



# FOLSOM ZONING CODE UPDATE

Zoning Seminar  
April 11, 2019

# SEMINAR PURPOSE

- Provide an overview of the Folsom Zoning Code Update process
- Explain what a Zoning Code is what does it do
- Describe the Zoning Code relationship to the General Plan
- Present optional approaches to the Zoning Code (*i.e., content, topical areas, standards, format*)
- Describe how Federal and State law affect zoning
- Discussion







# WHAT IS A ZONING CODE AND ITS PURPOSE?

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





# WHAT IS A ZONING CODE?

## Article 2 – Zones, Allowable Uses, and Development Standards

### Title 18 – Development Code

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# WHAT IS A ZONING CODE?

Article 2 – Zones, Allowable Uses, and Development Standards  
PRELIMINARY REVIEW DRAFT  
June 2018  
Title 18 – Development Code

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# WHY IS FOLSOM UPDATING ITS ZONING CODE?

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# 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





# ACHIEVE GENERAL PLAN **CONSISTENCY**

## Implementation Program LU-1

- **Develop standards to encourage mixed use**
  - **East Bidwell Overlay area**
  - **Transit-oriented development around light rail stations**
  - **Automobile-oriented uses within one-quarter mile of light rail stations**
- **Update the Historic District Design and Development Guidelines**





# CREATE A CONTEMPORARY ZONING CODE

- Mixed Use Nodes /Districts and Corridors
- Mixed Use Design
- Transit Priority Areas (TPAs)
- Urban Centers
- Review Residential Densities
- Parking Standards





# CLEARLY DEFINE OBJECTIVES FOR **QUALITY DEVELOPMENT**

- **Contemporary Development Standards**
- **Community Design Standards**
- **Objective Standards**



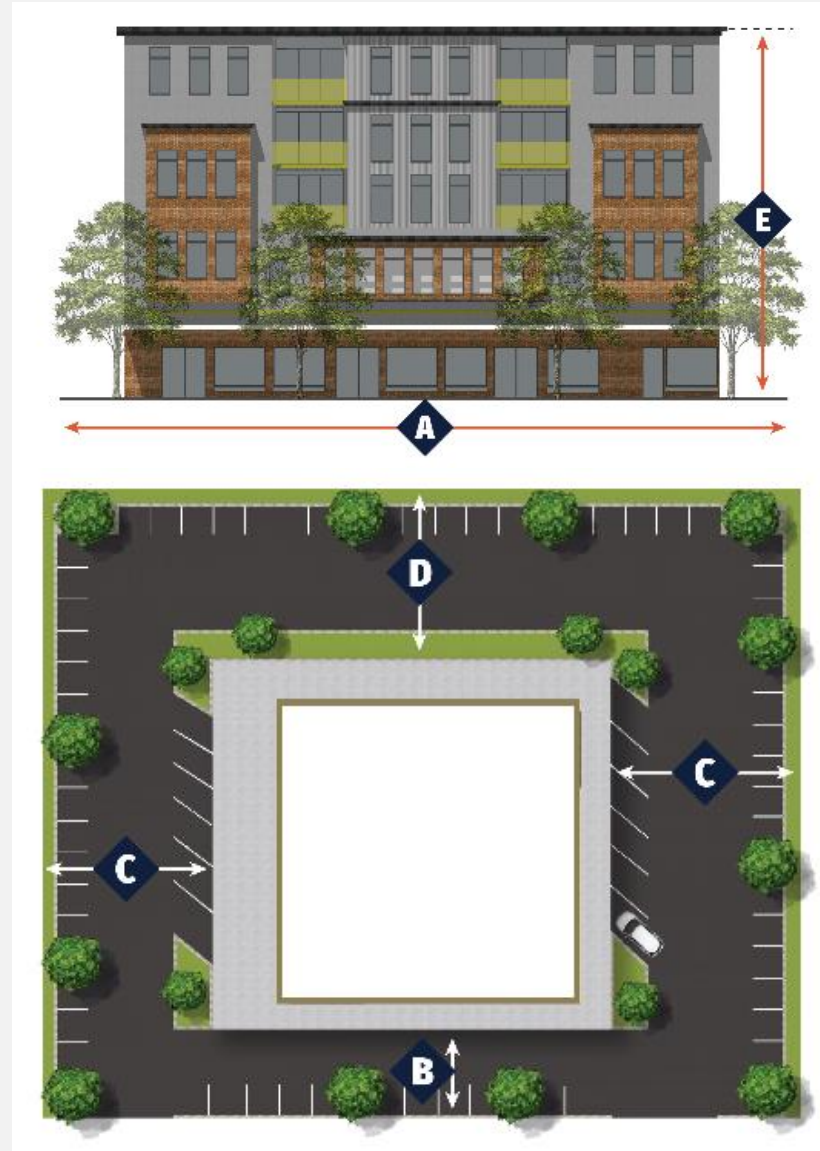
# MAKE THE CODE **EASIER** TO USE

- Contemporary organization
- Use plain English, eliminate “legalese”
- Tables and graphics
- Cross-referencing
- Eliminate footnotes
- 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
<b>D</b> Rear, multi-story	20	20	15	15	20	20	20	Section 18.30.050
<b>E</b> Length of driveway approach	20	20	20	20	20	20	20	
<b>Height (maximum) measured in feet</b>								
<b>B</b> Height (within 20 feet of the R1-6L, R1-8L, and R2 zones)	25	25	32	32	32	32	32	Section 18.30.040
<b>F</b> Height (all other zones)	25	25	32	40	80	100	200	Section 18.30.040





# FIX THINGS THAT **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			



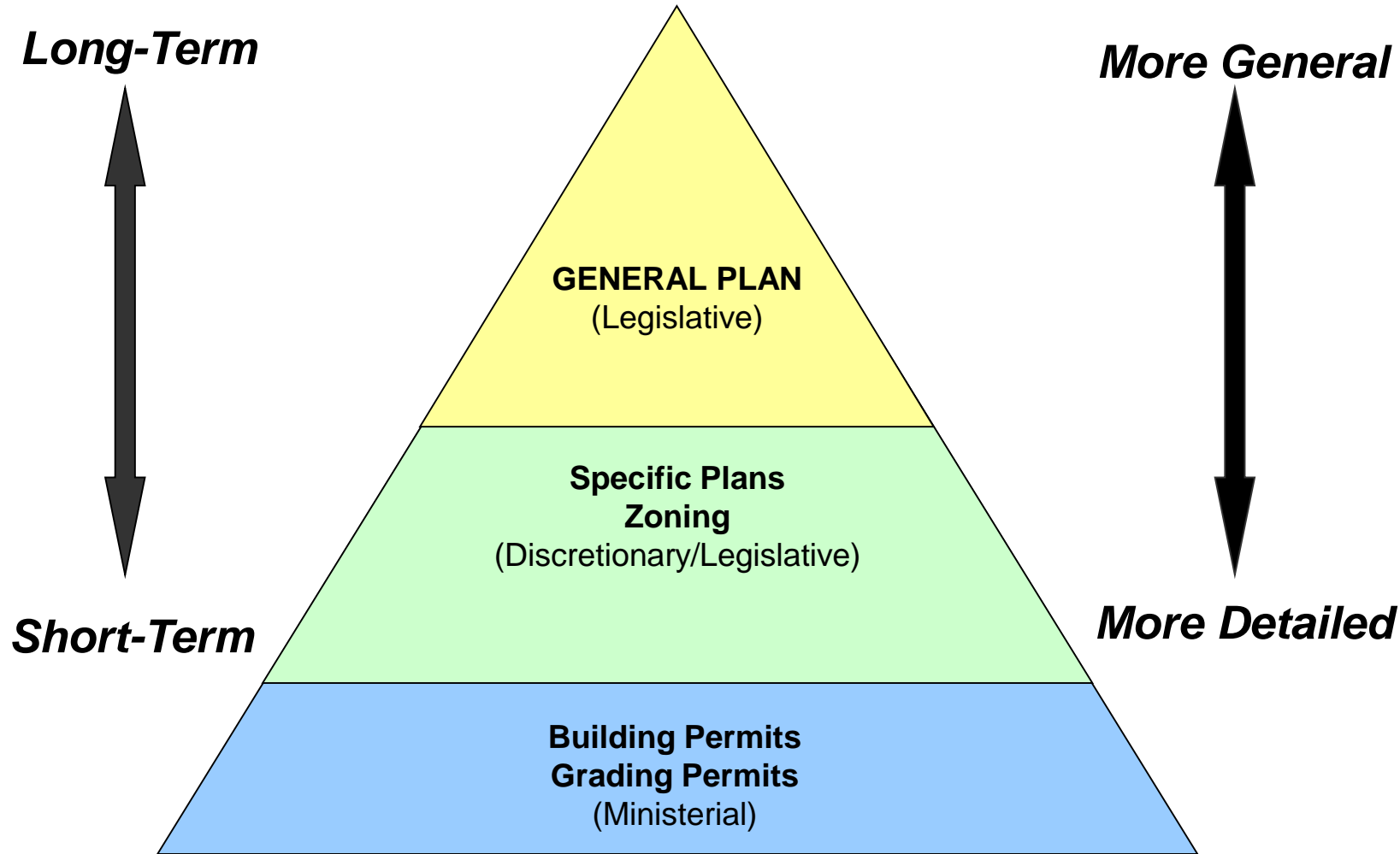


# RELATIONSHIP BETWEEN THE GENERAL PLAN AND ZONING

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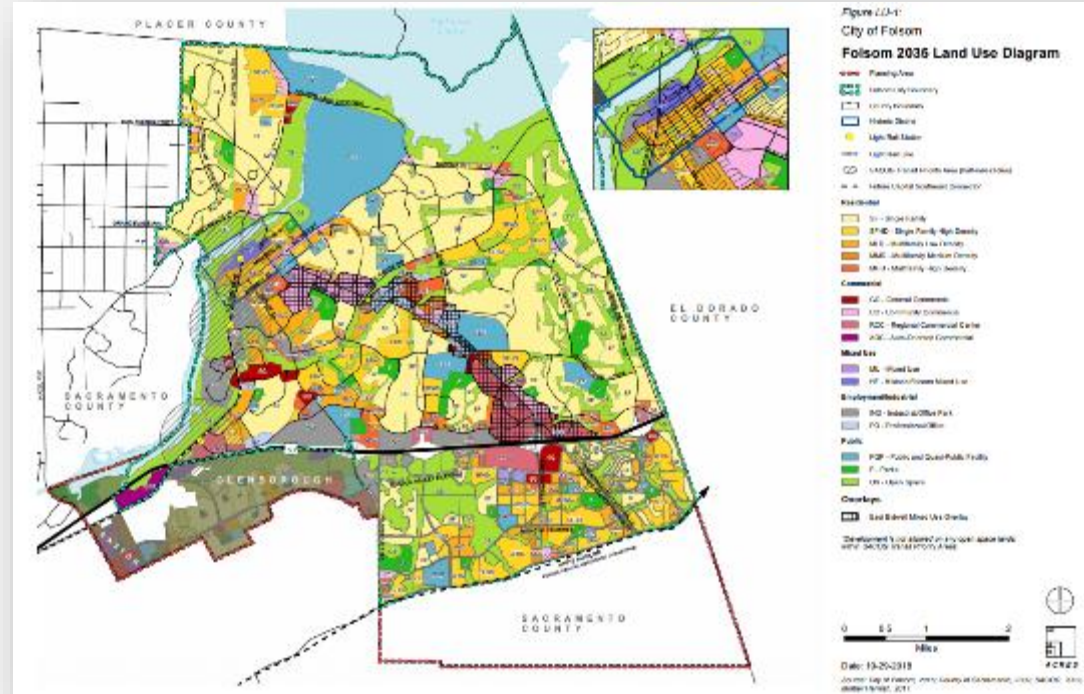
# Hierarchy of Land Use Regulations



# FOLSOM GENERAL PLAN

## Topics Addressed (The “Elements”)

- Land Use
- Mobility
- Economic Prosperity
- Housing
- Natural & Cultural Resources
- Public Facilities
- Parks & Recreation
- Safety & Noise
- Implementation





## Growth and Change

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### 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. **RDR**

#### LU 1.1.2 Land Use Cooperation

Coordinate with Sacramento, Placer, and El Dorado Counties, as well as the Sacramento Area Council of Governments (SACOG) and Sacramento Local Agency Formation Commission (LAFCo), on land use decisions that may impact Folsom. **IGC**

#### LU 1.1.3 Annexation and Services

Require applicants applying for annexation of lands to the city to demonstrate the financial benefit to the City. **RDR**

#### LU 1.1.4 Sphere of Influence for Corporation Yard

Coordinate with LAFCO to revise the Sphere of Influence to permit the new corporation yard. **IGC**

#### LU 1.1.5 Specific Plans

Require the adoption of specific plans for new growth areas. **MPSP**

#### LU 1.1.6 Compact Development Patterns

Encourage compact development patterns that support walking, bicycling, transit usage, and more efficient use of land. **MPSP**



**LU 3.1.5 East Bidwell Street** 📍

Encourage new development along East Bidwell Street by creating a stronger mixed-use development pattern, both horizontal and vertical, with an emphasis on medium- and higher-density housing, while also addressing local and citywide demand for retail and services. **RDR**

**LU 6.1.5 Off-Street Parking**

Require sufficient off-street parking for residents be included in the design of all residential projects. Off-street parking for guests shall be included in the design of all multifamily projects. The City shall allow for reduced parking requirements for high-density residential and mixed-use developments near transit stations. **RDR**

**LU 4.1.4 Restrict Auto-Oriented Uses Around Transit Stations**

Restrict new auto-oriented uses (e.g., automobile repair, gas station, car wash, drive through restaurants, mini storage facilities) within one-quarter mile of light rail stations. **RDR**

**LU 6.1.8 Home-Based Businesses**

With issuance of a home occupation permit, allow home offices and home-based businesses that are compatible with the character of the residential unit and do not significantly impact the neighborhood. **RDR**

**LU 3.1.3 Mixed-Use Design**

Encourage mixed-use developments to limit the number of access driveways, minimize building setbacks, and require active edges on ground floor spaces adjacent to sidewalks.

**RDR**

**LU 1.1.9 Preserve Historic Resources**

Recognize the importance of history in the City of Folsom, and preserve historic and cultural resources throughout the city, to the extent feasible. **RDR**





# OTHER IMPLEMENTING REGULATIONS

## Not Just Zoning...

- Title 5 – Business Licenses and Regulations
- Title 8 – Health, Sanitation, and Welfare
- Title 14 – Building and Construction
- Title 16 – Subdivisions
- Design Guidelines for Multifamily Developments

The screenshot shows the Folsom Municipal Code website. On the left is a 'Contents' sidebar with expandable sections. The main content area displays 'Title 5 BUSINESS LICENSES AND REGULATIONS' with a list of chapters: 5.04 Business Licenses, 5.09 Residential Garage Sales, 5.12 Taxicabs, 5.15 Bingo Games, 5.20 Cardrooms, 5.21 Adult Related Businesses, 5.25 Rules and Regulations for Massage Establishments and Massage Therapists and Practitioners, 5.50 Cable Television Franchises, 5.75 Cable Television Licensing, 5.80 Permits for Motion Picture, Television and Commercial Film Production, 5.90 Entertainment Permit, and 5.100 Large Family Day Care Home. A disclaimer at the bottom states the code is current through Ordinance 1291, passed December 11, 2018.

The screenshot shows 'Chapter 16.12 MAPS REQUIRED'. It lists sections: 16.12.010 General, 16.12.020 Division of land—Five or more parcels, 16.12.030 Division of land—Four or less parcels, 16.12.040 Public notice requirements for lot line adjustments, and 16.12.050 Appeals of lot line adjustments. The text for 16.12.010 General states that for the purpose of this title, specific requirements for tentative, final and parcel maps shall be governed by the provisions of this chapter. The text for 16.12.020 Division of land—Five or more parcels lists four conditions (A-D) for when a tentative and final map shall be required. The text for 16.12.030 Division of land—Four or less parcels lists three conditions (A-C) for when a tentative and final parcel map shall be required. 'SHARE' buttons are visible on the right side of the text blocks.





# HOW THE ZONING CODE IMPLEMENTS THE GENERAL PLAN

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CODE UPDATE



# LAND USE DESIGNATIONS AND ZONING

## Residential

### General Plan Designation

- Single Family (2-4 du/ac)
- Single Family High Density (4-7 du/ac)
- Multifamily Low Density (7-12 du/ac)
- Multifamily Medium Density (12-20 du/ac)
- Multifamily High Density (20-30 du/ac)

### Correlating Zoning District

- R-1-L, Single Family Large Lot (max. 3 du/ac)
- R-1-ML, Single Family Medium Lot (max. 4.3 du/ac)
- R-1-M, Single Family Small Lot (max. 7.2 du/ac)
- *May need corresponding zone*
- R-2 (max. 14 du/ac)
- R-3 (max. 29 du/ac)
- R-M (max. 25.6 du/ac)



# LAND USE DESIGNATIONS AND ZONING

## Commercial and Mixed Use

### General Plan Designation

- General Commercial (0.5 FAR)
- Community Commercial (0.5 FAR)
- Regional Commercial (1.0 FAR)
- Auto-Oriented Commercial (0.3 FAR)
  
- Mixed Use (20-30 du/ac; 1.5 FAR)
  
- Historic Folsom Mixed Use (20-30 du/ac; 2.0 FAR)
  
- East Bidwell Overlay (20-30 du/ac; 1.5 FAR)

### Correlating Zoning District

- C-1 (Neighborhood Business)
- C-2 (Central Business)
- C-3 (General Commercial)
- C-3 (General Commercial) or *new zone?*
  
- MU (Mixed Use – General, Town Center Overlay, Entertainment District Overlay) or *possibly new overlay instead?*
  
- H-D (Historic District and Subdistricts)
  
- *May need new zone*





# LAND USE DESIGNATIONS AND ZONING

## Employment/Industrial and Public

### General Plan Designation

- Industrial/Office Park (1.2 FAR)
- Professional Office (0.5 FAR)
- Public and Quasi-Public (1.0 FAR)
- Parks
- Open Space

### Correlating Zoning District

- M-1 (Light), M-2 (General), M-L (Limited), and M-F (Industrial Frontage)
- BP (Business/Professional)
- AV (Airport)
- OSC (Open Space/Conservation)
- A-1-A (Agricultural Reserve)
- OSC (Open Space/Conservation)
- HCD (Habitat Conservation)



# LAND USE DESIGNATIONS AND ZONING

## Various

### General Plan Designation

Any and all designations

### Correlating Zoning District

- SP (Specific Plan)
- PD (Planned Development)
- Combining Districts
  - A – Agricultural
  - B – Special Building Site
  - F – Special Highway Frontage
  - H - Special Height
  - CD – Special Civic District
  - UUD – Underground Utility
  - E-1 and E-2 (Residential Estates)







# OPTIONAL FORMATTING AND ORGANIZATION FOR THE CODE

FOLSOM ZONING  
CODE UPDATE

# 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?





# CONSISTENT USE OF TABLES

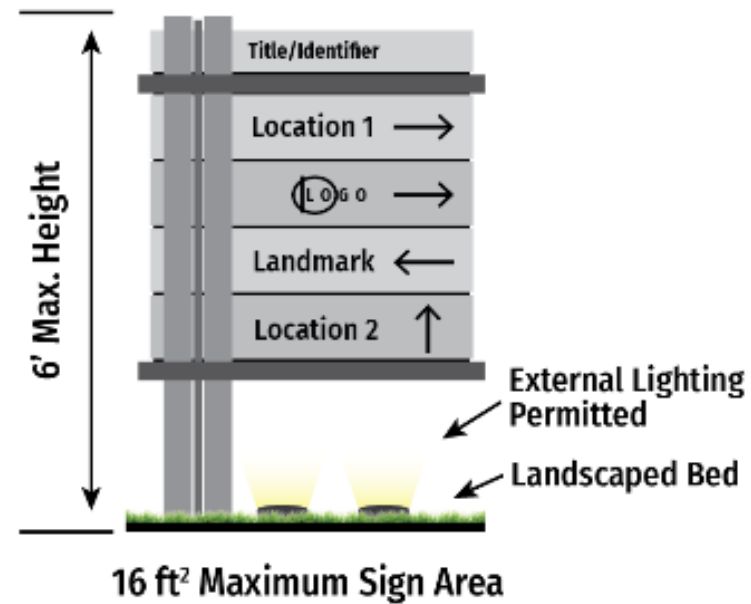
## Clear use regulations

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

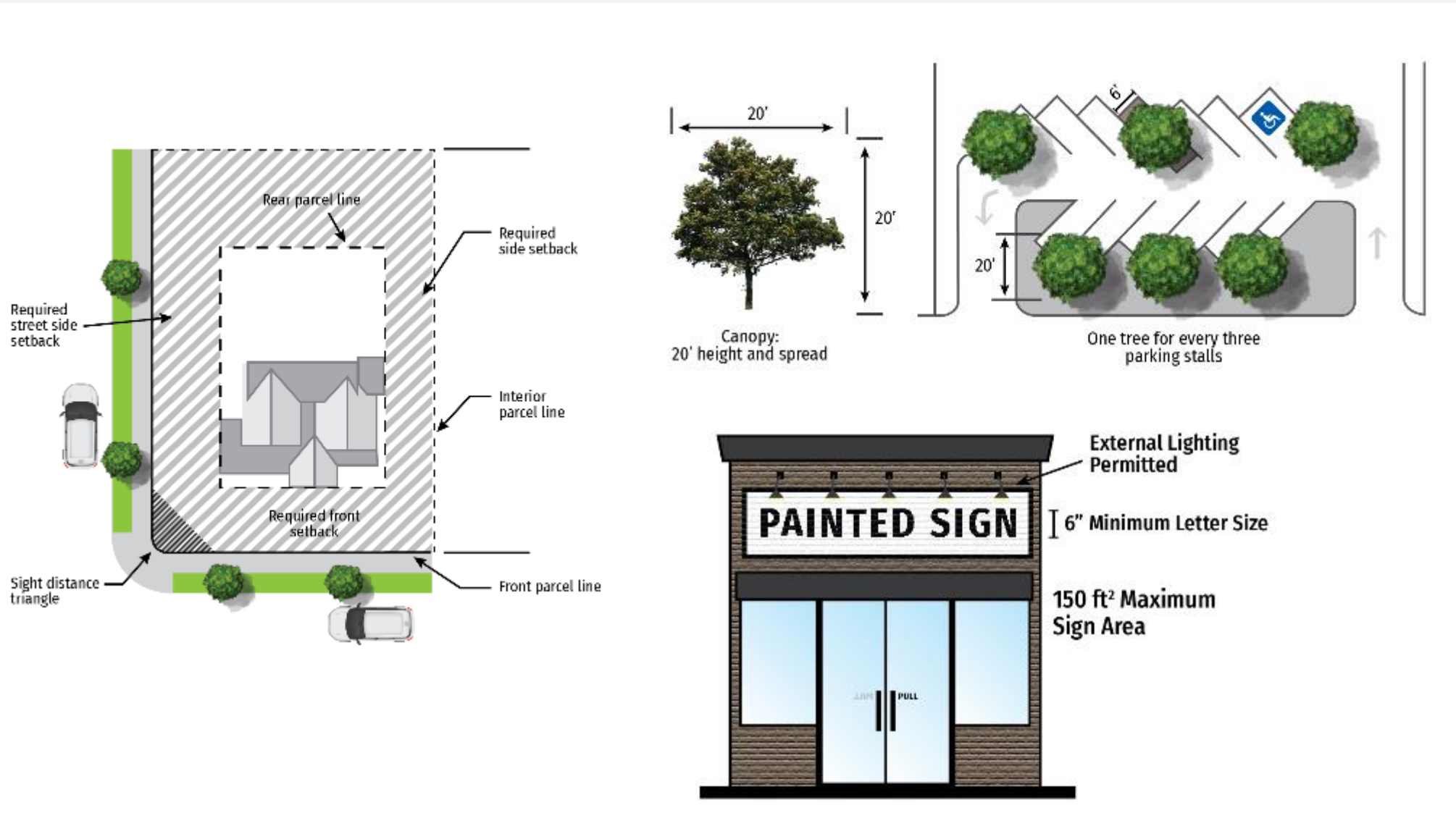
Enhancing and visually depicting standards and design





# CONSISTENT USE OF GRAPHICS

## Enhancing and visually depicting standards and design





# OPTIONAL LAYOUTS

Table 2-4 Commercial Zones Allowed Uses and Permit Requirements	Commercial Zones Permit Requirements				Additional Regulations
	C-N	C-C	C-R	C-D	
Land Use (see Article 6 for land use definitions)	-	P	P	P	
Museums	P	P	P	P	Section 18.60.310
Parks and Public Plazas	-	P	P	P	
Recreational Vehicle Parks	P	P	P	P	
Places of Assembly	CUP	CUP	CUP	CUP	
Public Schools	P	P	P	P	
Private Schools	-	P	P	P	
Public/Private Colleges and Universities	P	P	P	P	
Theaters and Auditoriums	-	P	P	P	Section 18.60.280
Vocational/Trade Schools	-	CUP	CUP	CUP	Section 18.12.040(A)
Utility, Transportation, and Communication Uses	-	P	P	P	Section 18.60.450
Broadcasting and Recording Studios	P	P	P	P	Section 18.60.450
Parking Structures	P	P	P	P	Section 18.12.040(A)
Public Safety Facilities	MUP	MUP	MUP	MUP	Section 18.60.450
Wireless Telecommunication Facilities, Microcell	CUP	CUP	CUP	CUP	Section 18.12.040(A)
Wireless Telecommunication Facilities, Minor	-	CUP	CUP	CUP	Section 18.60.450
Wireless Telecommunication Facilities, Major	CUP	CUP	CUP	CUP	Chapter 18.36
Transit Stations and Terminals	-	-	CUP	-	Section 18.36.010
Utility Facilities and Infrastructures	-	-	CUP	-	Section 18.36.010
Retail, Service, and Office Uses	-	P	P	P	
Adult Oriented Businesses	-	CUP	P	P	
Alcoholic Beverage Sales	-	P	P	P	
Ambulance Services	-	P	P	P	
Animal Sales and Grooming Facilities	-	P	P	P	
Banks and Financial Establishments, General	-	P	P	P	
Banks and Financial Establishments, Stand-alone ATM	CUP	CUP	CUP	CUP	
Bed and Breakfast Inns	-	P	P	P	
Building Material Stores and Yards	CUP	CUP	CUP	CUP	
Business Support Centers	-	P	P	P	
Drive-In and Drive-Through Establishments	-	P	P	P	
Equipment Sales and Rentals	-	CUP	CUP	CUP	
Garden Centers/Plant Nurseries	-	CUP	CUP	CUP	
Hotels and Motels	-	P	P	P	
Kennels	MUP	MUP	MUP	MUP	
Maintenance and Repair Services	CUP	CUP	CUP	CUP	
Mobile Food Vendors	P	P	P	P	
Nightclubs	MUP	MUP	MUP	MUP	
Offices	MUP	MUP	MUP	MUP	
Outdoor Sales	P	P	P	P	
Outdoor Seating	-	-	-	-	
Personal Services	-	-	-	-	

Residential Zone Development Standards Table 2-2

Development Feature (minimum unless otherwise indicated)	R1-6L	R1-8L	R2	R3	R4	R5	R6	Additional Regulations
D Rear, multi-story	20	20	15	15	20	20	20	Section 18.30.050
E Length of driveway approach	20	20	20	20	20	20	20	
F Height (maximum) measured in feet	25	25	32	32	40	80	100	Section 18.30.040
F Height (within 20 feet of the R1-6L, R1-8L, and R2 zones)	25	25	32	32	40	80	100	Section 18.30.040
F Height (all other zones)	25	25	32	32	40	80	100	Section 18.30.040
Number of stories (maximum)	2	2	2	3	3	3	3	
Number of stories (within 50 feet of the R1 and R2 zones)	2	2	2	3	3	3	3	
Number of stories (all other zones)	2	2	2	3	3	3	3	
Gross Residential Density (Allowable Density)	2	2	2	3	3	3	3	Section 18.30.040
Recreation Space for Multi-Family Dwellings (minimum to maximum) shown in number of dwelling units per acre	10	10	8-19	20-35	37-50	51-100	85-350	Section 18.30.040
Private Recreation Space (required for a minimum of 50 percent of units)	None	None	None	60	60	40	40	
Common Recreation Space (per unit)	None	None	None	200	200	200	200	
Additional Regulations								
Basements								
Accessory Structures								
Development Bonuses								
Fences, Walls, and Hedges								
Historic Preservation								
Landscaping Standards								
Open Space Standards								
Off-Street Parking								
Regulations and Design Standards								
Performance Standards								
Sign Standards								











# ADDRESSING DESIGN

FOLSOM ZONING  
CODE UPDATE



# GUIDELINES **VERSUS** REGULATIONS

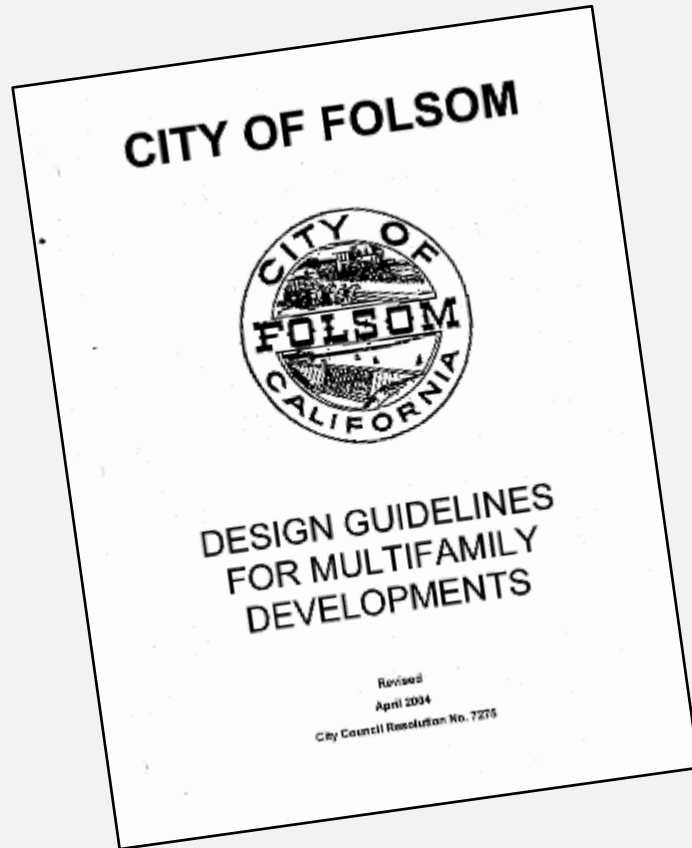
Should

versus

Shall



# CURRENT RESOURCES



- Historic Commercial Design Criteria
- Historic Residential Design Criteria
- Lake Natoma Shores Design Guidelines
- Hillside Development Guidelines





# SUBJECT TO **PLANNING COMMISSION** DESIGN REVIEW

- Office, Industrial, Commercial
  - $\geq 1,000$  sf
  - significant exterior modifications
- Residential master home plans
- Multifamily Residential 2+ units
- Single-family Residential part of a planned development or tentative subdivision map



# SUBJECT TO **DIRECTOR-LEVEL** DESIGN REVIEW

- Office, Industrial, Commercial
  - < 1,000 sf
  - minor exterior modifications
  - landscaping for new development
- Duplexes
- Custom single-family homes
- Residential additions and exterior alterations





# NEW RULES FOR DESIGN REVIEW: MULTIFAMILY HOUSING

## State Housing Accountability Act

- Applies to multifamily residential housing and mixed-use projects that are at least 2/3 residential
- Housing project cannot be denied or reduced in density if it complies with all **objective** general plan, zoning, and subdivision standards



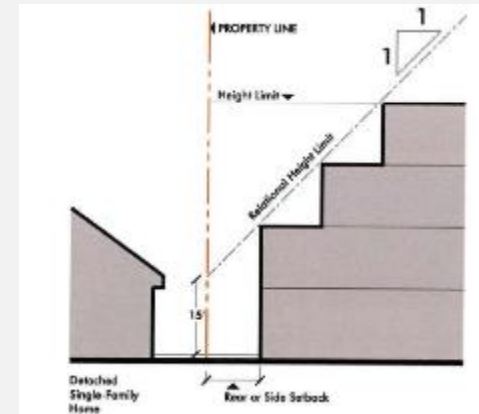
# OBJECTIVE DESIGN STANDARDS

## Traditional

- Height
- Setbacks
- Lot coverage
- Distances between buildings
- Open space requirements
- Landscape coverage

## Potential (examples)

- Façade articulation (e.g., varied setbacks)
- Location of building entrances
- Pedestrian connections
- Window treatments
- Prohibition on certain materials
- Lighting
- Step-backs
- Downspouts







# OPTIONS FOR ADDRESSING HISTORIC PRESERVATION

FOLSOM ZONING  
CODE UPDATE

# ADDRESSING **HISTORIC** RESOURCES AND PRESERVATION OPTIONS

- Simplify and consolidate parking, sign, and landscaping standards
- Make standards clear throughout the district





# ADDRESSING **HISTORIC** RESOURCES AND PRESERVATION

- Simplify use regulations
- Incorporate specific design regulations
- Address legal descriptions of subdistricts and consider using zoning map boundaries instead







# **STREAMLINE AND IMPROVE REVIEW PROCESSES**

**FOLSOM ZONING  
CODE UPDATE**



# PERMIT PROCESSING PROCEDURES

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# REVIEW AUTHORITY

The Review Authority table identifies those responsible for reviewing and making decisions on each type of application required by this Zoning Code.

Table 7-1 Review Authority		Role of Review Authority <sup>(1)(2)</sup>		
Type of Action	Applicable Code Citation	Director	Commission	Council
		<b>A. Administrative Permits and Actions</b>		
Administrative Use Permits	18.86	Decision	Appeal	Appeal
Development Code Interpretations	18.12	Decision	Appeal	Appeal
Joint/Off-Site Parking Plans	18.36	Decision	Appeal	Appeal
Minor Variances	18.100	Decision	Appeal	Appeal
Reasonable Accommodations	18.94	Decision	Appeal	Appeal
Sign Permits/Comprehensive Sign Programs	18.38	See Table 7-2 (Site Plan and Design Review Authorities) <sup>(3)</sup>		
Site Plan and Design Reviews	18.96	See Table 7-2 (Site Plan and Design Review Authorities) <sup>(3)</sup>		
Temporary Use Permits	18.98	Decision	Appeal	Appeal
Zoning Clearances	18.102	Issuance	Appeal	Appeal
<b>B. Quasi-Judicial Permits and Actions</b>				
Conditional Use Permits	18.86		Decision	Appeal
Planned Development Permits	18.92		Decision	Appeal
Variances	18.100		Decision	Appeal
<b>C. Legislative Actions</b>				
Density Bonus for Affordable Housing	18.42		Recommend	Decision
Development Agreements and Amendments	18.114		Recommend	Decision
Development Code Text/Zoning Map Amendments	18.108		Recommend	Decision
General Plan Text/Map Amendments	18.108		Recommend	Decision
<b>D. Subdivision Maps and Other Approvals</b>				
Tentative Maps, Final and Parcel Maps	See Table 5-1 (Subdivision Review Authorities)			
Lot Line Adjustments, Mergers, and Approvals	See Table 5-1 (Subdivision Review Authorities)			

**Notes:**

1. "Decision" means that the Review Authority makes the final decision on the matter; "Appeal" means that the Review Authority may consider and decide upon appeals to the decision of an earlier decision making body, in compliance with Chapter 18.110 (Appeals); "Issuance" means that the Review Authority may consider and grant the request in compliance with this Development Code; "Recommend" means that the Review Authority should provide preliminary review and forward input to the decision-making Review Authority for consideration.
2. Any Review Authority may defer action and refer the request to the next higher Review Authority level for consideration and final action. In cases where the Council is specified as the Review Authority, the Council shall be the final level of review.
3. Site Plan and Design Review, as well as the review of Sign Permits and Comprehensive Sign Programs are shared by the Department Staff, the Director, and the Commission. The specific Review Authority for these actions are further specified in Table 7-2.



# REVIEW AUTHORITY CONTINUED

## 18.94.030 – Review Authority

A. **Applicable Review Authority.** The applicable Review Authority for Site Plan and Design Review shall be as specified in Table 7-2 (Review Authority for Site Plan and Design Review), below, based on the type and/or size of structure or site improvement. Plans subject to review shall meet the standards of review identified in Section 18.94.040 D. Conditions of approval may be imposed through the review process to ensure that the project will be in compliance with those standards. The Review Authority's decision shall be subject to the findings specified in Subsection 18.94.050 E. (Required Findings), below. Any review items requiring Director or Commission review shall be subject to the application process specified in Section 18.94.040 (Application Filing, Processing, and Review). Any application or item subject to Site Plan and Design Review may be referred to a higher Review Authority in compliance with Subsection 18.94.050 B. (Referral of Application), below, or the review may be automatically elevated in compliance with Subsection C. (Discretionary Review by Other Review Authority), below.

**Director Review** →

1. **Director Review.** Items listed as Director review in Table 7-2 shall be subject to the review and approval of the Director. At the discretion of the Director, proposals that are listed as Director review items that may have the potential to be incompatible with or have an adverse effect on existing and surrounding property may be elevated to the level of Commission review as provided for in Subparagraph 2., below.

**Commission Review** →

2. **Commission Review.** When accompanied by other quasi-judicial action items, listed as Commission review in Table 7-2, or where elevated by the Director, the application shall be subject to the review and approval of the Commission after consideration at a scheduled Commission meeting. The Commission shall also act as the Review Authority for appeals of the Director's decisions.

**Council Review** →

3. **Council Review.** When accompanied by other related legislative action items, the Council may provide the final review decision. The Council shall also act as the Review Authority for appeals of the Commission's decisions.





# SITE PLAN AND DESIGN REVIEW - REVIEW AUTHORITY

Table 7-2 Review Authority for Site Plan and Design Review	Review Level <sup>(1)(2)</sup>	
	Director	Commission <sup>(3)</sup>
<b>RESIDENTIAL CONSTRUCTION ACTIVITIES</b>		
<b>Residential New Construction</b>		
1-Story Single-family and Two-family	Decision	Appeal
2-Story Single-family and Two-family	Decision	Decision/Appeal
Multi-family (attached or detached)	Recommend	Decision
<b>Residential Additions, Modifications, and/or Accessory Structures</b>		
All Residential Additions, Modifications, and/or Accessory Structures	Decision	Appeal
<b>Other Residential Construction or Improvements (6)</b>		
Façade or exterior improvements (exclusive of color changes) in the single- and two-family zones	Decision	Appeal
Façade or exterior improvements (inclusive of color changes) multi-family zones	Decision	Decision/Appeal
Fences and walls (all)	Decision	Appeal
Front yard porches	Decision	Appeal



# SITE PLAN AND DESIGN REVIEW - REVIEW AUTHORITY

Table 7-2 Review Authority for Site Plan and Design Review	Review Level <sup>(1)(2)</sup>	
	Director	Commission <sup>(3)</sup>
Pools and spas	Decision	Appeal
Roof pitch changes	Decision	Appeal
<b>NON-RESIDENTIAL CONSTRUCTION ACTIVITIES</b>		
<b>Non-Residential New Construction (including Accessory Structures)</b>		
All new structures, except accessory structures and signs	Recommend	Decision
Accessory structures	Decision	Appeal
<b>Non-Residential Additions and Modifications</b>		
Additions < 1,000 sq. ft.	Decision	Appeal
Additions > 1,001 sq. ft.	Recommend	Decision
<b>Other Non-Residential Construction</b>		
Facade or exterior improvements (inclusive of color changes)	Decision	Appeal
Fences and walls (all)	Decision	Appeal
Landscaping	Decision	Appeal
Restriping of parking lots	Decision	Appeal
Roof pitch changes	Decision	Appeal





# SITE PLAN AND DESIGN REVIEW - REVIEW AUTHORITY

SIGNS AND SIGN PROGRAMS		
Comprehensive Sign Programs	Decision	Appeal
Signs (excluding freeway and monument signs) permanent and temporary	Decision	Appeal
Freeway signs	Decision	Decision
Monument signs	Decision	Appeal
OTHER REVIEW		
Joint and Off-Site Parking Plans	Decision	Appeal
Newspaper Racks	Decision	Appeal
Outdoor Dining	Decision	Appeal
Planned Development Permits	Recommend	Decision
Public Telephones	Decision	Appeal
Subdivisions/Condominiums	Recommend	Decision

**Notes:**

1. "Decision" means that the Review Authority makes the final decision on the matter; "Appeal" means that the Review Authority may consider and decide upon appeals to the decision of an earlier Review Authority, in compliance with Chapter 18.110 (Appeals); "Recommend" means that the Review Authority should provide preliminary review and forward input to the next higher Review Authority for consideration.
2. The Review Authority may defer action and refer the request to the next higher Review Authority for the final decision in compliance with Subsection 18.94 B. (Referral of Application), below.
3. All decisions of the Commission are appealable to the Council in compliance with Chapter 18.110 (Appeals).





# KEY ISSUES ADDRESSING LAW AND COURT DECISIONS

FOLSOM ZONING  
CODE UPDATE



# CHANGES IN **STATE AND FEDERAL LAW** AFFECTING ZONING

- Accessory dwelling units
- Wireless telecommunications provisions
- Affordable housing and density bonus
- Sign regulations



# STANDARDS FOR SPECIFIC USES

Most changes in State law apply to specific uses which are covered in Article 4:  
Standards for Specific Uses

## Article 4 – Regulations for Specific Land Uses and Activities

### Title 18 – Development Code

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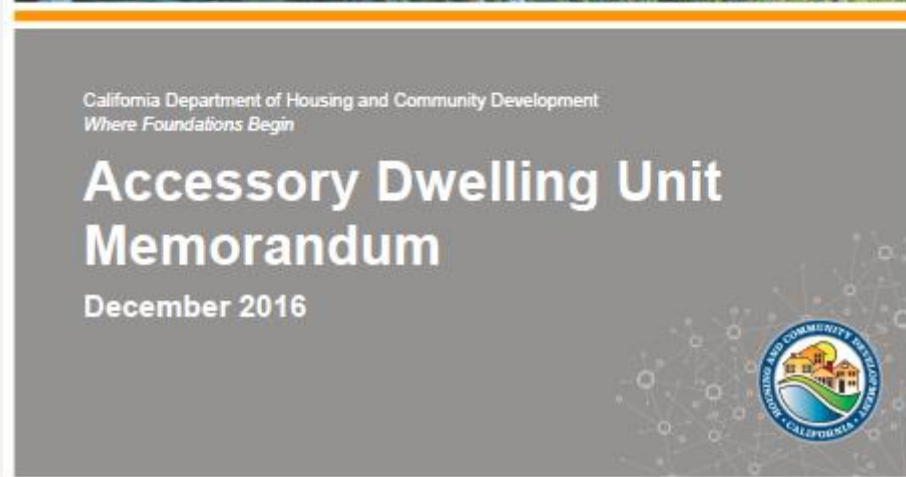
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# ACCESSORY DWELLING UNITS

- Allowability
- Design consistency
- Development standards
- Parking provisions





# WIRELESS TELECOMMUNICATIONS PROVISIONS

- Updated wireless telecommunications standards pertaining to height and allowability
- Addition of small-cell/DAS sites
- Updated noticing requirements for compliance with Federal and State law
- Co-location





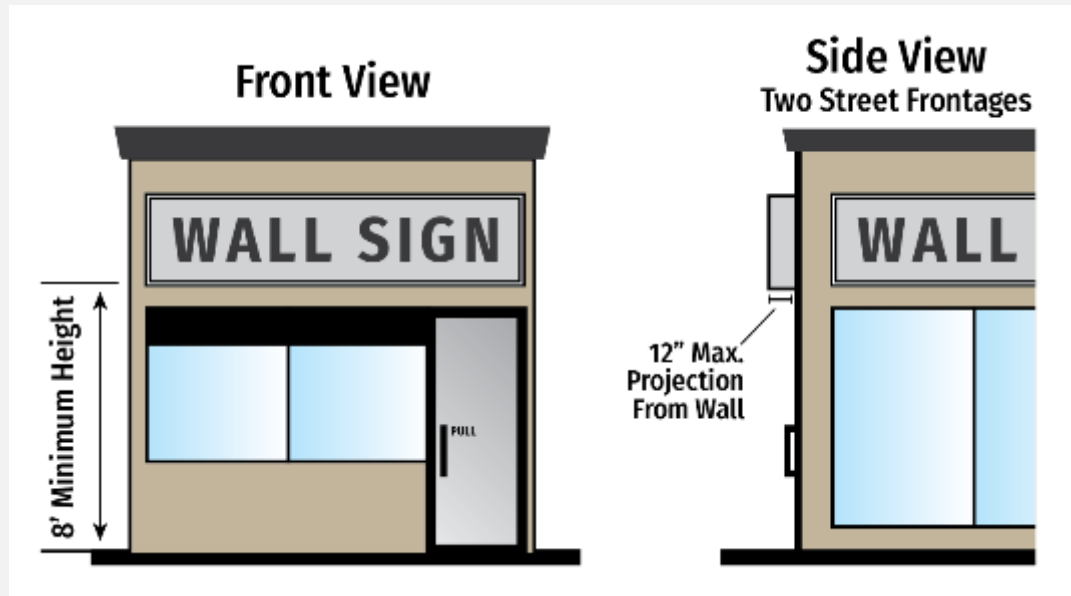
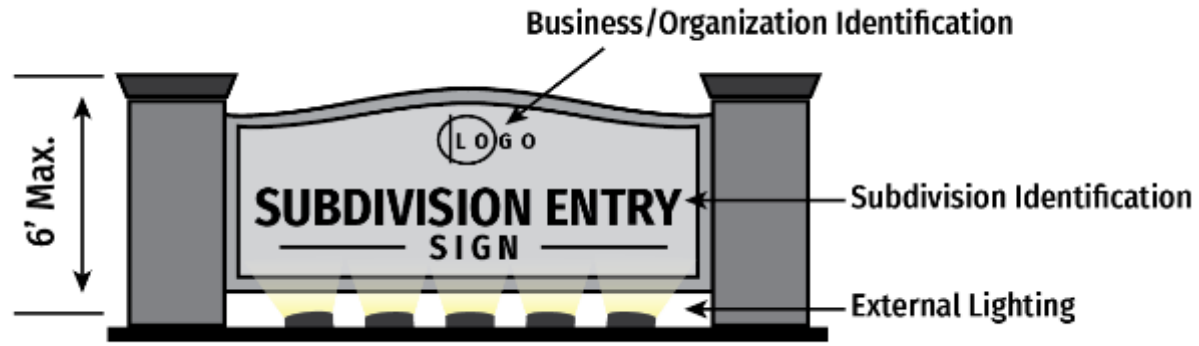
# AFFORDABLE HOUSING AND DENSITY BONUS

- Density bonus provisions
- Housing affordability for seniors and those with special needs
- Transitional, supportive, and single-room occupancy housing
- Objective standards for affordable housing projects
- Conversion requirements from affordable to market-rate



# SIGN REGULATIONS

- Message substitution
- Noticing
- Content neutrality





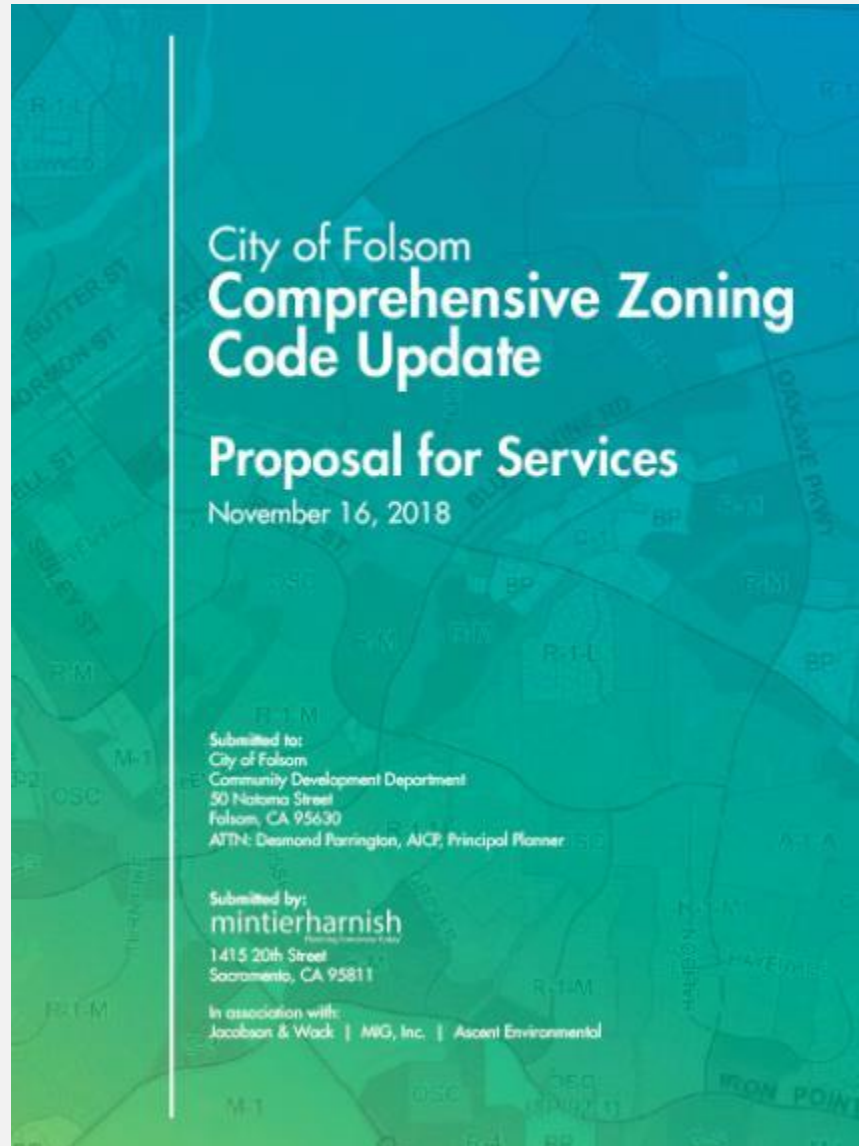


# OVERVIEW OF THE WORK PROGRAM AND ENGAGEMENT

FOLSOM ZONING  
CODE UPDATE

# PHASES OF THE PROJECT

- Project initiation
- Zoning District Provisions
- General Site Planning and Specific Use Standards
- Administrative Provisions
- Public Review Draft Zoning Code and Map
- CEQA Compliance
- Public Review and Adoption
- Implementation





# CODE PREPARATION STEPS

**STEP 1** → Administrative Draft

**STEP 2** → Staff Review

**STEP 3** → Preliminary Draft

**STEP 4** → Planning and Historic District  
Commission Review

**STEP 5** → Public Review Draft



# PUBLIC ENGAGEMENT

- Stakeholder Interviews
- Community Study Session
- Planning and Historic District Commission Workshops (5)
- Public Hearings





# DISCUSSION

Zoning Seminar  
April 11, 2019



