



LAND USE PLAN AND ALLOWED USES

A. Land Use Framework

The land use framework provides an organizing structure for where and how new development and redevelopment within the plan area will occur. It takes into consideration the current assets of Folsom Boulevard, such as concentrations of commercial activity at key intersections and access to the freeway and light rail, and provides an organizing framework for how the Specific Plan will build on these assets to successfully revitalize the corridor. This framework also respects historic development patterns and all of the work that has been accomplished over the past 10 years, recognizing the viability of existing buildings and uses. As such, the land use framework assumes an overall gradual revitalization of existing buildings and uses with a focus on change and transformation of key opportunity sites along Folsom Boulevard (see Figure 2-1). These opportunity sites currently appear to have the greatest potential for economic activity with the widest range of new development capacity. The four designated opportunity sites along Folsom Boulevard are:

- 1) Kassis Opportunity Site
- 2) Mather Mills Opportunity Site
- 3) Olson Island Opportunity Site
- 4) Sunrise Opportunity Site

Figure 2-1 Land Use Framework Diagram



B. Land Use Plan and Designations

The Folsom Boulevard Specific Plan goals, vision, and land use framework are implemented through the land use designations applied to properties throughout the plan area. The corresponding allowed use provisions are listed in this chapter (Sections C and D). Development standards are found in Chapter 4 and opportunity site provisions (Chapter 5) define the characteristics that new development should take. This section includes a listing and description of the land use designations for the plan area, along with a land use diagram showing where those land use designations apply throughout the FBSP area.

1. Land Use Designations

There are five special land use (zoning) designations within the FBSP, as listed below. Similar corresponding land use designations appear in the citywide Zoning Code. However, the allowed use regulations and development standards within the plan area are slightly different from those in the Zoning Code. Therefore, the symbol for each of the districts within the FBSP area includes an "FB-" preceding the district name.

- Medium Density Residential District (FB-MDR)
- High Density Residential District (FB-HDR)
- Residential Mixed-Use District (FB-RMU)
- Commercial Mixed-Use District (FB-CMU)
- Office Industrial Mixed-Use District (FB-OIMU)

Each of the five land use designations is listed and described below, along with a series of representative images. See the Land Use Plan for specific parcel designations within the plan area.

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<p>Medium Density Residential District (FB-MDR)</p>	<p>This district designates property for the development of a wide range of housing types with a density range between 6.1 and 18.0 dwelling units per acre. The FB-MDR district is intended for higher-density single-family homes (attached or detached), condominiums, and small apartment complexes. This district provides a compatible transition between the lower-density residential neighborhoods of the city and the urban centers.</p>
	
<p>High Density Residential District (FB-HDR)</p>	<p>This district designates property for the development of residential uses with a density between 18.1 and 40.0 dwelling units per acre. The FB-HDR district is intended for higher-density residential development, such as apartments, condominiums, lofts, and other multistory residential uses. This district is typically located along major roadways and transit corridors near and adjacent to or within service and employment centers.</p>
	
<p>Residential Mixed-Use District (FB-RMU)</p>	<p>This district is intended to designate property primarily for the development of medium- and high-density housing (between 6.1 and 40.0 dwelling units per acre). However, properties with this designation may also include office and/or commercial services. Residential and nonresidential uses may be integrated vertically and/or horizontally and may be developed separately in phases consistent with the allowed use and development standards in Chapters 4 and 5, respectively.</p>
	

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<p>Commercial Mixed-Use District (FB-CMU)</p>	<p>This district is intended to designate property primarily for commercial development. However, properties with this designation may also include office and/or residential uses. In multiple-story buildings, commercial uses are the predominant use on the ground floor, occupying at least 50 percent of the ground-floor area. Commercial retail and service uses (including general retail and personal services) are permitted by right, and more intense commercial and service uses are conditionally permitted. Business and professional office uses, as well as residential uses with a density between 10 and 18 units per acre, are also permitted by right when integrated vertically or horizontally with commercial uses.</p>
	
<p>Office Industrial Mixed-Use District (FB-OIMU)</p>	<p>This district is intended to designate property for a wide range of office and light industrial development. The FB-OIMU district is intended for the seamless integration of office and light industrial uses with supporting retail and service uses. Offices may be developed in an office park setting, but most office and light industrial development stands alone. Commercial and other support services may be integrated vertically and/or horizontally in this district, but the predominant use of integrated developments is office and/or light industrial. Public and quasi-public uses are permitted by right in this district.</p>
	

2. Land Use Plan

The FBSP land use plan (Figure 2-2) shows where the five land use designations listed in the previous section are applied to real property (individual parcels along Folsom Boulevard) within the plan area. Additionally, the land use plan establishes the boundaries for each of the four opportunity sites along the corridor (Kassis, Mather Mills, Olson Island, and Sunrise).

The FBSP land use plan respects existing development patterns and investments throughout the corridor while establishing new opportunities for expansion or redevelopment of existing buildings and the consolidation of neighboring properties. At the four designated opportunity sites, the land use plan establishes a range of mixed-use designations to allow for a wide range of new development in order to maximize corridor locational assets.

C. Allowed Uses by Land Use Designation

The purpose of this section is to establish allowed land uses and corresponding permit requirements for each of the five land use designations within the Folsom Boulevard Specific Plan. Allowed land use provisions herein are consistent with and implement the corresponding land use designations in the City's General Plan. Sections C and D herein include allowed use regulations for both permanent and temporary or transitional uses. For ease of use, the land use tables are divided into two distinct patterns—residential and mixed use.

This plan establishes allowed use regulations that are distinct from similar citywide zoning districts (RMU, CMU, OPMU/OIMU, HDR, MDR). In some cases, FBSP allowed use regulations are less restrictive (e.g., office uses in the commercial designation) and in some cases more restrictive due to existing over concentrations (e.g., check cashing). These distinctions are intended to respect existing uses, expand opportunities to re-tenant existing commercial buildings, and restrict an overconcentration of certain uses along Folsom Boulevard.

1. Land Use Classification

In order to simplify land use regulations, land uses listed in this chapter have been grouped into general categories on the basis of common function, product, or compatibility characteristics. These allowed use categories are called “use classifications.” Use classifications describe one or more uses having similar characteristics but do not list every use or activity that may appropriately be within the classification. For example, “personal services” includes a wide range of individual personal service uses (beauty parlor, dry cleaning, tanning salons, tailors). Rather than listing all such uses individually in the table, “personal services” is listed once. Each land use is described in Chapter 8 (Glossary).

The following rules apply to use classifications:

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- **Uses Not Listed.** Land uses that are not listed in Tables 2-1 and 2-2 are not allowed, unless determined to be similar in nature (see similar uses below).
- **Similar Uses.** When a use is not specifically listed in this chapter, it shall be understood that the use may be permitted if the Planning Director determines that the use is substantially similar to a listed use based on established criteria and required findings outlined in Zoning Code Section 23.122 (Similar Use Determination). It is further recognized that every conceivable use cannot be identified in this chapter. Anticipating that new uses will evolve over time, the Planning Director may make a Similar Use Determination based on the proposed uses impacts and its compatibility with uses allowed in the given district.
- **Nonconforming Uses.** It is the City's intent to limit the creation of new nonconforming land uses as a result of the adoption this Plan, and no existing businesses will currently be affected by this Plan, unless they are out of business for more than 18 months. Nonconforming activities and structures are addressed thoroughly in Chapter 3 (Project Review).
- **Illegal Uses.** No use that is illegal under local, state, or federal law shall be allowed in any land use designation within the plan area.

2. Allowed Use Tables

The Allowed Use Tables (Table 2-1 and Table 2-2) establish use regulations for each of the five land use categories within the plan area. There are two residential districts (Table 2-1) and three mixed-use districts (Table 2-2). The mixed-use zoning categories make up the majority of the land use designations within the Specific Plan. The primary difference in each of these mixed use categories is in the primary use, percentage, mix, and orientation of the majority of activity in the district.

Consistent with the description of each mixed-use district, there is an intended primary or predominant use (e.g., retail use in the commercial mixed-use district). As noted in Table 2-2, secondary uses (e.g., office or residential use in the commercial mixed-use district) are generally limited to less than 50 percent of the gross floor area of the integrated development as a secondary use only. Additionally, Chapter 4 (Development Standards) stipulates that the secondary use in a mixed use district may only be developed in advance of or in conjunction with the predominant or primary use. However, there are two noteworthy exceptions related to these allowed use provisions, which are also listed in Chapter 4 (Development Standards):

1. In the FB-CMU district, non-commercial use may exceed 50 percent of the building square footage where two or more stories are proposed with a vertical mixed use project. Under that scenario, the majority of ground floor square footage shall be at least 50 percent commercial use.

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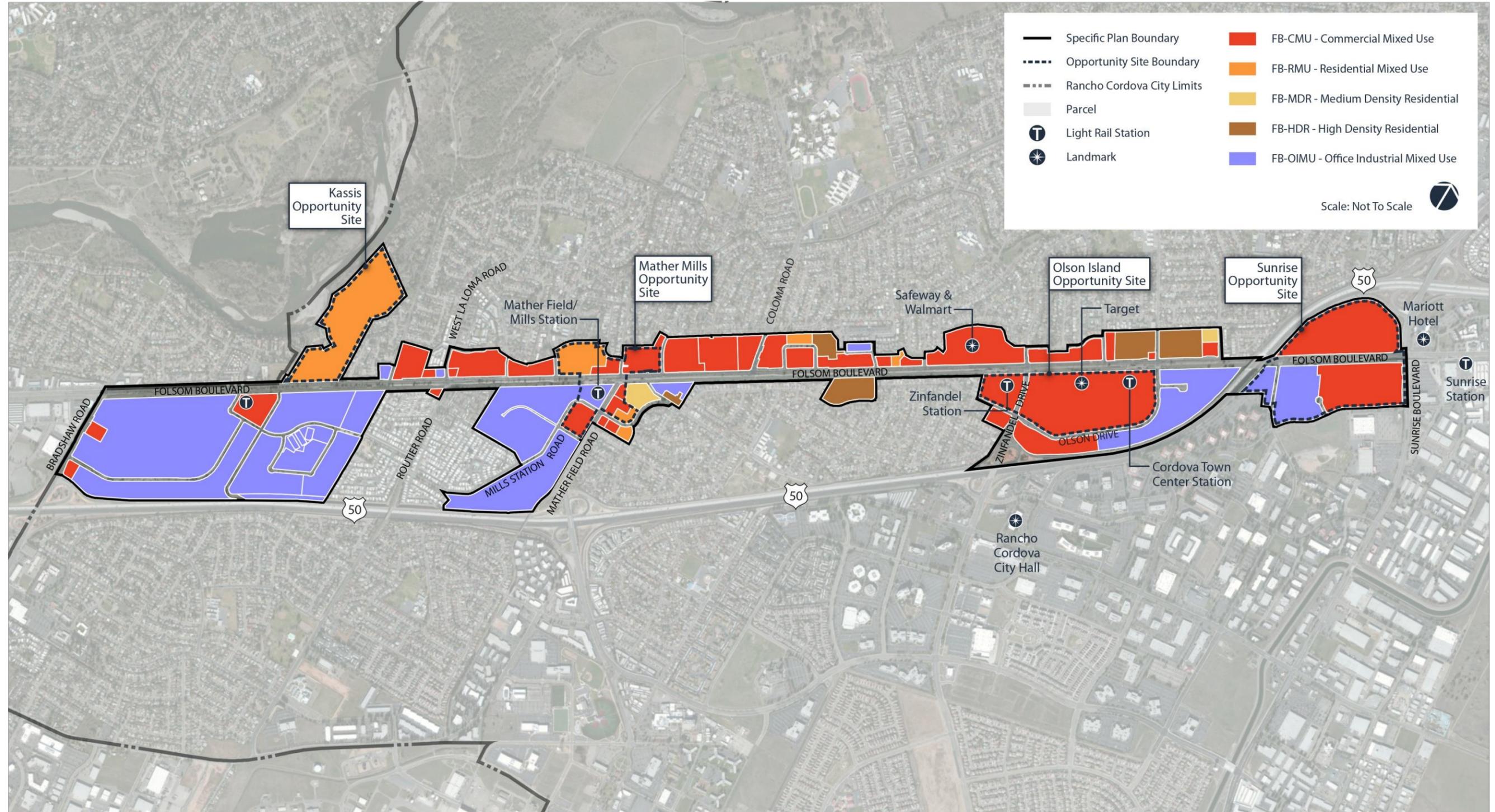
2. In the FB-RMU district, non-residential use may be developed in advance of residential use so long as the assumed residential potential of the project site is maintained to the City's satisfaction.

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Figure 2-2 FBSP Land Use Plan



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Permitted use provisions are symbolized in Tables 2-1 and 2-2 as follows:

- P = land use permitted by right
- A = land use permitted with approval of and Administrative Use Permit
- L = land use permitted with approval of a Limited Use Permit
- C = land use permitted with approval of a Conditional Use Permit
- N = land use not permitted

Table 2-1 Use Table for Medium and High Density Residential Classifications

Land Use Classifications	FBSP Land Use Designations	
	FB-MDR	FB-HDR
Residential Use Listings		
Child Day Care Facility	C	C
Caretaker Housing	N	P
Day Care Home (Adult Day Care, Family Day Care (Small), and Residential Care)	P	P
Dwelling, Multifamily	p ¹	p ¹
Dwelling, Second Unit	p ²	N
Dwelling, Single-Family	p ¹	L ¹
Dwelling, Two-Family	p ¹	L ¹
Family Day Care Home, Large	C	C
Home Occupation	P	P
Live-Work Facility	p ¹	p ¹
Community Service Use Listings		
Club, Lodge, Private Meeting Hall	L	N
Community Center	L	N
Community Garden	L	N
Library, Museum	P	N
Park, Public Plaza	P	P
Public Safety Facility	P	P
Religious Institution	P	N

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Land Use Classifications	FBSP Land Use Designations	
	FB-MDR	FB-HDR
School – Public	P	P
School – Private, Special/Studio	P	N
Utility, Transportation, and Communication Use Listings		
Telecommunications Facility	L ³	L ³
Utility Facility or Infrastructure	L ⁴	L ⁴
Retail, Service, and Office Listings		
Bed and Breakfast	L	L
Medical Services – Extended Care	C	N

Notes:

1. For allowed density range, see development standards listed in Chapters 4 (Development Standards) and 5 (Opportunity Sites).
2. Second dwelling units shall be consistent with development standards listed in the City's Zoning Code.
3. Subject to the provisions of the Telecommunications Facility section of the City's Zoning Code (23.907.020).
4. Subject to the provisions of the Utility, Facilities, and Infrastructure section of the City's Zoning Code (23.907.030).

Table 2-2 Use Table for Mixed Use Classifications

Land Use Classifications	FBSP Land Use Designations		
	FB-RMU	FB-CMU	FB-OIMU
Residential Use Listings			
Child Day Care Facility	P	C	C
Caretaker Housing	P	P	P
Day Care Home (Adult Day Care, Family Day Care (Small), and Residential Care)	P	N	N
Dwelling, Multifamily	p ¹	p ¹	N
Emergency Shelter	P	N	P
Family Day Care Home, Large	C	N	N
Live-Work Facility	p ¹	p ¹	P
Community Service Use Listings			
Club, Lodge, Private Meeting Hall	p ²	P	P
Community Center	P	P	A
Community Garden	P	A	A
Indoor Amusement/Entertainment	C ²	P	P
Indoor Fitness and Sports Facility	C ²	P	A
Library, Museum	p ²	P	P
Outdoor Commercial Recreation	A	A	P
Park, Public Plaza	p ²	P	A
Public Safety Facility	p ²	P	P
Religious Institution	p ²	P	P
School – Public	p ²	P	P
School – Private, Special/Studio	p ²	P	P
Theatre, Auditorium	C ²	P	P
Utility, Transportation, and Communication Use Listings			
Heliport	N	C	C
Park-and-Ride Facility	N	P	P
Telecommunications Facility	L ^{2,3}	L ³	p ³
Transit Station or Terminal	N	P	P
Utility Facility or Infrastructure	L ^{2,4}	L ⁴	L ⁴

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Land Use Classifications	FBSP Land Use Designations		
	FB-RMU	FB-CMU	FB-OIMU
Retail, Service, and Office Listings			
Alcoholic Beverage Sales	N	C	C
Artisan Shop	L	P	P
Artisanal and Specialty Manufacture, Display and Sales	N	P	P
Art, Antique, Collectable	L	P	P
Bank, Financial Services	p ²	P	P
Bar, Nightclub	C ^{6,2}	C ⁵	C ⁵
Bed and Breakfast	p ²	N	N
Brewery, Winery, Distillery	N	C	C
Brew Pub	N	P	A
Building Material Store and Yard	N	p ⁶	L ⁷
Business Support Services	L ^{7,8,2}	P	P
Drive-In/Drive-Through Sales/Services	N	C	C
Event and Office Equipment Sales and Rental	N	p ⁷	p ⁷
Grocery store/supermarket	N	P	L
Home Improvement Supplies	L ²	L ²	p ⁹
Hotel/Motel	C ²	P	C
Kennel	N	C	L
Medical Services – Extended Care	p ²	C	C
Medical Services – General	p ²	P	P
Medical Services – Hospital	p ²	P	P
Neighborhood market	L ²	P	C
Office – Business and Professional	L ²	P	P
Office – Accessory	p ²	P	P
Personal Services	p ^{2,8}	P	P
Restaurant	L ²	P	L ²
Retail – Accessory	L ²	P	P
Retail – General	L ^{2,9}	P	P
Tasting Room, Off-site	N	P	P

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Land Use Classifications	FBSP Land Use Designations		
	FB-RMU	FB-CMU	FB-OIMU
Veterinary Facility	N	P	P
Automotive and Vehicle Use Listings			
Auto Parts Sales	N	P ⁹	N
Auto/Vehicle Retail Sales/Rental	N	C	N
Car Wash and Detailing	N	C ¹⁰	N
Service Station	N	C	N
Vehicle Services – Minor	N	C ¹⁰	A
Industrial, Manufacturing, and Processing Use Listings			
Manufacturing – Minor	N	P	P
Manufacturing – Small-Scale	N	P	P
Printing and Publishing	N	C	P ¹⁰
Research and Development	N	P	P
Storage, Personal	N	N	C
Storage, Warehouse	N	P	P
Wholesaling and distribution	N	A	P
Special Regulated Uses			
Bingo Parlor	N	N	P
Card Room	N	N	N
Check Cashing Business	N	N	N
Massage Parlor	N	N	N
Pawnshop	N	N	N
Recycling Facility, Collection Facility	N	N	C
Sexually Oriented Business	N	N	N
Smoke Shop	N	N	N
Tattoo Parlor	N	N	N
Thrift Store	N	N	N

Notes:

1. See the density allowance in the development standards for the corresponding land use designation as listed in Chapters 4 (Development Standards) and 5 (Opportunity Sites).
2. Limited to less than 50 percent of the gross floor area of the integrated development as a secondary use only. See exception for vertical mixed use in the FB-CMU as outlined in Chapter 5 (Development Standards).

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3. *Subject to the provisions of the Telecommunications Facility section of the City's Zoning Code (23.907.020).*
4. *Subject to the provisions of the Utility, Facilities, and Infrastructure section of the City's Zoning Code (23.907.030).*
5. *In an effort to add retail vibrancy, formalize display opportunities, and create a free flow of sales interaction along Folsom Boulevard, the minimum amount of interior sales and display space shall be 25% located to maximize public accessibility.*
6. *All forms of speaker amplification exterior to the building shall be prohibited unless authorized in project approval.*
7. *All activities shall occur within a completely enclosed building or screened from view behind a fence or wall.*
8. *Maximum gross floor area is less than 5,000 square feet.*
9. *All activity and storage must be located within an enclosed structure.*
10. *No portion of the use shall be located within 500 feet of an intersection within the FB-CMU district.*
11. *Bingo Parlors are regulated by RCMC Chapter 4.28. The City has a limit of no more than two (2) Bingo Parlors in the City limits at any given time.*

D. Temporary and Transitional Uses

Temporary and Transitional Uses are allowed within any of the mixed use zones of the Folsom Boulevard Specific Plan area through a Temporary Use Permit (TUP) consistent with the process outlined in the Chapter 23.922 of the City's Zoning Code. Consistent with RCMC 23.922.020(B), any temporary or transitional use that will be in place for a time period longer than otherwise allowed by the Code may apply for an Administrative Use Permit (AUP) for said activity. For some transitional uses, an AUP may be more appropriate than a TUP.

1. Temporary Uses

Temporary Uses, as described in the citywide Zoning Code, relate primarily to short duration activities and temporary signs and advertisements. These uses involve little or no permanent physical improvements. By nature they have no inherent rights or intent of permanence, rather they are activities that serve a temporary community need or purpose, such as fundraisers, social events, and seasonal sales such as pumpkins or Christmas trees, tent sales or street fairs. In addition to the TUP requirements, any proposed temporary use is subject to comply with all applicable Building, Fire, and other Agency standards.

2. Transitional Uses

Transitional Uses provide a limited-term option to generate commerce and community activity along Folsom Boulevard. Underutilized shopping centers with vacant tenant spaces and large unused parking areas represent typical sites for Transitional Uses. Transitional uses include, but are not limited to, art installations in vacant storefronts, buildings, parking lots or vacant lots, pop-up retail shops or restaurants, temporary offices in modular structures, parklets, or weekly events/festivals. Allowable transitional uses shall be determined by the Planning Director based on the proposed contribution the use will provide to stabilizing or revitalizing the economic and community environment of the corridor. These uses are intended to serve as a bridge between current underutilized conditions and the ultimate redevelopment of properties on the Boulevard.

Transitional Uses are intended to provide a range of economic benefits, including but not limited to: increasing foot traffic and overall economic activity in a generally underutilized commercial location; providing income to property owners while "holding" a property for a larger, integrated mixed-use project at a later time; and, allowing use of a property for which traditional new construction is not feasible under current economic conditions. While transitional uses will be developed with the understanding of the limited duration of the proposed use, all applicable Building and Safety regulations must be complied with prior to occupancy of any existing building in the corridor. Any applicant for a transitional use shall coordinate with the City's Building Department prior to issuance of the Planning permits to ensure all standards are met by the project.

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Transitional Uses may be approved for a maximum of one year. As indicated above, a transitional use proposed for a longer duration than one year may request an AUP in lieu of a TUP.

In addition to the required findings for a TUP in Chapter 23.116 or an AUP in Chapter 23.125 of the Zoning Code, the Planning Director must make the following additional finding for Transitional Uses:

- The use or activity will contribute to the stabilization or revitalization of the economic and/or community environment of the neighboring properties and/or the corridor in general

