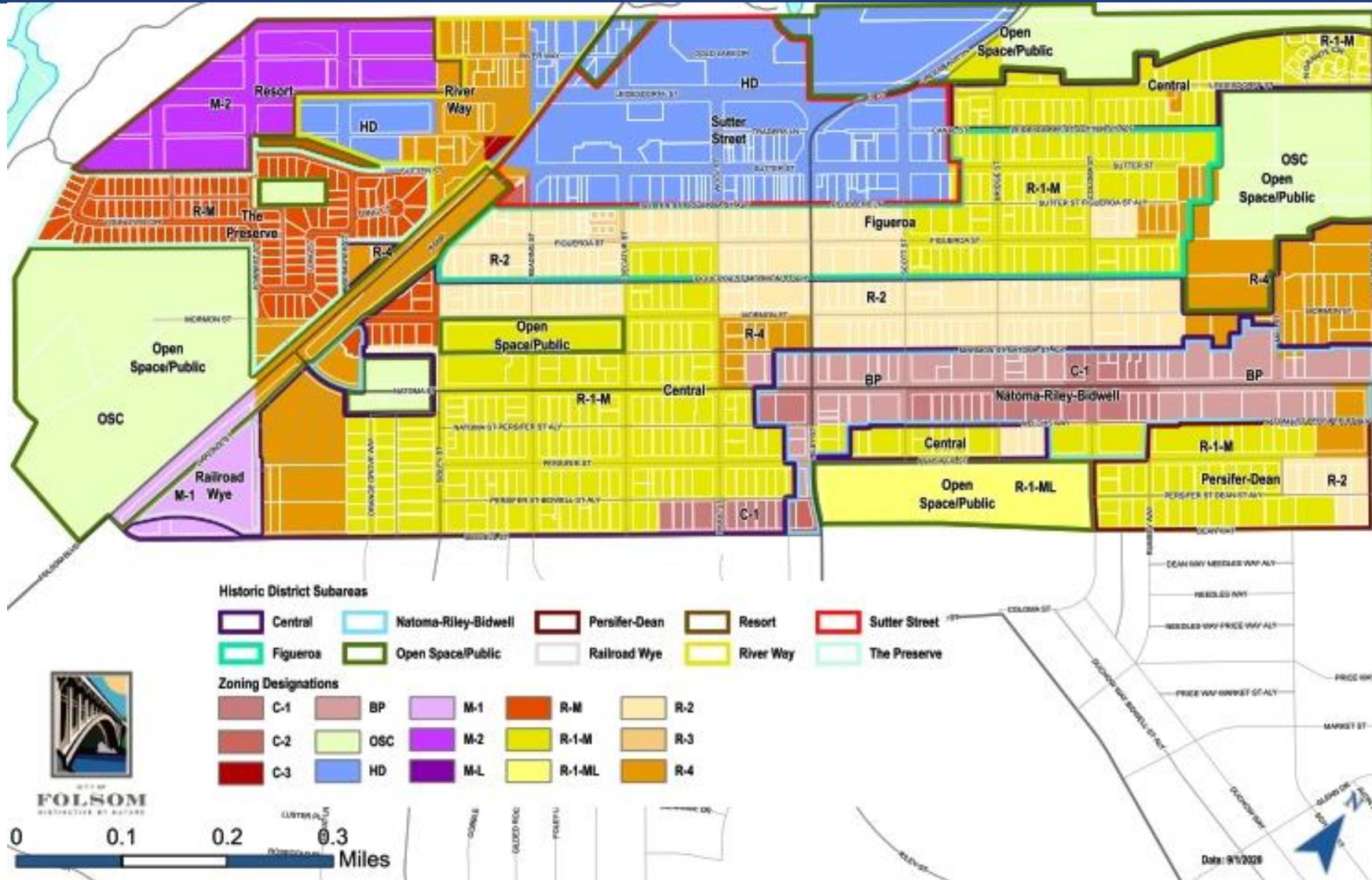
CITY OF  
**FOLSOM**  
DISTRICTIVE BY NATURE



# Current Zoning and Subareas



CITY OF  
**FOLSOM**





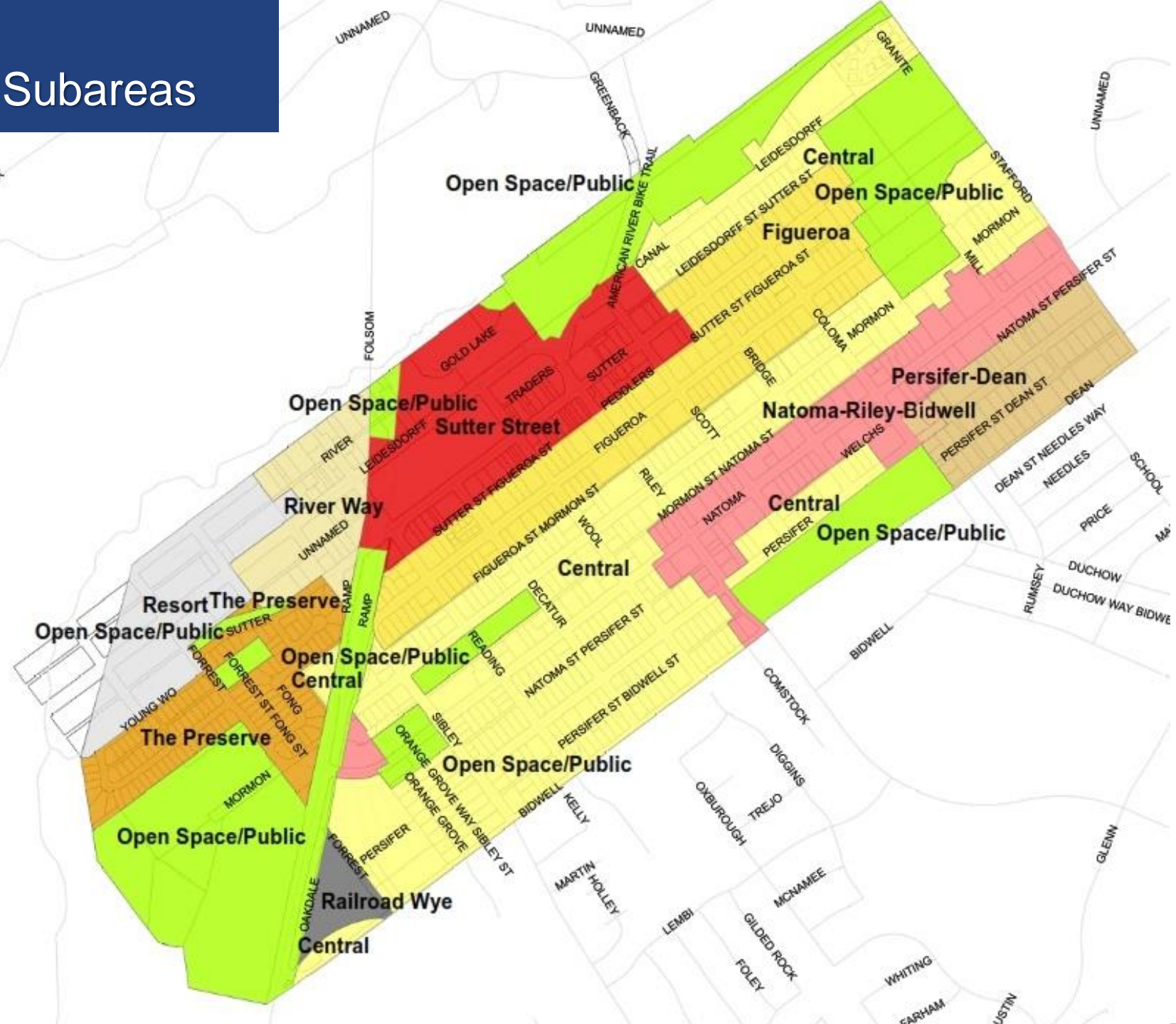
# Historic District - Primary Areas and Subareas



CITY OF  
**FOLSOM**

## Folsom Historic District

- Subareas**
- Subarea Name**
- Natoma-Riley-Bidwell
  - Central
  - Persifer-Dean
  - Open Space/Public
  - Figueroa
  - Railroad Wye
  - Resort
  - River Way
  - Sutter Street
  - The Preserve



An aerial photograph of a city, showing a dense residential area with many trees and buildings. A large white banner is overlaid across the middle of the image, containing text. The banner has a thin brown horizontal line above and below the text.

# New Zoning Proposal

Historic District Commission Workshop

# New Proposed Districts



CITY OF  
**FOLSOM**

## New zoning districts based on primary areas and subareas:

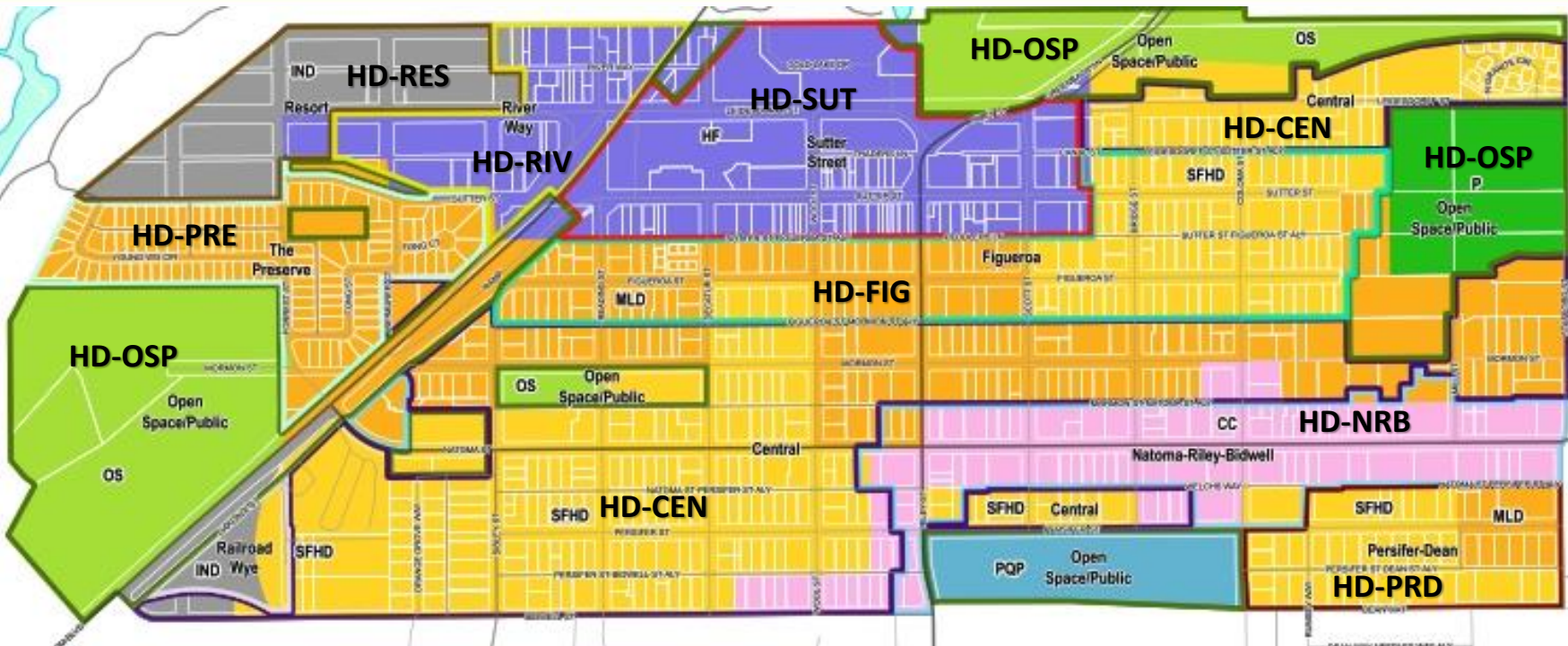
- HD-CEN: Central Subarea - Residential focus
- HD-FIG: Figueroa Subarea - Residential focus
- HD-NRB: Natoma-Riley-Bidwell Area - Mixed commercial and residential focus
- HD-OSP: Open Space/Public Area - Open space, park, and public/quasi-public focus
- HD-PRD: Persifer-Dean Subarea - Residential focus
- HD-RWY: Railroad Wye Subarea - Industrial focus
- HD-RES: Resort Subarea - Industrial/corporation yard focus
- HD-RIV: River Way Subarea - Residential focus
- HD-SUT: Sutter Street - Commercial and mixed-use focus
- HD-PRE: The Preserve - Residential focus



# New Zoning, Land Use and Subareas



CITY OF  
**FOLSOM**



**Historic District Subareas**

- |  |  |  |  |  |
|--|--|--|--|--|
|  |  |  |  |  |
|  |  |  |  |  |

**HD-OSP** Proposed Zoning

**GP Designations**

**Residential**

- SF - Single Family 1-4 DU/AC
- SFHD - Single Family High Density 4-7 DU/AC
- MLD - Multifamily Low Density 7-12 DU/AC
- MMD - Multifamily Medium Density 12-20 DU/AC
- MHD - Multifamily High Density 20-30 DU/AC

**Commercial**

- GC - General Commercial
- CC - Community Commercial
- RCC - Regional Commercial Center
- AOC - Auto-Oriented Commercial

**Mixed Use**

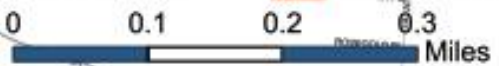
- MU - Mixed Use 9-30 DU/AC
- HF - Historic Folsom Mixed Use
- Employment/Industrial
- IND - Industrial/Office Park
- PO - Professional/Office

**Public**

- PQP - Public and Quasi-Public Facility
- P - Parks
- OS - Open Space

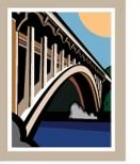


CITY OF  
**FOLSOM**  
DISTRICTIVE BY NATURE





# Proposed Elements for Districts



CITY OF  
**FOLSOM**

Each new HD Zoning District includes:

## **1. Allowed Uses**

- Allowed Uses - Permitted by right
- Administratively Permitted Uses - Requires staff-level AUP
- Conditionally Permitted Uses - Requires Commission-level CUP

## **2. Development Standards**

- From Chapter 17.52, HD Design and Development Guidelines, and best practices

## **3. Objective Design Standards**

- From Chapter 17.52, HD Design and Development Guidelines, and best practices
- Will include illustrations of design standards to assist user

# Zoning Examples



CITY OF  
FOLSOM

- Only two detailed examples are shown:
  - HD-FIG (Figueroa) Zone – residential use
  - HD-NRB (Natoma-Riley-Bidwell) Zone – mix of residential and commercial uses
- If Commission supports this new approach:
  - Staff will complete all the zoning districts; and
  - Staff will return for a review of the completed draft document

# HD-FIG: Changes to Current Standards



CITY OF  
**FOLSOM**

HD-FIG (Figueroa Zone)	Existing Standard	Proposed Standard
Commercial Uses	<ul style="list-style-type: none"> <li>Allowed with CUP</li> </ul>	<ul style="list-style-type: none"> <li>Commercial not allowed</li> </ul>
Two-Unit Dwellings	<ul style="list-style-type: none"> <li>Unclear</li> </ul>	<ul style="list-style-type: none"> <li>Limited by density and parcel size (&gt;7,000 sf)</li> </ul>
Multi-Unit Dwellings	<ul style="list-style-type: none"> <li>Requires CUP</li> </ul>	<ul style="list-style-type: none"> <li>Limited by density and parcel size (&gt;10,000 sf)</li> </ul>
Setback - Front	<ul style="list-style-type: none"> <li>20 feet</li> </ul>	<ul style="list-style-type: none"> <li>20 feet; or</li> <li>Average of distance of homes from front property line on adjacent lots, whichever is less</li> </ul>
Setback - Interior Side	<ul style="list-style-type: none"> <li>5 feet or variance if less</li> </ul>	<ul style="list-style-type: none"> <li>5 feet</li> <li>Reduction allowed if approved by Director only for homes built before 1950</li> <li>Must comply with Building Code</li> </ul>
Minor Modification	<ul style="list-style-type: none"> <li>Requires variance</li> </ul>	<ul style="list-style-type: none"> <li>Up to 10% modification from standard allowed with Director approval</li> <li>Greater than 10% goes to HDC</li> </ul>
Design Standards	<ul style="list-style-type: none"> <li>Design guidelines</li> </ul>	<ul style="list-style-type: none"> <li>Objective design standards</li> </ul>

# HD-NRB: Changes to Current Standards

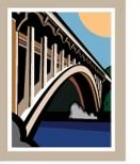


CITY OF  
**FOLSOM**

HD-NRB (Natoma-Riley-Bidwell)	Existing Standard	Proposed Standard
Two-Unit Dwellings	<ul style="list-style-type: none"> <li>Unclear</li> </ul>	<ul style="list-style-type: none"> <li>Limited by density and parcel size (&gt;7,000 sf)</li> </ul>
Multi-Unit Dwellings	<ul style="list-style-type: none"> <li>Requires CUP</li> </ul>	<ul style="list-style-type: none"> <li>Limited by density and parcel size (&gt;10,000 sf)</li> </ul>
Commercial Building Area	<ul style="list-style-type: none"> <li>No standard; smaller preferred</li> </ul>	<ul style="list-style-type: none"> <li>Limits commercial uses to 10,000 sq. ft. or less</li> </ul>
Setback - Front	<ul style="list-style-type: none"> <li>20 feet</li> </ul>	<ul style="list-style-type: none"> <li>20 feet; or</li> <li>Average of distance of homes from front property line on adjacent lots, whichever is less</li> </ul>
Setback - Interior Side	<ul style="list-style-type: none"> <li>5 feet</li> </ul>	<ul style="list-style-type: none"> <li>5 feet</li> <li>Reduction allowed if approved by Director only for homes built before 1950</li> <li>Must comply with Building Code</li> </ul>
Minor Modification	<ul style="list-style-type: none"> <li>Requires variance</li> </ul>	<ul style="list-style-type: none"> <li>Up to 10% modification from standard allowed with Director approval</li> <li>Greater than 10% goes to HDC</li> </ul>
Parking Standard (Commercial)	<ul style="list-style-type: none"> <li>1 space/200 sq. ft.</li> </ul>	<ul style="list-style-type: none"> <li>1 space/350 sq. ft.</li> </ul>
Design Standards	<ul style="list-style-type: none"> <li>Design guidelines</li> </ul>	<ul style="list-style-type: none"> <li>Objective design standards</li> </ul>



# Objective Design Standards



CITY OF  
**FOLSOM**

- Senate Bill 330 (2019) now requires the use of objective design standards for housing
- Staff developed draft objective design standards that reflect preferred architectural styles for each area
- Based on styles described in the Historic District Design and Development Guidelines
- Also used design standards from Chapter 17.62 of Zoning Code
- Included best practices too
- Objective design standards to be used by staff and Commission for design review to evaluate projects

# What is an Objective Design Standard?



CITY OF  
FOLSOM

*From Government Code Section 66300(a)(7):*

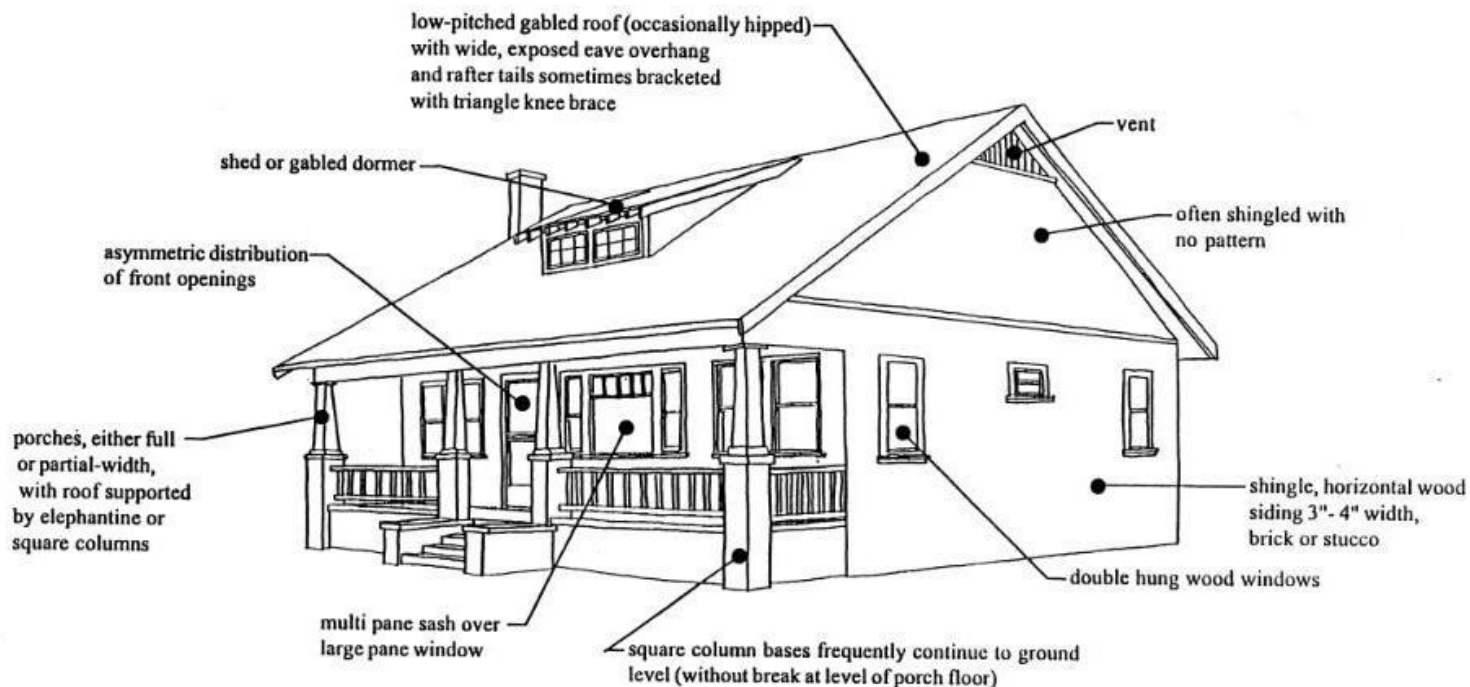
*“Objective design standard” means a design standard that involves no personal or subjective judgment by a public official and is uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal of an application.*



# Key Features from HD DDGs: *CRAFTSMAN STYLE*



CITY OF  
**FOLSOM**

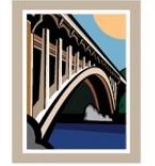


## Character-Defining Elements:

- ✓ Low-pitched cross-gabled, side-gabled, or hipped roof with unenclosed eave overhang
- ✓ Exposed roof rafters and decorative beams or braces under gables
- ✓ Prominent single-story entry porch with roof supported by piers/columns with square bases that extend to the ground
- ✓ Sash windows with multiple small panes above single large pane
- ✓ Clapboard or shingle siding and wooden accents



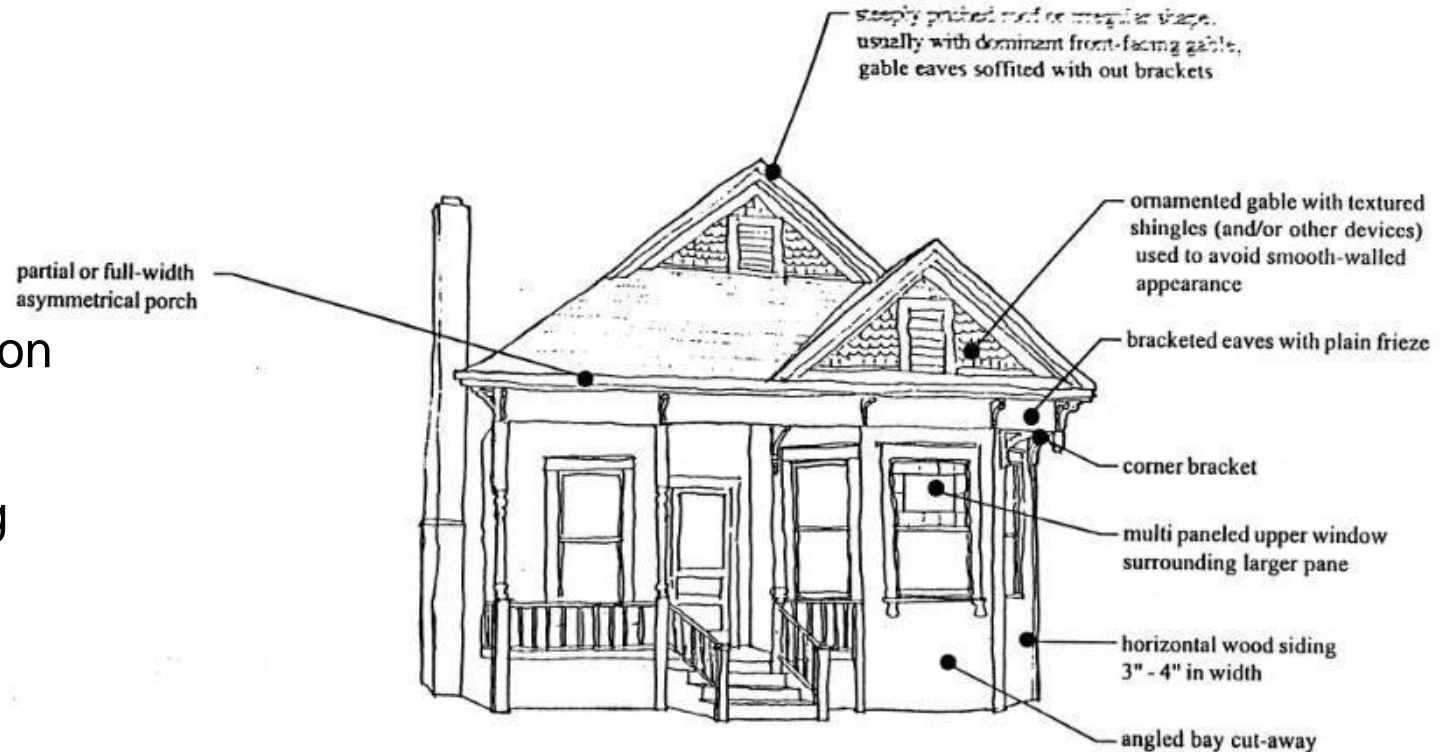
# Key Features from HD DDGs: *QUEEN ANNE STYLE*



CITY OF  
**FOLSOM**

## Character-Defining Elements:

- ✓ Steeply pitched roof with dominant front facing gable
- ✓ Ornamental gable with textured shingles
- ✓ Partial or full-width asymmetrical porch (on ones-side of front)
- ✓ Multi-paneled upper window surrounding large windowpane
- ✓ Horizontal wood siding (3"-4" inches)
- ✓ Angled bay cut-away



# Example Objective Design Standards: CRAFTSMAN STYLE



CITY OF  
**FOLSOM**

Gabled dormer



Horizontal siding



Low-pitch gable roof with overhang



Double-hung sash window



Entry porch with tapered columns with square bases

## Design Standards:

- A roof pitch between 3/12 and 8/12
- Front-gabled, side-gabled or cross-gabled roof with unenclosed eave overhang
- Exposed roof rafters or braces under gables
- Vertical single or double hung windows with smaller panes above large pane
- Horizontal siding that is 2.5" - 6" inches wide
- Entry porch with roof supported by tapered columns with square bases that extend to the ground
- Optional: Shed or gabled roof dormer



# Example Objective Design Standards: QUEEN ANNE STYLE



CITY OF  
**FOLSOM**



Scalloped scale shingles with vent at end of forward-facing gable

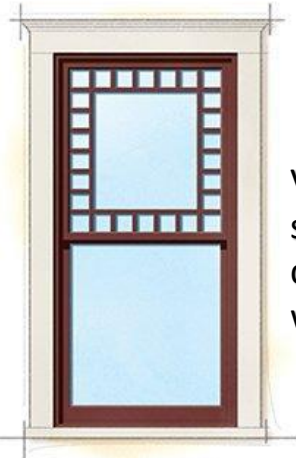


Horizontal siding

Entry porch with narrow columns



High pitched hipped roof with cross gables



Vertical single or double hung windows

## Design Standards:

- A steep roof pitch between 8/12 and 18/12
- Hipped roof or gabled roof
- Scalloped scale shingles with window or vent at gable end
- Vertical rectangular single or double hung windows with small pane above large pane
- Horizontal siding that is 2.5" - 6" inches wide
- Entry porch with narrow columns
- Optional: Forward-facing gable
- Optional: Angled bay cut away with windows.

# Key Questions and Discussion

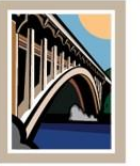


CITY OF  
FOLSOM

1. Is this the right approach to new HD zoning?
2. Do you support the proposed changes?
3. Are the design standards for each district useful?
4. Are the design standards clear?
5. Is anything important missing?



# Next Steps



CITY OF  
FOLSOM

- Based input, staff will complete rest of the HD zoning districts and return to HDC for review
- Additional workshops will be held later this fall on additional topics
- Public review draft will be available in early spring 2021
- Spring 2021, Zoning Code adoption hearings at Commissions and Council



CITY OF  
**FOLSOM**

# Thank You!

For more information visit:

[www.folsom.ca.us/zoningcode](http://www.folsom.ca.us/zoningcode)