



FOLSOM ZONING CODE UPDATE

Zoning Workshop
May 16, 2019

WORKSHOP PURPOSE

- Provide an overview of the Folsom Zoning Code Update process
- Share your ideas about:
 - new approaches to housing, commercial, and mixed-use development
 - accessory dwelling units
 - historic district architecture
 - parking
 - signage
- Answer any zoning questions you may have





WHAT IS A ZONING CODE AND WHAT DOES IT DO?

FOLSOM ZONING
CODE UPDATE

WHAT IS A ZONING CODE AND WHAT DOES IT DO?

1. Shapes **location, function, and appearance** of all land uses in a community
2. Establishes City **expectations** for development projects
3. Guards against **land use conflicts**
4. Protects environmental **resources**
5. Serves to **implement** the **General Plan**





WHY IS FOLSOM UPDATING ITS ZONING CODE?

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CODE UPDATE

ACHIEVE GENERAL PLAN CONSISTENCY

- **Policy LU 1.1.1 Zoning Ordinance:** Ensure that the Folsom Zoning Ordinance is consistent with the policies and programs of the General Plan.


Growth and Change

Folsom has grown considerably since its founding in the 1800s and incorporation in 1946. Throughout its history Folsom's growth has led to prosperity, and policies in this section aim to continue that legacy. Some policies are continuations of successful long-standing City policies, while others are new and reflect contemporary planning practices and anticipate future challenges and opportunities.

Goal LU 1.1

Retain and enhance Folsom's quality of life, unique identity, and sense of community while continuing to grow and change.

LU 1.1.1 Zoning Ordinance

Ensure that the Folsom Zoning Ordinance is consistent with the policies and programs of the General Plan. 



FOLSOM
GENERAL PLAN
— 2035 —

Adopted
August 28, 2018



CLEARLY DEFINE OBJECTIVES FOR **QUALITY DEVELOPMENT**

- **Contemporary development standards**
- **Design standards for new development**
- **Flexibility to accommodate new ideas**



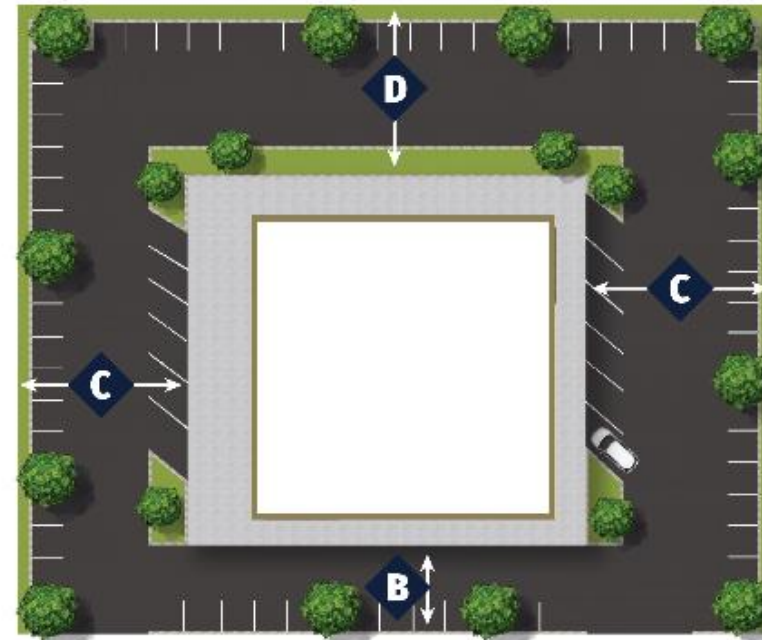
MAKE THE CODE **EASIER** TO USE

- Contemporary organization
- Use plain English, eliminate “legalese”
- Tables and graphics
- Cross-referencing
- Clear definitions

Table 2-2
Residential Zone Development Standards



Development Feature (minimum unless otherwise indicated)	R1-6L	R1-8L	R2	R3	R4	R5	R6	Additional Regulations
A Rear, multi-story	20	20	15	15	20	20	20	Section 18.30.050
B Length of driveway approach	20	20	20	20	20	20	20	
Height (maximum) measured in feet								
C Height (within 20 feet of the R1-6L, R1-8L, and R2 zones)	25	25	32	32	32	32	32	Section 18.30.040
D Height (all other zones)	25	25	32	40	80	100	200	Section 18.30.040



CONSISTENT USE OF TABLES

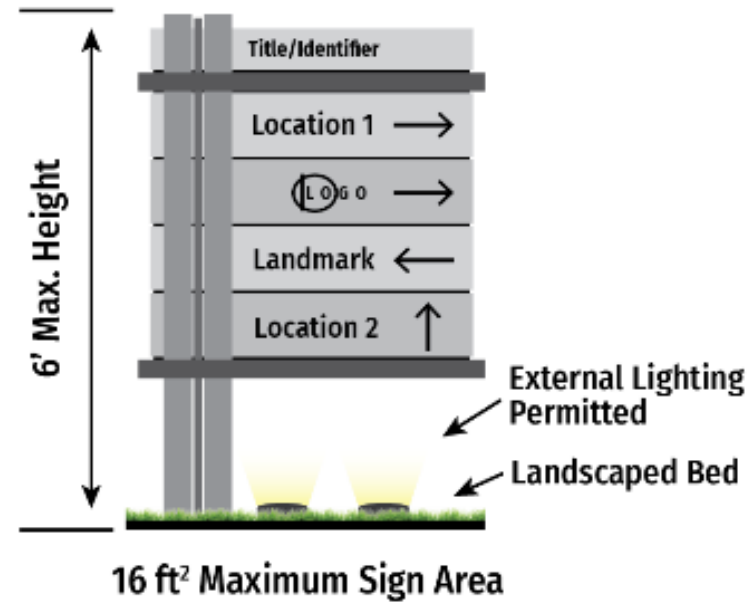
Clear use regulations

Utility, Transportation, and Communication Uses					
Broadcasting and Recording Studios	-	P	P	P	
Parking Structures	-	CUP	CUP	CUP	Section 18.60.280
Public Safety Facilities	P	P	P	P	
Wireless Telecommunication Facilities, Microcell	P	P	P	P	Section 18.12.040(A) Section 18.60.450
Wireless Telecommunication Facilities, Minor	MUP	MUP	MUP	-	Section 18.12.040(A) Section 18.60.450
Wireless Telecommunication Facilities, Major	CUP	CUP	CUP	-	Section 18.12.040(A) Section 18.60.450
Transit Stations and Terminals	-	CUP	CUP	CUP	
Utility Facilities and Infrastructures	CUP	CUP	CUP	CUP	
Retail, Service, and Office Uses					
Adult Oriented Businesses	-	-	CUP	-	Chapter 18.62
Alcoholic Beverage Sales	P	P	P	P	Section 18.60.040
Ambulance Services	-	CUP	CUP	-	
Animal Sales and Grooming Facilities	P	P	P	P	Section 18.12.040(B)
Banks and Financial Establishments, General	P	P	P	P	



CONSISTENT USE OF GRAPHICS

Enhancing and visually depicting standards and design



FIX THINGS THAT HAVE **VEXED** STAFF FOR YEARS

- Staff “fix-it” list
- Inconsistent terminology and standards
- Design review standards
- Antiquated land uses

- Clarity
- Illustrations and graphics
- Signs

4.41	Pool Houses and Guest Houses	Definitions and standards are not clear. Don't meet second dwelling unit requirements, but are seeing more of these.	3/11/2019				
4.42	Day care	Consistency about what districts allow these.	3/11/2019				
4.43	Storage Containers	As housing or retail/restaurants or as sheds in rear or side yard	3/11/2019				MIG: Do you want to allow it?
4.44	Tiny Homes	How to address these, where to allow them and what kinds of conditions	3/11/2019				
4.45		Need standards related to patio covers and shade structures in the code.	3/11/2019				MINTIER HARNISH: Possibly have as an accessory use to a site?
4.46		Standards and Process for Unique Land Uses – Like Escape Folsom (escape room with bar)	3/11/2019				
4.47	Sunrooms and California Rooms	Sunrooms and California Rooms – Appropriate rear setback and lot coverage requirements	3/11/2019				
4.48	Second Dwelling Units:	Second Dwelling Units – Need to clarify height limits and design standards	3/11/2019				MIG: Let's discuss what the law allows and won't allow.
4.49		Allow for garage conversions to create Second Dwelling Units if there is sufficient off-street covered parking to meet the requirements for the home. Similarly, allow the conversion of a third/fourth garage bay if there remain sufficient off-street covered parking to meet the requirements for the home.	3/11/2019				
4.50		Corner Lots and Second Dwelling Units - For corner lots and accessory structures as well as second dwelling units, should City allow accessory structures and second dwelling units on street side of corner lot be 5' from property line. Some ROW extend 16' from centerline and some easements may exist that prevent structure from being	3/11/2019				

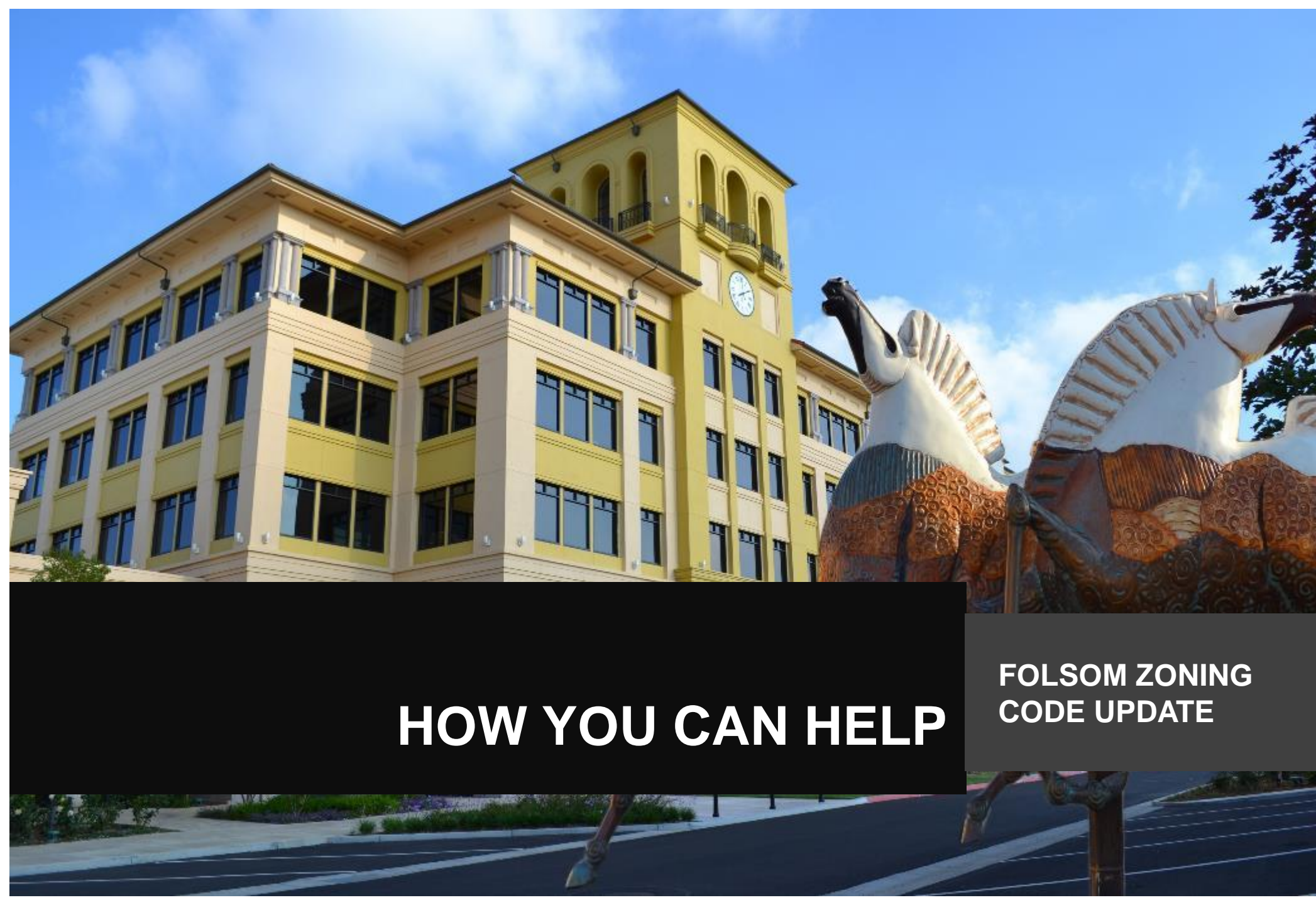


COMPREHENSIVE REORGANIZATION

Focused on three basic questions

1. What **can I do** in my zone or alternatively, in which zone **can I operate** a proposed use?
2. What are the **development standards** that apply?
3. What **permits do I need** and how do I get them?






HOW YOU CAN HELP

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HOUSING AND MIXED USE DEVELOPMENT

- Garage placement
- Mix of housing types
- Taller buildings along street frontages
- Transition between uses




Housing and Mixed-Use Development


Question 1: How should the City address garages, particularly in smaller single-family homes?

Should the City encourage:


- A) alley-loaded garages;
- B) garages that set back from main entry;
- C) garages as the main visual feature of the front of the home;
- D) a variety of locations for garages?




Question 2: Should new subdivisions include a mix of different housing types (i.e., one-story and two-story single-family homes of different sizes, duplexes, 3 and 4-plexes, small apartments) or housing that is a similar type (i.e., all single-family homes)?



Question 3: For new apartment projects or mixed-use projects that face the street, should upper floors be stepped back from the street or should they create a street wall?



Question 4: Which approach to addressing apartments near single-family homes, do you prefer?




SHOPS, OFFICES, AND INDUSTRIAL DEVELOPMENT

- Parking lot location
- Shared parking
- Housing integrated with commercial along East Bidwell
- Transition between commercial areas and residential neighborhoods

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ZONING CODE UPDATE


Shopping, Offices, and Industrial Development

Question 1: For large commercial shopping centers or big box retailers, which parking layout do you prefer (large front parking area with buildings at back or building closer to street with corner entry and most parking on side or back)?




Question 2: Should the City include flexible parking standards if there are complimentary uses (offices [day-use] and restaurant/bar [night use]) and opportunities for shared parking or require strict parking standards for each use?


Yes **No**



Question 3: To encourage people to walk, bike or take transit, the City needs to put residents close to businesses and shopping. How should housing be integrated into commercial areas? Please identify your preferences for the East Bidwell Corridor Mixed-Use Overlay area.



Question 4: How should the City approach the design for commercial areas adjacent to residential?




HISTORIC DISTRICT


- Accessory dwelling units (ADUs)
- Development styles
- Parking options
- Signage


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Historic District


Question 1: Which options for second dwelling units do you like?



Please indicate how


Please indicate how



Please indicate how



Please indicate how



Please indicate how



Please indicate how


Question 2: Which mixed-use, residential, and commercial development types do you like in the Historic District?



Please indicate how


Please indicate how


Please indicate how


Please indicate how


Please indicate how


Please indicate how

Question 3: The City has formed an ad-hoc committee to deal with parking issues in residential neighborhoods in the Historic District. For new commercial or mixed-use projects in the commercial areas of the Historic District (i.e., Sutter Street, etc.) that lack space for parking, which parking requirement(s) do you prefer:

A. Require off-site parking in City lot, City garage, or at nearby property;

B. Require underground parking for the project;


C. Require transit passes for employees and payment of City in lieu parking fees;


D. Require payment of City in-lieu fees for the eventual expansion or construction of City parking lots and/or garages;


E. Require transit passes and bicycle parking only.


F. Other: Please list _____


Question 4: What type of signs do you prefer in the Historic District?



Please indicate how


Please indicate how


Please indicate how


Please indicate how

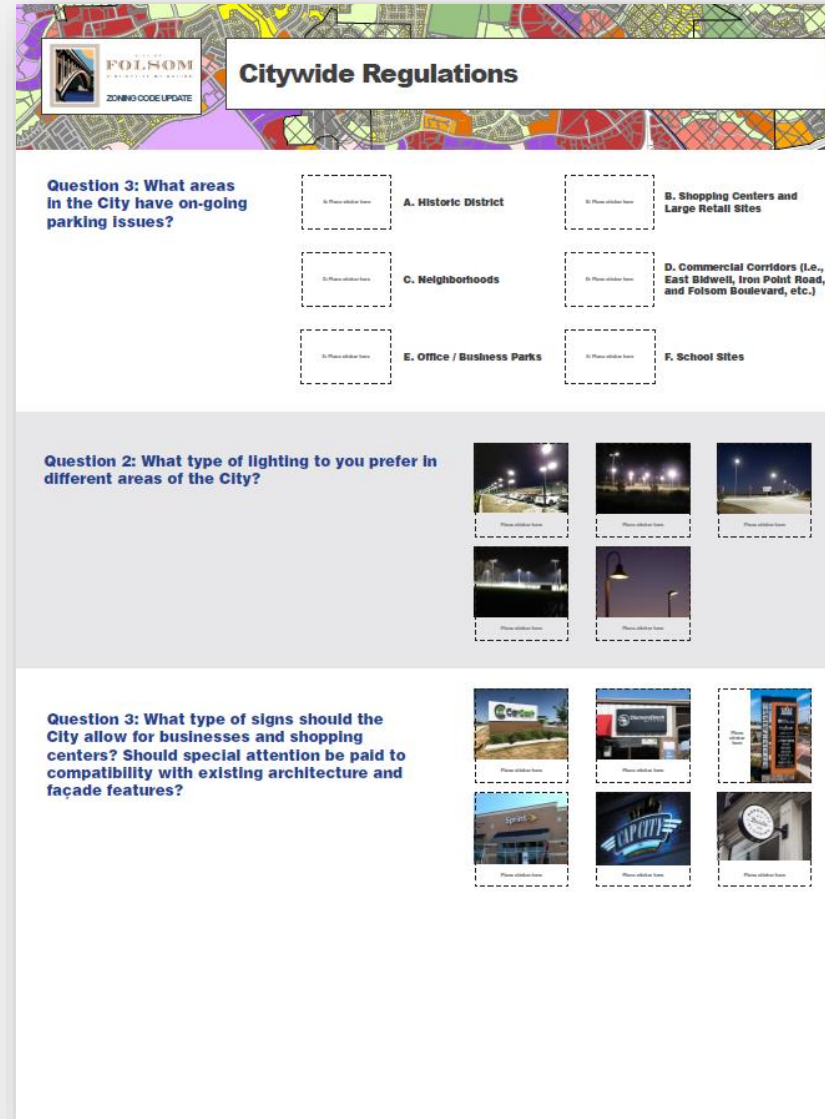

Please indicate how


Please indicate how



CITYWIDE CONSIDERATIONS

- Where is parking a problem?
- Night-time lighting
- Sign types and design








CITY OF FOLSOM
ZONING CODE UPDATE

Citywide Regulations







Question 3: What areas in the City have on-going parking issues?

<input type="checkbox"/> Please indicate here	A. Historic District	<input type="checkbox"/> Please indicate here	B. Shopping Centers and Large Retail Sites
<input type="checkbox"/> Please indicate here	C. Neighborhoods	<input type="checkbox"/> Please indicate here	D. Commercial Corridors (I.e., East Bidwell, Iron Point Road, and Folsom Boulevard, etc.)
<input type="checkbox"/> Please indicate here	E. Office / Business Parks	<input type="checkbox"/> Please indicate here	F. School Sites

Question 2: What type of lighting to you prefer in different areas of the City?

 <input type="checkbox"/> Please indicate here	 <input type="checkbox"/> Please indicate here	 <input type="checkbox"/> Please indicate here
 <input type="checkbox"/> Please indicate here	 <input type="checkbox"/> Please indicate here	

Question 3: What type of signs should the City allow for businesses and shopping centers? Should special attention be paid to compatibility with existing architecture and façade features?

 <input type="checkbox"/> Please indicate here	 <input type="checkbox"/> Please indicate here	 <input type="checkbox"/> Please indicate here
 <input type="checkbox"/> Please indicate here	 <input type="checkbox"/> Please indicate here	 <input type="checkbox"/> Please indicate here



ANYTHING ZONING RELATED THAT'S ON YOUR MIND



THANKS!

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