

17.52.540 Historic Residential Primary Area Special Use and Design Standards

A. Permitted Uses.

1. One-family dwellings, including accessory structures and uses, are permitted with the following exceptions and limitations:
 - a. In the Figueroa subarea attached garages are not permitted in the general view shed of the public, unless not identifiable as a garage. Carports must also be designed as historical features, such as porte cocheres.
 - b. In the Central subarea attached garages identifiable as such are not permitted unless integral to the architectural time frame of the building's existing design.
 - c. Home occupations are permitted according to regulations of the Folsom Municipal Code except that the body authorized to grant any discretionary permit is the historic district commission.
2. Second Units are permitted with the following exceptions and limitations:
 - a. In the Figueroa subarea, if there is a conflict, consistency with pre-1910 design principles is of greater value to the community than provision of second unit since the historic district as a whole provides a significant number of second units.
 - b. In The Preserve subarea, because of the small lot size, successful design of a second unit is unlikely.
3. Multifamily units are permitted, with the following exceptions and limitations:
 - a. All multifamily projects, except second units as permitted in Section 17.52.500, require a conditional use permit from the historic district commission.
 - b. A project may not exceed a total of 12 units.
 - c. In the Figueroa subarea attached garages are not permitted in the general viewshed of the public, unless not readily identifiable as a garage. Carports must also be designed as historic features, such as porte coheres.
 - d. In the Central subarea attached garages identifiable as such are not permitted unless integral to the architectural time of the building's existing design.
 - e. In The Preserve subarea multifamily units are not permitted due to the small lot size and recorded design guidelines.
4. Small commercial or light industrial uses, which provide little evidence of their nonresidential nature are permitted, with the following exceptions and limitations:
 - a. A conditional use permit from the historic district commission is required for all commercial or industrial uses except home occupations.
 - b. Bed and breakfast inn regulations are as set forth in the Folsom Municipal Code except that the body authorized to grant any discretionary permit is the historic district commission. In its approval the historic district commission may grant exceptions to provisions of those regulations in the interest of authentic historical interpretation or to improve the use's compatibility with the neighborhood.
5. Churches, meeting halls, care facilities for more than 6 persons, schools and other public or quasi-public uses require a conditional use permit from the historic district commission.
6. Home occupations are permitted according to the regulations of the Folsom Municipal Code except that the body authorized to grant any discretionary permit is the historic district commission.

- B. **Lot Area.** The minimum lot area is 7,000 square feet.
- C. **Lot Width.** The minimum lot width is 50 feet.
- D. **Lot Coverage.** A minimum of 45 percent of the lot area must be maintained as pervious surface.
- E. **Height.** Structural heights shall extend 15 feet above the main structure, subject to design review.
- F. **Setbacks.** The minimum setback for any structure is 5 feet from the property line and 10 feet from any other structure. Garages shall be set back a minimum of 20 feet from the public right-of-way.
 - i. **Front Yard.** Front yard setback shall be 20 feet. Parking may not be located in the required front yard setback area.
 - ii. **Side Yard.** Side yard setback shall be a minimum of 5 feet from any interior side-yard lot line and 10 feet from a street side-yard lot line.
 - iii. **Rear Yard.** Rear yard setback shall be 20 feet.
- G. **Landscaping.** A minimum of 60 percent of the front 20 feet of the lot plus 50 percent of the remaining area of the lot is required to be landscaped. Front-yard landscaping must be installed prior to commencement of any use other than single-family residential.
- H. **Signs.**
 - i. **Exempt signs.** Signs exempt in Chapter 17.59 are exempt in this primary area except as follows:
 - 1. Incidental, under-canopy, and window signs are not exempt.
 - 2. On-site directional signs are exempt if they are 2 square feet or smaller and if freestanding, no higher than 2 feet.
 - 3. Construction signs and project identification signs of current and pending development applications are exempt if 6 square feet or smaller and 6 feet or less in height.
 - ii. **Prohibited Signs.** In addition to signs prohibited in Chapter 17.59, the following signs are prohibited in this primary area: neon, internally illuminated, backlit canopies, corporate flags, animated, special event, signs larger than 6 square feet in size and 6 feet in height, and time and temperature, barber pole, and menu/order boards.
 - iii. **Building with Multiple Tenants.** Multifamily buildings with 4 or more units are permitted 1 permanent wall or freestanding sign, not to exceed 6 square feet in area and 6 feet in height. A uniform signage program is required for buildings with more than 1 business tenant.
- I. **Parking.** All parking spaces must be provided on site, outside of the front and street side yards, and screened from public view by location, fence, landscaping, or other means appropriate to the neighborhood. Available on-street parking may be utilized by residents and visitors, but may not be counted toward required parking ratios. (Ord. 890 § 2 (part), 1998)