



# FOLSOM ZONING CODE UPDATE

Planning Commission  
Workshop  
January 15, 2020

# WORKSHOP PURPOSE

- Provide an update on the progress of the Zoning Code Update
- Outline key issues in the Zoning Code Update
- Present optional approaches to addressing these issues (*i.e., content, topical areas, standards, format*)
- Facilitate Commission discussion and direction



# 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



# WHERE ARE WE IN THE **PROCESS**?

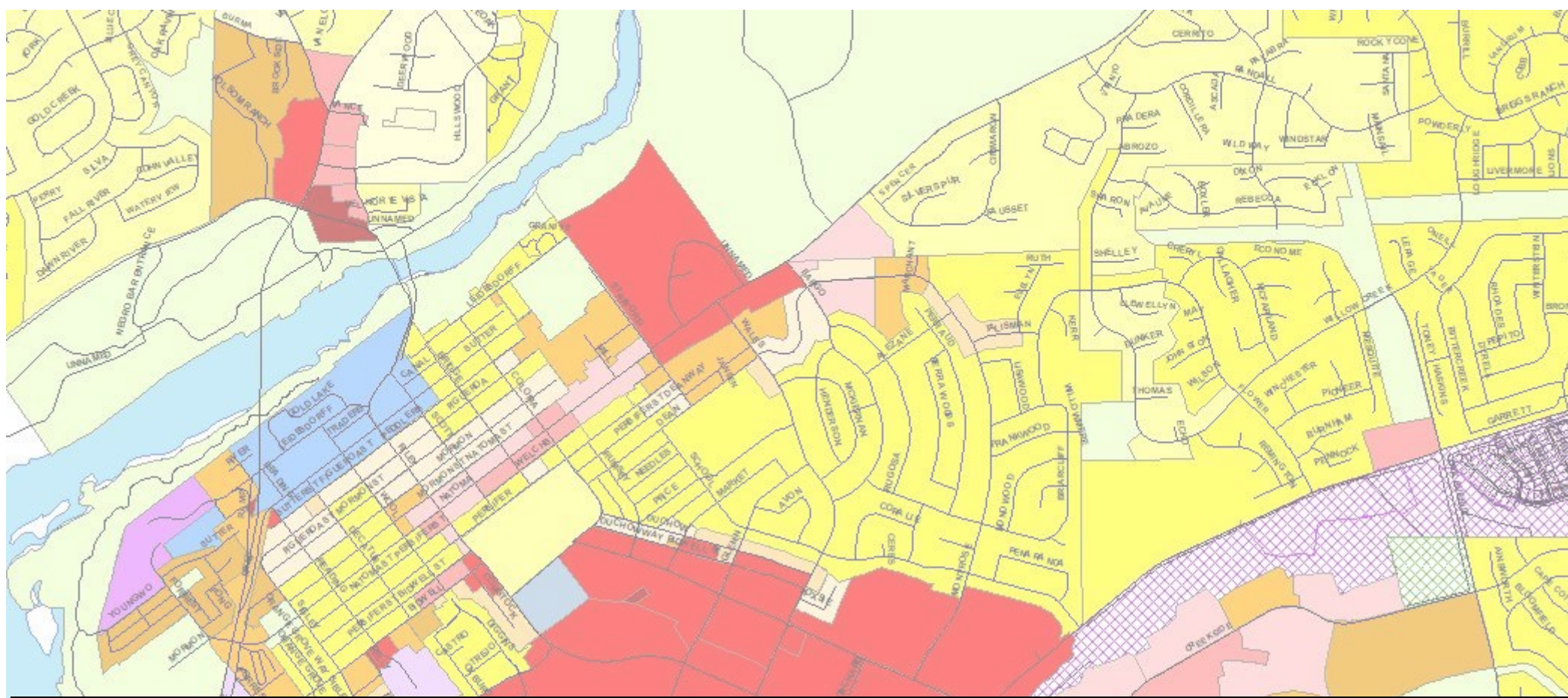
- Project Initiation **COMPLETE**
- Zoning District Provisions
- General Site Planning and Specific Use Standards
- Administrative Provisions
- Public Review Draft Zoning Code and Map
- CEQA Compliance
- Public Review and Adoption
- Implementation



# WHERE ARE WE IN THE **PROCESS?**

- Project Initiation **COMPLETE**
- Zoning District Provisions **IN PROGRESS**
- General Site Planning and Specific Use Standards **IN PROGRESS**
- Administrative Provisions
- Public Review Draft Zoning Code and Map
- CEQA Compliance
- Public Review and Adoption
- Implementation





# ZONING CODE ISSUES AND ANALYSIS

FOLSOM ZONING  
CODE UPDATE



# ZONING CODE ISSUES AND ANALYSIS

1. Housing Types in Single Family Zones
2. Developments with Small-Scale Homeownership Opportunities
3. Development Standards
4. New Overlay Zones
5. Multifamily Objective Design Standards
6. Allowed Uses





# HOUSING TYPES IN SINGLE FAMILY ZONES

FOLSOM ZONING  
CODE UPDATE



# HOUSING TYPES IN SINGLE FAMILY ZONES

- Increasing trend in some cities is to allow more diverse housing types in single family zones that are compatible in scale and style to a single-family home
- Examples would include:
  - Duplex or half-plex
  - Triplex
  - Fourplex
  - Small Courtyard Apartments



# HOUSING TYPES IN SINGLE FAMILY ZONES

- Increasing trend among cities is to allow more diverse housing types in single family zones that are compatible in scale and style to a single family home
- Examples would include:
  - Duplex or half-plex
  - **Triplex**
  - Fourplex
  - Small Courtyard Apartments



# HOUSING TYPES IN SINGLE FAMILY ZONES

- Increasing trend among cities is to allow more diverse housing types in single family zones that are compatible in scale and style to a single family home
- Examples would include:
  - Duplex or half-plex
  - Triplex
  - **Fourplex**
  - Small Courtyard Apartments



# HOUSING TYPES IN SINGLE FAMILY ZONES

- Increasing trend among cities is to allow more diverse housing types in single family zones that are compatible in scale and style to a single family home
- Examples would include:
  - Duplex or half-plex
  - Triplex
  - Fourplex
  - Small Courtyard Apartments



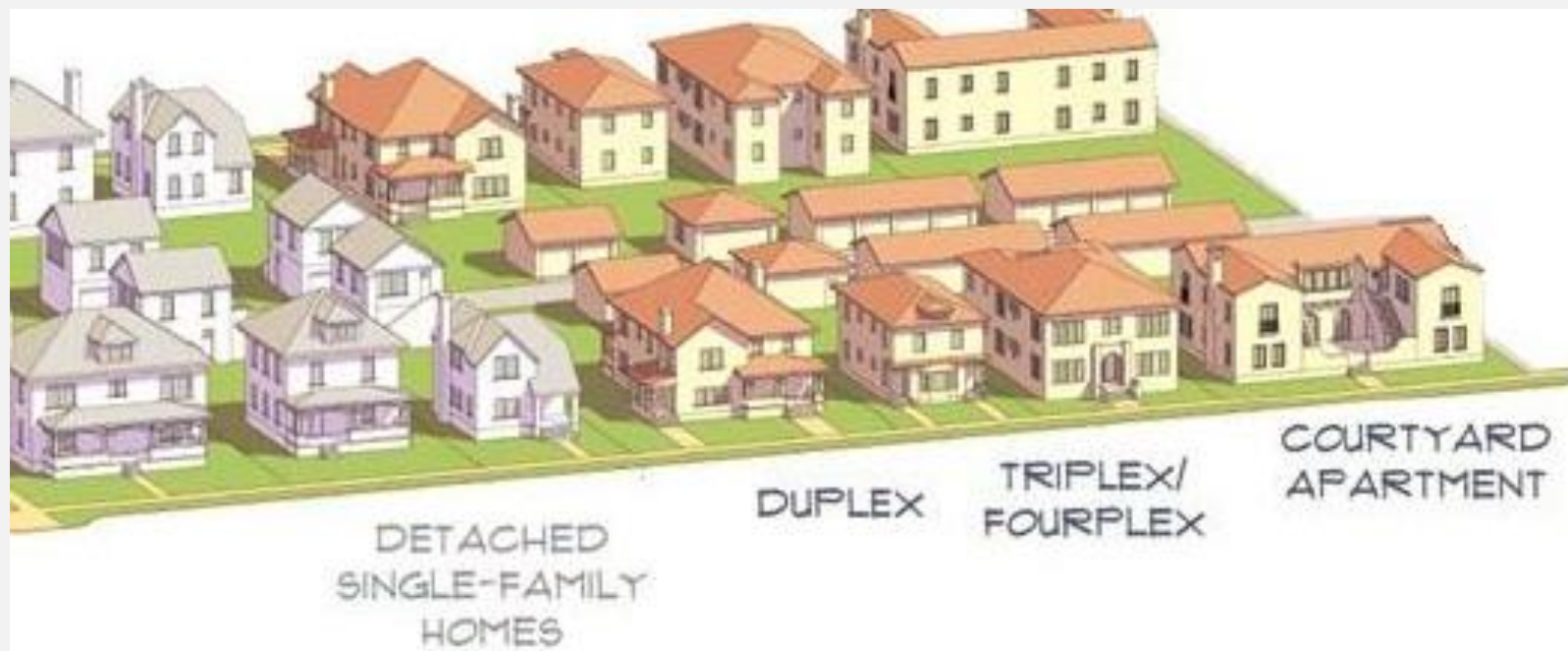
# HOUSING TYPES IN SINGLE FAMILY ZONES

- Under the proposed additional housing types in single family zones:
  - Existing development standards remain the same;
  - Projects would have to comply with the density standards of the zone; and
  - Height and setback standards would remain the same.



# HOUSING TYPES IN SINGLE FAMILY ZONES

**Recommendation:** Allow diverse housing types in areas where the housing is closer to services and the area is pedestrian-friendly. They can also serve as a transition between adjacent parcels that have commercial or multifamily uses. In some communities this type of housing is only allowed on corner lots.





# DEVELOPMENTS WITH SMALL-SCALE HOMEOWNERSHIP OPPORTUNITIES

FOLSOM ZONING  
CODE UPDATE

# DEVELOPMENTS WITH SMALL-SCALE HOMEOWNERSHIP OPPORTUNITIES

- Over the last decade many new developments have been submitted, where the applicant has sought to develop small-lot single family neighborhoods.
- This development type has been typically approved with a Planned Development (PD) Permit or PD Overlay in conjunction with the R-M and R-1-M Districts.





# DEVELOPMENTS WITH SMALL-SCALE HOMEOWNERSHIP OPPORTUNITIES

- Some of these developments have been well-planned and designed, while others have not.
- Development standards in these developments have setbacks ranging from 3 to 7 feet and lot sizes ranging from 1,400 sq ft to 6,000 sq ft.
- The City currently has no uniform standards for this type of development.



# DEVELOPMENTS WITH SMALL-SCALE HOMEOWNERSHIP OPPORTUNITIES

**Recommendation:** Create a new zone, the Residential Compact Development (R-C) Zone, that would allow for development of smaller lots and more compact development while encouraging more open space.

The proposed R-C Zone would:

- Retain single family height standards;
- Reduce setbacks to 3-5 feet for side yards, 5 feet for the front yard, and 5-10 feet for the rear yard; and
- Allow greater lot coverage, up to 80 percent, and smaller lot sizes (i.e., 1,800 square feet)



# DEVELOPMENTS WITH SMALL-SCALE HOMEOWNERSHIP OPPORTUNITIES

The proposed R-C Zone could possibly replace the Residential Multifamily Dwelling (R-M) District, which is an ill-defined district that allows almost any type of residential development.



# DEVELOPMENTS WITH SMALL-SCALE HOMEOWNERSHIP OPPORTUNITIES

**Example Project:** Metro Square, Sacramento, CA



# DEVELOPMENTS WITH SMALL-SCALE HOMEOWNERSHIP OPPORTUNITIES

**Example Project:** Metro Square, Sacramento, CA



# DEVELOPMENTS WITH SMALL-SCALE HOMEOWNERSHIP OPPORTUNITIES

**Example Project:** Oak Commons, Gilroy, CA



# DEVELOPMENTS WITH SMALL-SCALE HOMEOWNERSHIP OPPORTUNITIES

**Example Project:** Oak Commons, Gilroy, CA



# DEVELOPMENTS WITH SMALL-SCALE HOMEOWNERSHIP OPPORTUNITIES

**Example Project:** Oak Commons, Gilroy, CA





# DEVELOPMENTS WITH SMALL-SCALE HOMEOWNERSHIP OPPORTUNITIES

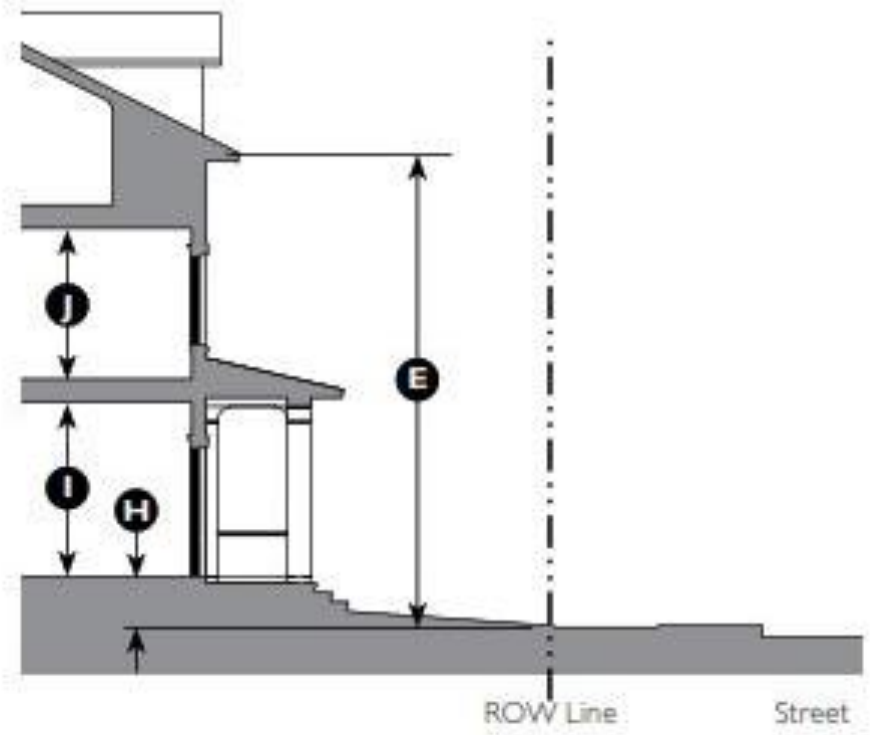
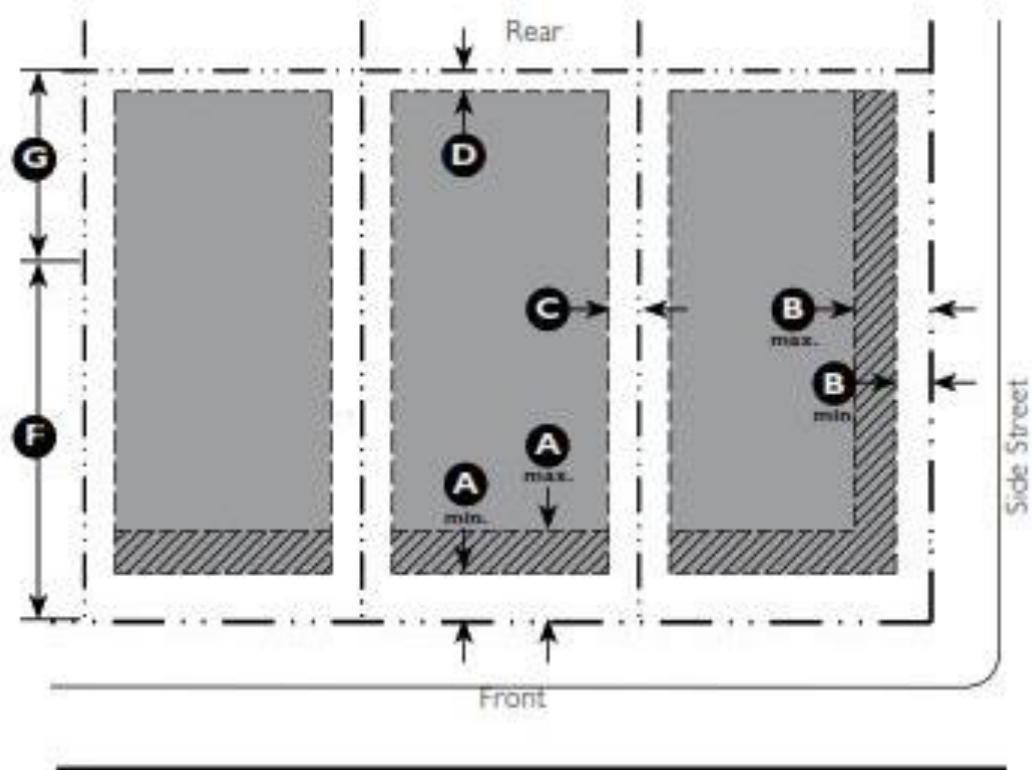
**Example Project:** Los Gatos, CA



# DEVELOPMENTS WITH SMALL-SCALE HOMEOWNERSHIP OPPORTUNITIES

**Example Project:** Los Gatos, CA





**Key**

- ...- ROW / Property Line
- ...- Setback Line
- Building Area
- ▨ Facade Zone

# ZONING CODE DEVELOPMENT STANDARDS

FOLSOM ZONING CODE UPDATE

# DEVELOPMENT STANDARDS: GARAGES AND NON-CONFORMITY

- Several older areas in the City were developed with single-car garages.
- Prior to the approval of an addition or other major improvement, a homeowner is required to bring the structure into compliance with current regulations for parking (i.e., two-car garage).



# DEVELOPMENT STANDARDS: GARAGES AND NON-CONFORMITY

**Recommendation:** Allow the Community Development Director to waive the two-car garage provision **only if** the original home was built without a two-car garage or the lot cannot easily accommodate it.



# DEVELOPMENT STANDARDS: GARAGES AND NON-CONFORMITY

- Some communities have allowed small residential product types to have only one enclosed parking space.
- Such products must be in areas within close proximity to transit service or have gig car service (Zip Car).



# DEVELOPMENT STANDARDS: GARAGES AND NON-CONFORMITY

**Key Question:** Should the Zoning Code require all single-family lots to have two enclosed parking spaces **OR** should the City allow for flexibility based on certain standards?



# DEVELOPMENT STANDARDS: LOT COVERAGE

- Allowable lot coverage varies within the City, especially between the north and south of Highway 50.
- Periodically staff receives requests from applicants to increase allowable lot coverage, specifically on smaller parcels zoned for residential uses.
- Such requests have included several specific plan areas, including Lakeview Oaks.





# DEVELOPMENT STANDARDS: LOT COVERAGE

## Key Questions:

1. Should the City allow for slightly greater lot coverage (5-10 percent) for single-story homes?
2. Should the City allow for increase in lot coverage for small multifamily zone parcels **only if** the existing lot coverage standards prevents the property owner from achieving the minimum density?
3. Should the City allow for greater lot coverage on individual parcels or for apartment/condominium projects if more open space can be provided on the project site?





# NEW OVERLAY ZONES IN THE ZONING CODE

FOLSOM ZONING CODE UPDATE

# EAST BIDWELL CORRIDOR OVERLAY

- 2035 Folsom General Plan established a mixed-use overlay on East Bidwell Street from Coloma to Highway 50.

**Recommendation:** Implement an overlay between Coloma Street and Blue Ravine Road to start.



# EAST BIDWELL CORRIDOR OVERLAY

- The proposed East Bidwell Corridor Overlay would:
  - Retain existing uses and rights;
  - Allow vertical and horizontal mixed-use; and
  - Mirror the existing Mixed-Use (M-U) District standards, including:
    - Maximum height of 50 feet
    - Zero lot line, no setback unless adjacent to residential
    - 30 dwelling units per acre



# EAST BIDWELL CORRIDOR OVERLAY

**Example Corridor:** Marsh Street, San Luis Obispo, CA  
**Example Project :** Marsh Street Commons



# EAST BIDWELL CORRIDOR OVERLAY

**Example Corridor:** Marsh Street, San Luis Obispo, CA  
**Example Project :** Marsh Street Commons



# EAST BIDWELL CORRIDOR OVERLAY

**Example Corridor:** Marsh Street, San Luis Obispo, CA  
**Example Project :** Marsh Street Commons



# EAST BIDWELL CORRIDOR OVERLAY

*Example of Corridor Transformations*





# EAST BIDWELL CORRIDOR OVERLAY

*Example of Corridor Transformations*



# EAST BIDWELL CORRIDOR OVERLAY

*Example of Corridor Transformations*



# EAST BIDWELL CORRIDOR OVERLAY

*Example of Corridor Transformations*



# EAST BIDWELL CORRIDOR OVERLAY

*Example of Corridor Transformations*



# EAST BIDWELL CORRIDOR OVERLAY

*Example of Corridor Transformations*



# TRANSIT ORIENTED DEVELOPMENT OVERLAY

- 2035 Folsom General Plan establishes transit-support mixed-use districts near rapid transit stations.

**Recommendation:** Implement an overlay around the City's three light rail stations.



# TRANSIT ORIENTED DEVELOPMENT OVERLAY

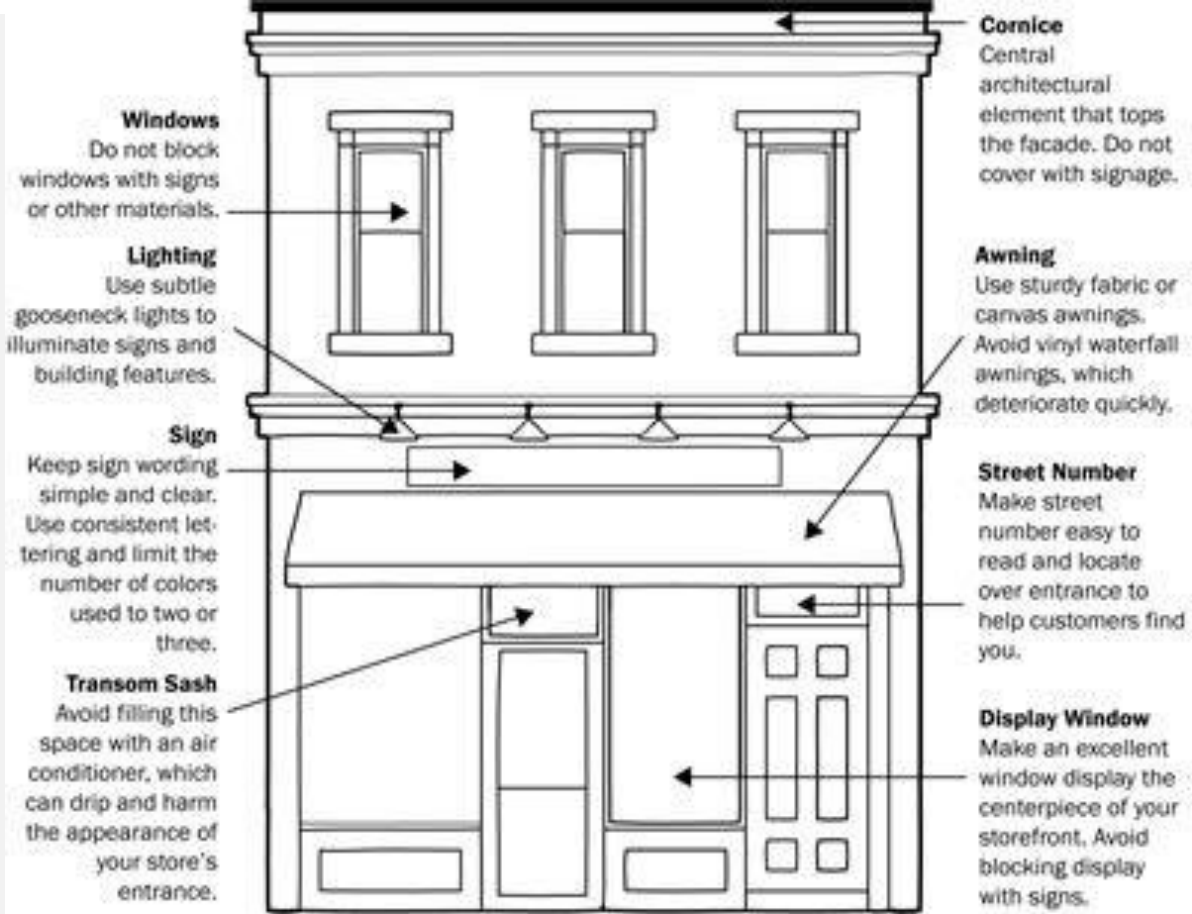
- The proposed Transit Oriented Development Overlay would:
  - Encourage a variety of uses and denser residential and residential mixed-use projects;
  - Prohibit new auto-oriented uses;
  - Mirror the existing Mixed-Use (M-U) District standards, including:
    - Maximum height of 50 feet
    - Zero lot line, no setback unless adjacent to residential
    - 30 dwelling units per acre



# TRANSIT ORIENTED DEVELOPMENT OVERLAY







# MULTIFAMILY OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS

FOLSOM ZONING CODE UPDATE

# MULTIFAMILY OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS

- **What are Objective Standards?**
  - No personal or subjective judgement
  - Verifiable by reference to known criteria
- **Why are they important?**
  - Increase by-right affordable housing production
  - Decrease local government discretion
- **What is driving the issue?**
  - Housing Accountability Act and SB 35
  - Housing supply and affordability



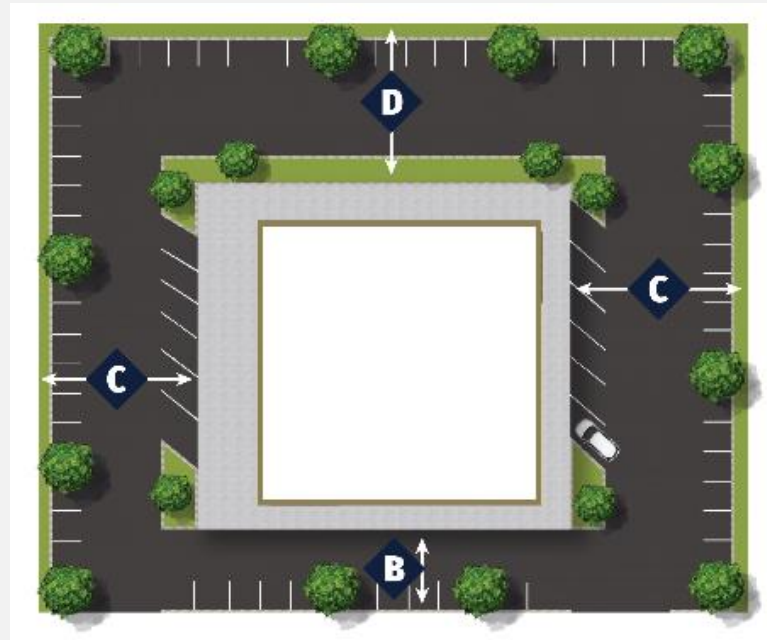
# MULTIFAMILY OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS

- How can you address objective standards?
  - Include by-right multifamily development in some zoning districts
  - Include standards that reflect:
    - Past practice (i.e., existing City standards and guidelines)
    - Typical conditions of approval
    - Design **requirements** that replace **guidelines**



# MULTIFAMILY OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS

- Objective Development Standards examples:
  - Height
  - Setback
  - Minimum Parcel Size
  - Minimum/Maximum Density
  - Lot Coverage
  - FAR
  - Parking
  - Landscaping



# MULTIFAMILY OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS

- Objective Design Standards examples:
  - Massing
  - Articulation
  - Blank Walls
  - Building Materials
  - Facade
  - Color
  - Roof Lines
  - Fenestration



# MULTIFAMILY OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS

*Examples of Multifamily Developments without articulation, massing, and expansive blank walls*



# MULTIFAMILY OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS

*Examples of Multifamily Developments without articulation, massing, and expansive blank walls*



# MULTIFAMILY OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS

*Examples of Multifamily Developments with articulation, massing, and additional architectural design features*





# MULTIFAMILY OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS

*Examples of Multifamily Developments with articulation, massing, and additional architectural design features*



# MULTIFAMILY OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS

*Examples of Multifamily Developments with articulation, massing, and additional architectural design features*



# MULTIFAMILY OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS

*Examples of Multifamily Developments with articulation, massing, and additional architectural design features*



# MULTIFAMILY OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS

- **Discretionary Review**
  - Must provide a by-right multifamily development option.
  - Applicant can still request different standards; if so, then the applicant must then go through the city's typical discretionary review process.



# MULTIFAMILY OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS

- **Challenges**
  - Reduced decision-maker discretion
  - No public input on some development projects
  - Establishing objective standards that are:
    - Realistic
    - Acceptable
    - Effective
    - Fair





# ZONING CODE ALLOWED USES

FOLSOM ZONING  
CODE UPDATE

# ALLOWED USES

- Existing uses are outdated and do not reflect contemporary uses and best practices.
- Some uses currently require Commission approval but may be able to be approved administratively at the staff level based on specific standards or unique conditions.



# ALLOWED USES

- Current best practice for Zoning Codes is to consolidate uses that are similar in nature with the same permit requirements into more general categories: For example:

## *Existing Retail Categories*

- Grocery Store
- Hardware Store
- Florist
- Shoe Repair
- Jewelry Store
- Pet Supply
- Bookstore
- Gun Shop



## *Proposed Retail Categories*

- Retail Sales General, Small Format
- Retail Sales, General, Medium Format
- Retail Sales, General, Large Format
- Retail Sales, Restricted





# ALLOWED USES

**Recommendation:** Consolidate the current list of uses into fewer, generalized.

Use, Service, or Facility	Zone			
	C-1	C-2	C-3	BP
Addressing and mailing services	P	P	P	P
Advertising business	P	P	P	P
Alarm/warning system—sales and/or service		P	P	
Ambulance service	P	P	P	
Armored car service	N	P	P	N
Amusement arcade		P	P	N
Antique store	P	P	P	N
Appliance repair shop with outdoor storage		P	P	N
Appliance repair shop, with no outdoor storage	P	P	P	N
Appliance store (no outdoor storage)	N	P	P	N
Art gallery	P	P	P	P





# DISCUSSION QUESTIONS

FOLSOM ZONING  
CODE UPDATE

# DISCUSSION QUESTIONS

**1. How important is building form, height, and scale/mass compared to building density?**



# DISCUSSION QUESTIONS

**2. Detailed or simple objective design and development standards?**

**Design Certainty vs. Design Flexibility**



# DISCUSSION QUESTIONS

**3. Should the new Zoning Code allow for some minor flexibility in development standards such as lot coverage, setbacks, etc. to address unique circumstances or to provide flexibility for new and existing development?**



# DISCUSSION QUESTIONS

**4. Should common or public open space be encouraged over private open space in new development?**



# DISCUSSION QUESTIONS

**5. Should the city encourage that type of development around its light rail stations and commercial corridors?**

