



Zoning Code Update

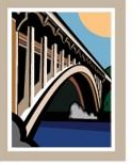
Planning Commission Presentation

September 19, 2018



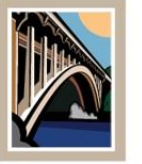
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Agenda



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- Overview of Zoning
- Reasons for Update
- Approach, Process and Schedule
- Next Steps
- Questions



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Zoning Overview

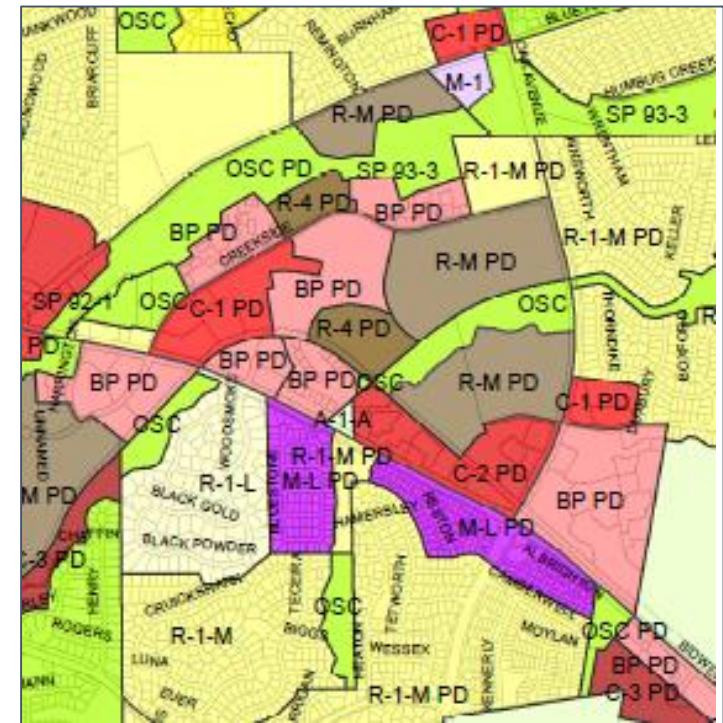
Folsom Zoning Code Update

What is Zoning?

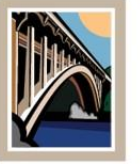


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- The division of a city into districts and the application of different regulations in each district (uses and structures)
- The Zoning Code is the organization of those rules and regulations:
 - Controls what is built on the ground; and
 - Controls what uses occupy buildings and sites



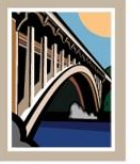
Zoning Code Framework/Content



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- Zoning Code Administration & Permits
 - Purpose and Authority, Interpretations, Administration
 - Entitlements, Processing Procedures, Non-conformities, Enforcement
- Zoning Districts
 - Establishment of Base and Overlay Districts
- Allowed Uses
 - Allowed Uses by District, Temporary Uses, and Specially Regulated Uses
- Development Standards
 - Development Standards by Zoning District, Site Development Standards and Special Development Standards
- Definitions/Glossary

Limitations of Zoning

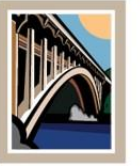


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Zoning Does Not:

- Dictate Architectural Design
 - Zoning can improve physical character with respect to building envelope
- Regulate Free Market
 - Cannot determine exact mix of tenants in private development
- Establish Land Use Policy
 - Zoning is an implementation tool

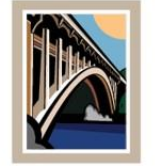
Legal Framework for Zoning



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- Police power for local government to regulate land use
- Must be tied to public health, safety, and welfare
- Must comply with the law
 - Except laws not applicable to Charter Cities
- Zoning Codes are adopted (and amended) by Ordinance and part of local Municipal Code
 - Requires public hearing and recommendation by Planning Commission
 - Requires public hearing and two readings by City Council
- Amendments can be initiated by the City or member of public

Relevant Federal and State Laws



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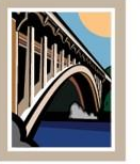
Federal

- US Constitution
- Federal Housing Law
- Americans with Disabilities Act
- Telecommunications Act

State

- California Government Code
- California Environmental Quality Act (CEQA)
- California Housing Law
- California Building Code, Fire Code, Plumbing Code, and Electrical Code

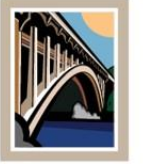
Types of Zoning Codes



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- Euclidean “Traditional” Zoning
- Performance-Based Zoning
- Incentive Zoning
- Form-Based Zoning
- Hybrid Zoning
- Composite Zoning

Important Considerations



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- Flexibility vs. Predictability
- Flexibility vs. Administrative Cost
- Development Cost vs. Quality
- Preservation vs. Development
- Under-Regulation vs. Over-Regulation

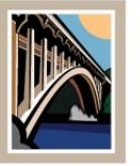


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Reasons for Update

Folsom Zoning Code Update

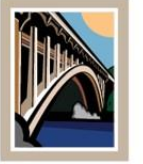
Why a Zoning Code Update?



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- New General Plan adopted
- Need to have consistent standards
- Current code is outdated
 - Outdated standards and development requirements
- Few standards for new development trends
- Not user-friendly

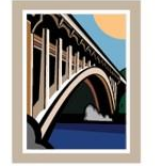
2035 General Plan



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- State law requires that each city to prepare a General Plan
- Constitution of the City
- Long-term plan for physical development of the City
- Contains the vision about how Folsom will grow
 - Reflects community priorities and values
 - Shapes and guides future growth

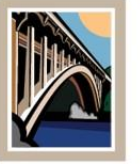
2035 General Plan (cont.)



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- Policy LU 1.1.1- Requires update of City zoning code
 - Need consistency with 2035 General Plan
- Other General Plan policies affecting zoning code include:
 - Mixed Use Nodes /Districts and Corridors
 - Mixed Use Design
 - Transit Priority Areas (TPAs)
 - Urban Centers
 - Increase in Residential Densities
 - Parking Standards
 - Standards for Commercial Development
 - Community Design Standards

Key Issues for Update



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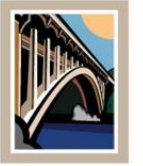
General Plan Direction:

- Mixed Use Overlay
- River District
- Transit Priority Areas

Other Staff Identified Focus Areas:

- Design review process
- Sign regulations
- Parking standards
- Non-conforming uses and structures
- Development Standards
- Historic District Subareas

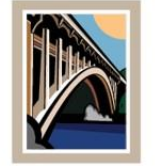
Major Issues with Current Code



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- Text can be confusing and hard to interpret
- Difficult to navigate
- Duplication of code provisions in different sections
- Inconsistencies and contradictions
- Outdated practices and development standards
- Confusing and difficult administrative procedures

Recent Legal Changes



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- Sign Regulations
 - Reed v. Town of Gilbert (US Supreme Court)
- Density Bonus
- 2017 Housing Law Changes:
 - SB 35 – Streamline Approval Process
 - AB 73 – Streamline and Incentivize Housing Production
 - SB 540 – Workforce Housing Opportunity Zones
- Accessory Dwelling Units
- Solar Energy Systems
- Telecommunications
- Water Conservation and Landscaping

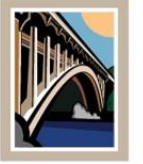


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Approach, Process & Schedule

Folsom Zoning Code Update

Proposed Goals

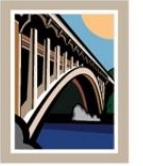


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The updated Zoning Code should:

- Implement 2035 General Plan land use policies
- Be consistent with State and federal law
- Be intuitive, graphic and user-friendly
- Create a transparent, predictable and consistent process
- Promote high quality design
- Respond to community concerns
- Promote infill, mixed-use, and transit-oriented development in TPAs and mixed-use overlay areas
- Standardize and simplify development review

Opportunities/Challenges



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- Making the code clear, concise, and easy to use
 - Web-based zoning with parcel look-up
 - Use of images and illustrations
 - Enabling residents to find their property's zoning standards
 - Incorporating/referencing PD development standards
- Education and outreach
- Phasing and implementation
 - Mixed Use Overlay and Transit Priority Areas
 - Historic Folsom
 - Residential Development Standards
 - Commercial, Office and Industrial Standards
 - Process and Administration

Examples of Best Practices



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Well-organized

Table of Contents

Table of Contents with Sections _____	ii
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Article 1.0 Purpose and Introduction _____	1-1
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Article 5.0 Site Standards _____	5-1
Article 6.0 Development Procedures _____	6-1
Article 7.0 Administration, Appeals and Enforcement _____	7-1

4. USE MATRIX

Below is a reference table that summarizes the uses listed in the Ordinance. Uses below are generalized. Consult [Section 42-3.1](#) as certain conditions and standards may apply. Refer to Section 42-4.41 for uses not otherwise included within a specific use district. If there are any conflicts between this table and the uses listed in Section 42-3.1, the latter will control.

P = Principal Permitted Use

S = Special Land Use

* = Special Approval Process



Digital User Note:

Click on a district heading below to go directly to the corresponding district regulations.

	R-1	R-2	R-3	RM	B-1	B-2	B-3	B-4	MX	O-1	OR-1	RP	ML
Amusement device arcade							S						P
Assembly/concert hall (fully enclosed)							S						P
Auto laundry (completely enclosed)							P						P
Automobile service station							S						P
Bank/credit union								P			P		
Banquet hall								S					
Bus passenger station							P						P
Child care centers/preschools				S				S					
Cinema with Class C and/or tavern license						S	S						
Clinic							P	P		P	P	P	P
Club/lodge hall											S		

Examples of Best Practices (cont.)



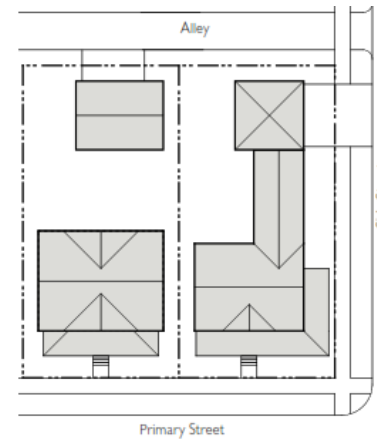
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Clear standards

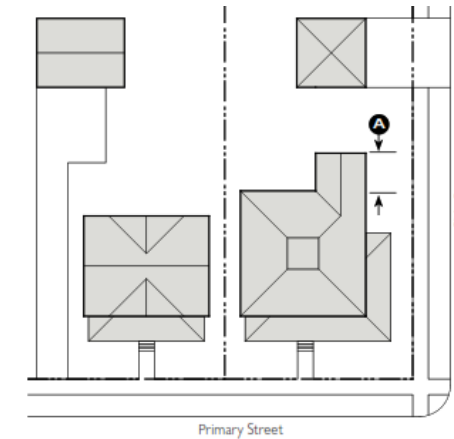
Table 3-2-2-2
Single-Family Detached Lot and Building Standards

Lot Type	Width Class	Min.						Max.		
		Lot Area (sf. or ac.)	Lot Width (ft.)	Front Setback (Principal Building / Garage) (ft.)	Interior Lot Side Setback Single / Total (ft.)	Street Side Setback(ft.)	Rear Setback (ft.)	Height	Overall Height (ft.)	Building Coverage Ratio (%)
Rural	NA	15 ac.	450	25	15 / 30	25	50	2.5 stories	34	2.5
Estate	NA	3 ac.	200	25	15 / 30	25	50	2.5 stories	34	5
Large-lot Suburban	NA	21,500 sf.	100	25	15 / 30	20	50	2 stories	30	25
Suburban	Narrow	8,400 sf.	70	20 / 25	5 / 10	12	30	2 stories	30	35
	Average	9,000 sf.	75	20 / 25	7 / 14	12	30	2 stories	30	35
	Wide	9,600 sf.	80	20 / 25	7 / 14	12	30	2 stories	30	35
General	Narrow	6,000 sf.	50	20 / 25	5 / 10	10	25	2 stories	30	35
	Average	7,200 sf.	60	20 / 25	5 / 10	10	25	2 stories	30	35
	Wide	7,800 sf.	65	20 / 25	5 / 10	10	25	2 stories	30	35
Urban	Narrow	3,500 sf.	35	8	5 / 10	5	20	2.5 stories	34	45
	Average	4,000 sf.	40	8	5 / 10	5	20	2.5 stories	34	45
	Wide	4,500 sf.	45	8	5 / 10	5	20	2.5 stories	34	45

TABLE NOTES:
NA = Not Applicable



Typical Alley Loaded Plan Diagram



Typical Front Loaded Plan Diagram

Key

---- ROW / Property Line ■ Building Area

B. Lot

Lot Size

Width 50' min., 75' max.

Depth 75' min., 150' max.

Size ¹ 5,000 sf min.

¹ Smaller lot size permitted only if already existing at time of adoption, 05/01/10.

C. Pedestrian Access

Main Entrance Location Primary street

D. Frontages

Allowed Frontages

Porch

Stoop

E. Vehicle Access and Parking

Parking spaces may be enclosed, covered or open.

F. Open Space, Usable

Width 15' min.

Depth 15' min.

Open Space Area 300 sf min.

Required street setbacks and driveways shall not be included in the open space area calculation.

G. Building Size and Massing

Main Body

Width 36' max.

Secondary Wing

Width 24' max. ^A

Detached Garage

Width 22' max.

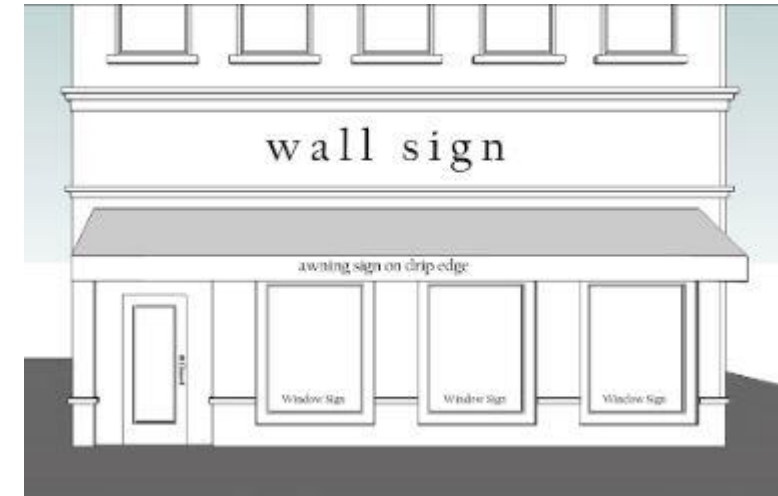
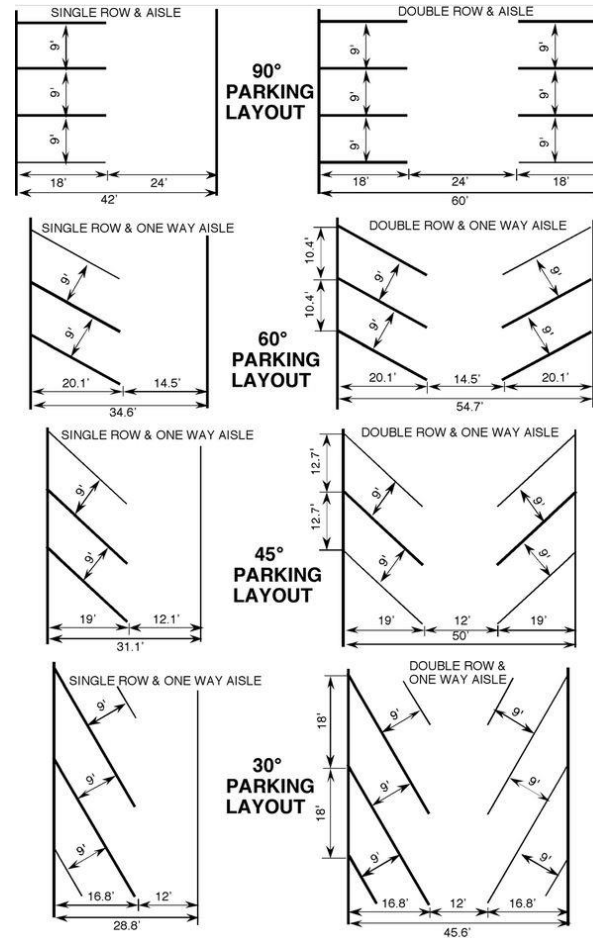
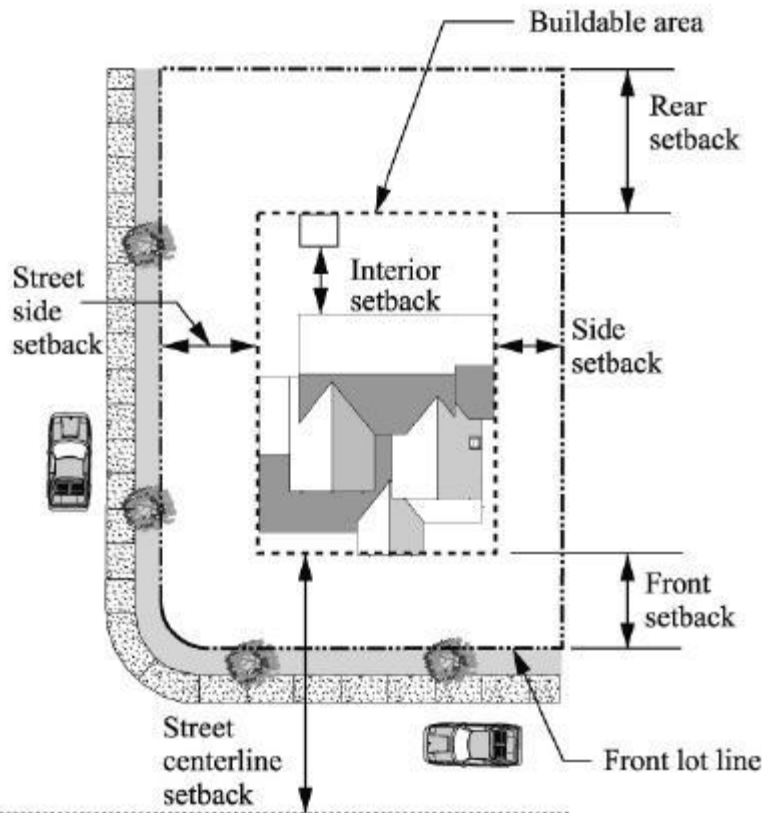
Depth 25' max.

Examples of Best Practices (cont.)



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Helpful graphics



Examples of Best Practices (cont.)



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Web-based and user-friendly

Chapter 3 LOTS, BUILDINGS, AND STRUCTURES > Article 3-2 Lot and Yard Standards; Building Height and Disposition > Division 3-2-2 Housing Palette

CHAPTER 3 LOTS, BUILDINGS, AND STRUCTURES

ARTICLE 3-2 LOT AND YARD STANDARDS; BUILDING HEIGHT AND DISPOSITION

Division 3-2-2 Housing Palette

Sec. 3-2-2-1 Lot Averaging

A. **Generally.** Lot averaging is a design technique which replaces a minimum lot area or width with an average lot width and a requirement that certain percentages of lots fall into one of three lot area groups: small lots, average lots, and large lots. See Figure 3-2-2-1A, *Lot Averaging*. Lot averaging shall be applied as required in Subsection B., and is optional in other cases.

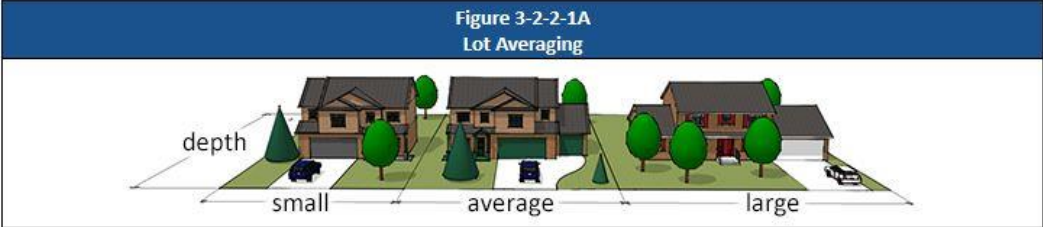


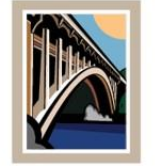
Figure 3-2-2-1A
Lot Averaging

B. **Applicability.** Lot averaging is required as follows:

1. Lot averaging shall be applied to any single housing type when there are more than 20 units of the housing type in a proposed development (e.g., if there are 30 single-family detached units, 25 patio home units, and 20 standard townhome units in a development, then lot averaging must be applied to the single-family detached and patio home units, but is not required for the townhome units).
2. Lot area groups for each housing type are provided in the tables of Division 3-2-2, *Housing Palette*.
3. Where lot averaging is not required, but the tables of Division 3-2-2, *Housing Palette*, indicate three lot area groups, the average lot area group shall be used to establish minimum lot area and minimum lot depth for the housing type.

C. **Exception.** Lot averaging is not required for agricultural, equestrian, and estate lots, as described in Section 3-2-2-2, *Single-Family Detached*.

Phases and Schedule



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1. Identification of Key Issues
2. Vetting of Potential Solutions to Key Issues
3. Draft Zoning Code Update
 - a. Zoning Code Text
 - b. Zoning Code Map
4. Public Review- Revised Draft Zoning Code
5. Consideration/Recommendation for Adoption

Timeline is approximately 18 - 24 months

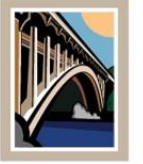


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Next Steps

Folsom Zoning Code Update

Next Steps



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- Preparing a scope of work and project schedule
- Combination of staff and consultant work needed
 - Request for proposals
 - Consultant work requires review and authorization by City Council
- Community outreach and commission workshops
 - Parking, signage, development standards, etc.
- May phase or handle some issues separately depending on:
 - Council priorities and direction
 - Funding availability (e.g., SACOG grant potential for Mixed Use Overlay).



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Questions?

Folsom Zoning Code Update