

**City of Folsom
Design Guidelines
for Multifamily Development**

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CITY OF FOLSOM
DESIGN GUIDELINES FOR MULTIFAMILY DEVELOPMENT

A. PURPOSE

The purpose of this document is to establish specific development standards and design guidelines for the development of multifamily units which are necessary to promote and protect the public health, safety and general welfare of the of the community by: (1) ensuring compatibility between this land use and surrounding and adjacent properties; (2) promoting and protecting the long-term economic viability and property values in the vicinity of multifamily uses; and, (3) ensuring that multifamily units will not conflict with accepted traffic safety standards. In applying the standards and guidelines herein contained, the City shall consider their economic impact to the proposed project.

This document is not intended to limit innovative design but rather to provide clear direction and design criteria. The design guidelines should be read in harmony with existing Development Agreements or other vested entitlements, and Open Space General Plan designations.

B. APPLICABILITY

1. The regulations (standards and guidelines) imposed herein shall apply to the development and construction of multifamily units.
2. The regulations (standards and guidelines) imposed herein shall be considered as minimums and shall be in addition to any other approvals, regulations and requirements of the Folsom Municipal Code governing the development and construction of multifamily units. In approving these Design Guidelines, the City Council strongly encourages applicants for multifamily projects to exceed these minimum standards.
3. For the purposes of this document, the phrase "multifamily units" shall mean three or more dwelling units in any single structure, including, but not limited to, developments commonly referred to as apartments, townhouses and condominiums. "Dwelling Unit" is defined as a building or part of a building designed for one family, and containing one kitchen.
4. By definition, the word "shall" is synonymous with the word "will" and implies a mandatory or imperative requirement for development. For the purposes of this document, "shall" has the significance of operating to impose a duty that may be enforced.
5. By definition, the word "should" is synonymous with the word "may" and "might". For the purposes of this document, "should" has the significance of establishing a goal and providing an expectation for development.

C. GENERAL

1. In accordance with City of Folsom General Plan Policy 8.9, all multiple family projects will be required to obtain a Planned Development Permit in accordance with Folsom Municipal Code Section 17.38. Similar development approvals, such as Specific Plans, that cover the same requirements as the Planned Development Permit shall be considered a substitute.
2. In addition to the provisions contained herein, multifamily sites located adjacent to or within 400 feet of the Humbug/Willow Creek Parkway boundary shall be developed in accordance with the current Humbug/Willow Creek Design Guidelines relative to site design, landscaping, building design, and trail amenities.
3. Other City-wide regulations which have not been incorporated into this document, but may be applicable to development of a particular multifamily site are as follows:

<u>Folsom Municipal Code</u> Section 12.16	Tree Preservation
<u>Folsom Municipal Code</u> Section 14.33	Hillside Development Standards
<u>Folsom Municipal Code</u> Section 17.41	Habitat Conservation District
<u>Folsom Municipal Code</u> Section 17.98	Wetland and Riparian Habitat Management

D. SITE PLANNING PRINCIPLES

Because of higher densities, multifamily projects shall be designed to maximize open space and to provide an attractive environment.

1. Site Layout

- a) In accordance with General Plan Policy 8.4, buffering is required between adjacent multifamily projects and single family developments along common boundaries.
- b) In accordance with Folsom Municipal Code Section 17.17.040, the minimum front yard setback for multifamily development shall be 20 feet.
- c) The street setback for all structures, carports, parking areas, fences, patios, enclosed storage area, swimming pools, spas and similar project features shall be 25 feet, measured from the r-o-w(s) or private streets along the perimeter of the multifamily site, whichever is greater.
- d) The area between the street improvements and street setback line shall be landscaped. The street setback may be reduced to not less than twenty feet, provided that the setback for project features along the street frontage averages 25 feet. The street setbacks may be further reduced by 5 feet for corners of buildings or parking areas when the angle formed by extended lines of the building or parking lot intersection with the street are between 30 and 60 degrees.

- e) The interior yard setback for all structures greater than one story, or 20 feet, shall be 100 feet, measured from the property line of abutting single family residential land. For all structures less than 2-stories or 20 feet in height, parking spaces, carports and internal access drives shall be 25 feet from the property line abutting single family residential land. A 6-foot high masonry wall with a 6-foot wide landscaped planter may be provided in lieu of the 25-foot setback.
- f) There shall not be more than 8 dwelling units in each group of attached dwellings when any portion of such building is located within 100 feet of any residentially zoned property.
- g) In accordance with all applicable provisions in Folsom Municipal Code Sections 17.16, 17.17, and 17.18, distances between main buildings on the same lot shall be 10 feet. Additionally, the following setbacks apply to group dwellings:
 - 1) Group dwellings in a single row "side-to-side" series facing a side lot line, side yards to the rear of buildings shall be a minimum of 8 feet and side yards in front of buildings shall be a minimum of 14 feet.
 - 2) Group dwellings in a double row "side-to-side" series facing a central court, side yards to the rear of buildings shall be a minimum of 8 feet and the width of central court shall be a minimum of 24 feet.
 - 3) The rear yard on a lot on which a group of dwelling units is constructed may be reduced to not less than 12 feet. No building in a group dwelling development shall have a rear thereof abutting upon a street.

2. Project Entries

The entries of multifamily projects shall be designed to provide a welcoming effect, complete with landscaping and conveniently located building directories.

3. Parking Requirements

- a) The following parking ratios shall be used to determine the minimum on-site parking standards for each project:

1 bedroom	1.5 spaces/unit
2 bedroom	1.75 spaces
3 bedroom	2.0 spaces
Guest parking	1 space/5 units

- b) On-site parking spaces shall not be used for recreational vehicles, boat parking, or storage unless specifically provided on site above the minimum parking requirements for tenants and guests.

- c) Bicycle racks shall be provided for all multifamily projects in sufficient quantities to accommodate the anticipated level of bicycle traffic and as required by Folsom Municipal Code Section 17.57.090 (1 bicycle parking space for every 5 dwelling units). Bicycle racks and lockers should be located in highly visible and convenient areas at residential units and common areas, but shall not obstruct the pedestrian walkways.
- d) Multifamily buildings adjacent to a public street shall be designed and oriented to minimize the likelihood of on street parking by project residents. For example, physical barriers such as landscaping, berming, or wall segments shall be incorporated into the project design.

4. Parking Layout

- a) To avoid long, unbroken driveway and parking aisles, parking areas shall be designed with no more than ten uninterrupted parking spaces in any single parking row. A walkway, finger planter or landscape area shall separate every ten parking spaces.
- b) Perimeter parking aisles, which surround a complex and isolate the residences from the parking areas, are not permitted.
- c) Parking spaces shall be located within convenient/reasonable walking distance to the dwelling units that they serve to maximize the security of the residents.
- d) Parking areas shall be illuminated and located in a manner to maximize the safety of the tenants and the security of the vehicles.
- e) Parking courts shall consist of no more than two double-loaded parking aisles. Parking court depths shall be no more than 14 spaces in length without prior approval from the Fire Marshal. Dwelling units or landscaping shall separate individual parking courts. Trees, shrubs and ground covers shall be required in landscaped areas to enhance the aesthetics and shading of all parking courts.
- f) Enclosed garages shall be designed in a manner compatible with the design of the primary residential structures.
- g) Parking areas/drive aisles shall be screened from all public rights-of-way with a mounding/berming or a combination thereof to achieve a minimum screening of 3-feet above the finished grade of the parking lot or drive aisle.

5. Pedestrian and Vehicular Circulation

- a) Circulation patterns shall be as obvious and simple as possible. All likely pedestrian and bicycle routes should be considered in the design phase to eliminate "short cuts" which damage landscape areas.
- b) Trellises, trees, or other landscaping shall be placed along pedestrian walkways.

- c) All site facilities and amenities shall be accessible to people with disabilities in accordance with provisions of state and federal law.
- d) Circulation systems shall be designed to avoid conflicts between vehicular, bicycle and pedestrian traffic.
- e) Project driveways should be sited away from or immediately opposite street intersections and the number of driveways shall be consistent with the direction of the Engineering Division of the Planning, Inspections and Permitting Department for purposes of traffic safety.
- f) The width of curb cuts shall be minimized, but shall always meet the requirements of emergency service vehicles. A wider curb cut may be required on a higher speed street, which may include the addition of an acceleration and/or deceleration lane as deemed necessary by the Engineering Division of the Planning, Inspections and Permitting Department.
- g) Where pedestrian circulation crosses vehicular routes, a change in grade, materials, textures or colors shall be provided to emphasize potential points of conflict and improve visibility and safety.
- h) Circulation routes shall focus upon main entries and also identify secondary access points to concentrate or disperse traffic on adjacent streets to minimize traffic impacts of the project.
- i) All elements of the site design shall accommodate access requirements of emergency vehicles and services.
- j) Service functions shall be integrated into the circulation pattern in a manner, which minimizes conflicts with vehicles and pedestrians.
- k) Redundant circulation that unnecessarily reduces the amount of land available for landscaped areas shall be minimized.

6. Traffic

Each project shall be submitted to the City's Traffic Safety Committee for review and evaluation.

7. Noise

Projects located directly adjacent to Arterial roadways, rail corridors and any other uses identified in the General Plan as exceeding noise standards at their property line shall be reviewed and evaluated by a City-approved noise to determine noise mitigation necessary to ensure compliance with the City's Noise Ordinance. Mitigation measures shall be incorporated into project conditions of approval.

8. Grading

To the extent practical, site grading for multifamily developments shall retain the natural topography of the land and preserve natural features such as protected trees, riparian habitat, wetlands, rock outcroppings and other natural features. Excessively steep roads or parking facilities are to be avoided. Refer to Folsom Municipal Code Section 14.29 for grading permit requirements.

9. Open Space/Recreational Amenities

- a) In accordance with General Plan Policies 8.3 and 8.4, multifamily development, which is greater than 10 acres in size, shall contain a minimum of 30 percent of the land in natural or improved open space exclusive of roadways and parking lots.
- b) Buildings, roofed areas, and parking facilities, including drives, shall not cover more than 70% of the site. A minimum open space area around each building shall be maintained as follows, except that buildings may project into the required open space area if an equal compensating area is provided with in the same yard area.
 - One story – 10 feet
 - Two story – 15 feet
 - Three story – 20 feet
- c) On-site open space areas shall be located where residents of the project receive maximum benefit.
- d) Recreational amenities shall be required in all projects and shall include one or more of the following facilities as may be determined by the Planning Commission or City Council.

Swimming pools, recreation buildings, tennis courts, children's play area, passive and active play area or such other amenities which in the opinion of the Planning Commission or City Council are appropriate to serve the needs of the residents. This requirement for recreational amenities will vary and be reflective of the scale (number of units) and type of units within the multifamily project proposed.

- e) If there is a children's play area, such area(s) shall be determined by the type of planned development, proximity of off-site facilities, and shall be programmed for the security of the children and minimal disturbance of nearby residents. Such sites shall not be located next to trash dumpsters or on otherwise unsuitable areas of the project.

10. Drainage

- a) All on-site drainage shall be collected and conveyed to an approved existing underground storm drainage system when available.

- b) All on-site drainage patterns shall occur on or through areas that are designed to serve this function.
- c) Drainage from rooftops or other impermeable surfaces shall not be conveyed into planter areas that are surrounded by hard surfaces without a drain inlet.
- d) Drainage shall not be conveyed within the drip line of any oak tree on the site to be retained
- e) Drainage from landscape areas shall be properly conveyed and contained and shall not be allowed to drain freely across sidewalks, landscape and building faces.

E. ARCHITECTURAL DESIGN

Multifamily structures are to be designed in a manner that compliments the surrounding environment. Measures shall be taken to ensure that the bulk and height of multifamily projects do not impede on the visual space of adjacent land uses.

1. Scale

The scale of multifamily projects shall be considered in the context of existing surrounding development.

2. Structure Design

Variety and distinctiveness in design is desirable. The goal is for functional design solutions that are compatible with the surrounding natural and man-made features. All elevations shall be designed in a manner consistent with the design used for the front elevation of the buildings (i.e., the same design theme used on the front/entry of the building shall be used on the side and rear elevations).

3. Design Compatibility

The design of multifamily residences shall complement surrounding development, but shall not replicate adjacent residential designs. Designs within specific project area need to be consistent in scale and character, but not to the point of being identical or repetitious. The residential design shall respect the predominant characteristics of height, massing, setbacks, and materials of the existing developments in the project area. Windows or opening shall not provide for visual intrusion into adjacent residential properties

4. Building Articulation

Along expanses of uninterrupted wall area, unbroken roof forms, and box-like structures, balconies, projections and varied setbacks shall be used to break up the physical characteristics of structures. Units clustered into one structure should have varying front setbacks, staggered roof planes, and variety in orientation.

5. Facade and Roof Articulation

Flat and mansard roofs are discouraged. Separations and changes in the height of roof planes shall be used to visually separate the units. Articulation such as roof dormers, hips, gables, balconies, wall projections, and porches shall be used to break up the visual massing of building facades. End units shall have articulation such as windows and doors opening onto the sidewalks.

6. Building Materials

The use of a variety and combination of building materials is encouraged. It is generally preferred, however, that the number of materials used on the exterior be such that a clean, uncluttered design statement is the result.

7. Building Colors

Exterior building colors shall be compatible with the surrounding neighborhood setting, and shall not be out of character or in visual competition with the existing surrounding design elements. The goal is not to create bland, monochromatic neighborhoods, but rather to provide a complementary range of colors from residence to residence.

8. Carports, Garages and Accessory Structures

All accessory structures, including carports, garages, and solid waste receptacle enclosures, shall be designed in a manner consistent with the architectural design characteristics of the project (i.e., if a pitched roof is used on the main buildings, these accessory buildings shall be designed with pitched roofs or other acceptable design.) These accessory structures shall utilize colors and materials similar to the residential structures.

9. Mechanical Equipment Screening

Mechanical equipment shall be located and operated in a manner as unobtrusively as possible for both sound and appearance for adjacent residents. All mechanical equipment shall be screened from public view with either a solid barrier or landscaping. If a solid barrier is used, the construction materials shall be compatible with the materials of the primary structures on the site.

- a) All mechanical equipment, including (but not limited to) compressors, air conditioners, antennas, pumps, heating and ventilating equipment, emergency generators, chillers, elevator penthouses, solar, collectors, and communications equipment, shall be concealed from view of public streets, neighboring properties and nearby higher buildings.
- b) Mechanical equipment shall not be located on the roof of a structure unless the equipment can be concealed from view with screens, which are designed as an integral part of the building.

10. Utility Equipment

- a) Utility equipment such as transformers, electric and gas meters, electrical panels and junction boxes shall be screened by walls and/or landscaping.
- b) Utility transformers shall not be the dominant visual element of the front landscape area. For areas outside of the front yard setback, utility transformers shall be completely screened by walls and/or landscaping, and shall not obstruct views of monument signs and driveways.
- c) All utility lines from the service drop to the site shall be placed underground.

11. Trash/Recycling Enclosures

Provisions shall be made for placing an appropriate number of garbage/trash receptacles for the project in a manner that does not adversely impact adjacent properties.

- a) All trash and recycling containers shall be stored in an approved enclosure.
- b) Trash enclosures shall be designed to allow convenient access for each tenant. Enclosure locations shall not be blocked by parking spaces.
- c) Trash enclosures shall be located away from existing surrounding residential uses and shall not create a nuisance for the adjacent residents.
- d) Trash enclosures shall be constructed with masonry walls and heavy wood and/or metal doors. No cyclone fencing with redwood/plastic slats shall be permitted. Said enclosures shall be designed in a manner to be architecturally compatible with the design of the primary structures on the project site.

F. LANDSCAPING

Landscaping can be used to complement buildings and to make a positive contribution to the aesthetics and function of the specific site and the area. Planted areas shall be used to enhance the appearance of structures, define site functions, and screen undesirable views. Provisions for on-going maintenance shall be identified to ensure the timely replacement of any dead or diseased vegetation:

- 1. Landscaping - A preliminary landscape plan shall be included as part of the project submittal requirements. The landscape plan shall address the following items.
 - a) All areas not covered by structures, service yards, walkways, recreational facilities, driveways and parking spaces shall be landscaped, unless inappropriate (i.e. planting under the dripline of a native oak tree).

- b) The principal element of landscaping shall consist of living plants of various heights and textures. Spaces between vegetation may be dressed with bark or other natural material.
- c) Unity of design is to be achieved by repetition of certain plant varieties and other materials, as well as through the coordination with adjacent landscaping, where appropriate.
- d) Existing mature trees, rock outcroppings and riparian corridors shall be preserved and incorporated into landscape plans where feasible.
- e) Landscaping incorporated into building design is encouraged. Trellises, arbors, cascading landscaping, vines and perimeter garden walls are encouraged.
- f) The planting of shade trees along the south and west sides of structures is desirable to ensure adequate shading during the summer months.
- g) Drought-tolerant plants and water conservation measures are required in accordance with City standards.
- h) Selected landscaping shall be in a scale with the project and adjacent land uses. Security issues shall be addressed in the landscape planning of the site.
- i) Landscaping shall be used around the base of structures to soften the transition from hardscape/parking area to the structure. Landscaping shall also be used to accentuate entrances to structures.
- j) Trees shall be located throughout the parking lot, as well as at the ends of the parking aisles. Placement of trees within the parking area shall comply with the requirements of the Folsom Municipal Code Section 17.57.070(G), to ensure compliance with the City's parking lot shade requirements so that in 15 years, 40 percent of the parking lot will be in shade at high noon.
- k) Landscaping shall be protected from vehicular and pedestrian encroachment through the use of raised planters, curbs or depressed walkways.

2. Maintenance.

The owner/ applicant shall be responsible for on-site landscaping maintenance throughout the life of the project.

3. Fencing/Walls.

Where proposed, fencing or walls shall be of high quality and design, shall be consistent with the design theme of the project, and shall be constructed to discourage graffiti in accordance with the City's Graffiti Ordinance (Folsom Municipal Code Section 9.65).

G. MANAGEMENT

For project's which require resident managers in accordance with current state standards, on-site management shall be provided for the project during normal business hours (8:00 A.M. to 5:00 P.M.). Upon request of the Chief of Police, and based on actual project generated demands for police services, the owner shall provide private security services on-site, outside of normal business hours (5:00 P.M. to 8:00 A.M.).

H. PERSONAL SAFETY TIPS

In addition to any safety and security requirements in the Uniform Building Code as adopted by the County, including local amendments, all projects shall comply with the following minimum requirements:

1. Exterior Doors/Windows.

All exterior perimeter doors of a dwelling unit and/or the building other than sliding glass door shall:

- a) Be solid core doors.
- b) Have a minimum one-inch deadbolt lock with hardened, rotating tapered, external cylinder guard collar.
- c) Have a 180 degree optical door viewer, located between 52 and 58 inches above the finish floor, except where it can be demonstrated that a lower height is appropriate (handicapped unit under CHFA).
- d) Not have a window within 40 inches of the locking device (unless acrylic plastic, or polycarbonate sheeting is installed over the interior of the window).
- e) Side jambs of door frames shall be nailed to the door trimmers with 16d finish nails staggered 12 inches on center, and door trimmer shall be nailed to the stud with 16d nails 12 inches on center or equal.
- f) All sliding glass doors and windows shall have a primary locking device supplemented by a factory-installed auxiliary locking device. Each door or window shall be equipped to prevent lifting or prying.

2. Addressing shall be as provided, as outlined below:

- a) A color that contrasts with background colors.
- b) Illuminated at night.
- c) Located in such a manner that emergency service providers would not have to enter alcoves, recessed doorways, etc., to inspect each door (i.e., displayed at each walkway entrance individual building clusters).

- d) Be at least 4 inches in height for individual units and 6 inches for the project and the range of addresses posted on each building.
 - e) Include illuminated directory at each driveway entrance constructed of vandal-resistant material. The lettering, numbering and diagrams shall be large enough so that the driver of a vehicle can read the directory from the driver's seat. Additionally, there shall be a pullout from which to view the directory, so as not to obstruct the traffic flow.
 - f) All addressing, including directories; shall be installed prior to occupancy.
 - g) Assigned parking shall not be addressed to correspond to apartment numbers.
 - h) Where multiple dwellings are serviced by vehicular access to the rear through any driveway, alleyway or parking lot, addressing shall also be displayed so as to be visible from the vehicle and provide adequate direction.
3. Laundry rooms, recreational buildings, other separate or common indoor facilities shall be:
- a) Provided with locksets of the type required by the Uniform Building Code.
 - b) Separate laundry rooms shall be maintained locked, with access keys provided to the tenant and shall be illuminated during hours they are open.
 - c) Multipurpose laundry, office, restroom and recreations rooms shall be under the control of the management, and shall:
 - 1) Post the hours available for use in a conspicuous place.
 - 2) The facility and/or the building shall be locked when not available.
 - 3) The building shall be illuminated during open hours and be controlled by timer or photocell, except when a management person is on duty.
4. Lighting.
- In addition to exit illumination (includes exit doors, corridors, exterior balconies, stairs exit courts and exit passage ways), which is required to be not less than one foot candlepower at the floor level by the Uniform Building Code, Section 3313, the following shall also apply:
- a) Lighting sources should be thoughtfully located and shall have cut off lenses to avoid light spillage and glare on adjacent properties.
 - b) Parking areas and entry drives shall have a minimum illumination of 1.0 footcandles as a maintained minimum at the pavement surface. Pole mounted lighting should be spaced for maximum energy efficiency and be no taller than 16

feet. Pedestrian walks should have minimum illumination levels of .5 footcandles as a maintained minimum at the walking surface to identify any level changes or changes in walking conditions. Pedestrian walk lighting should be of an appropriate scale and style such as bollard type lighting, step lighting, and/or pole mounted lighting not exceeding 10 feet in height.

- c) All lights shall be placed on a timer or photo electronic cell capable of truing the lights on and off one-half hour prior to dawn and one-half hour past dusk;

5. Parking Assignment.

A reasonable effort shall be made to assign parking in such a manner as to allow tenants visibility of assigned stalls.

6. Fire/Emergency Safety

- a) Provide water supply (minimum fire flow) to the approval of local Fire Marshal (UFC).
- b) Provide access and fire hydrant(s) in the course of site construction to satisfaction of local Fire District.
- c) Fire protection equipment shall be provided and maintained to satisfaction of local Fire Marshal.
- d) If used, roof ladders shall be protected so as to limit access to building rooftops.
- e) All telephone systems shall incorporate a system to ensure that individual units are identified.