Agenda

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

Folsom Zoning Code Update
What is Zoning?

• 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

• 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

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

- 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

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

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

• Flexibility vs. Predictability

• Flexibility vs. Administrative Cost

• Development Cost vs. Quality

• Preservation vs. Development

• Under-Regulation vs. Over-Regulation
Reasons for Update
Folsom Zoning Code Update
Why a Zoning Code Update?

- 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

• 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.)

• 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

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

• 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

- 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
Approach, Process & Schedule

Folsom Zoning Code Update
Proposed Goals

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

• 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

Well-organized
Examples of Best Practices (cont.)

Clear standards
Examples of Best Practices (cont.)

Helpful graphics
Examples of Best Practices (cont.)

Web-based and user-friendly
Phases and Schedule

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
5. Consideration/Recommendation for Adoption

Timeline is approximately 18 - 24 months
Next Steps

Folsom Zoning Code Update
Next Steps

• 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).
Questions?
Folsom Zoning Code Update