

CHAPTER 17.15

DESIGN REVIEW DISTRICT

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I. GENERAL PROVISIONS

17.15.010 Purpose and Intent. The purpose of this chapter is to establish a design review process which will protect the visual character, design layout and economic resources of the county. It is the intent of this chapter to protect historic buildings and sites in order to enhance the overall esthetic appearance of the county and encourage tourism and economic development. The Design Review process is divided into four areas; site review, sign and light review, landscape review and architectural review.

17.15.020 Applicability. The provisions of this chapter shall apply to all the incorporated portions of El Dorado County that are zoned with one or more of the following combining zone districts:

- -DC, Community Design Review;
- -DS, Scenic Corridor Design; and
- -DH, Historic Design Review

Permitted land uses, development standards, and other provisions of this code shall apply as set forth in the base zone district and other applicable chapters; except if Design Guidelines are adopted in the respective design review combining zone districts.

17.15.030 Procedure Application for design review shall be processed pursuant to the procedures established in §17.22.400 et seq.

II. COMMUNITY DESIGN REVIEW (-DC) OVERLAY ZONE DISTRICT

17.15.100 Purpose and Intent. The purpose of this section is to provide for individual communities to develop design review standards applicable to that particular community. It is the intent of this section that community design review shall only be required if the residents of the community decide to adopt design review guidelines.

17.15.110 Applicability. The requirements of this section shall apply to all areas designated –DC, Community Design Review Overlay District, and shall be combined with the provisions of the base zone district as designated on the zoning map.

17.15.120 Community Design Review Districts Established

- A. The Board of Supervisors, following consideration by the Planning Commission, may establish new community design review districts upon making the following things.
 1. It is the desire of the majority of residents in the affected community to impose such restrictions and standards; and

2. The establishment of a community design review district would enhance the character of the community and promote tourism and economic development.
(17.74.030)

- B. The boundaries of each community design review district shall be specifically identified as the time of creation of the district. Said boundaries may be amended by a zone boundary amendment pursuant to §17.23.110.

17.15.130 Adoption of Community Design Review Standards. The Board of Supervisors, upon creation of a new community design review district, shall adopt, by resolution, guidelines and standards that shall delineate the requirements for design review for the community for which it was adopted.

17.15.140 Design Review Advisory Committee. Prior to development of any multi-family, commercial, or industrial zoned property within a Community Design Review District, shall adopt, by resolution, guidelines and standards that shall delineate the requirements for design review for the community for which it was adopted. §17.24.400 et seq.

17.15.150 Community Design Review Districts Listed. The following list identifies the designated community design review districts:

- Cameron Park
- Pollock Pines
- Diamond Springs

17.15.160 Sunset of Pre-existing Design Review Districts.

- A. Design review of projects located in the Cameron Park and Diamond Springs community design review districts shall utilize the guidelines set forth in the Community and Historic Design Guides, adopted by the Board of Supervisors on April 13, 1982, and projects located in the Pollock Pines design review districts shall utilize the guidelines set forth in the Sierra Design Guide, adopted by the Board of Supervisors on October 26, 1982, until such time as new design standards are adopted, pursuant to §17.15.130.
- B. If new design standards are not adopted within three years of the adoption of this chapter, the design review overlay shall sunset and no further design review shall be required unless and until a new design review district is established pursuant to §17.15120.

17.15.170 Meyer Community Plan Design Review Requirements.

- A. Any new development, addition to existing development, or change to existing development on properties designated (-DC) on the Zoning Map within the Meyers Community Plan, shall be processed as a design review application. All design review applications shall be subject to applicable zoning provisions and also be subject to the Meyers Community Plan Design Guidelines as noted within Appendix Z of the Meyers Community Plan Design Guidelines as noted within Appendix A of the Meyers Community Plan. The following activities, however, are exempt from this design review:
1. Internal changes within an existing structure where no external changes or alterations are proposed;
 2. Change in text on existing signs;
 3. Those activities listed as being “exempt” or “qualified exempt” in chapters 4 and 26 of the TRPA Code of Ordinances;
 4. Modification required to bring a use into conformance with the American Disabilities Act;
 5. Fencing six feet or less height if not located in a front setback area.
- B. All Activities subject to A, above, which are not exempt as noted therein, shall be processed as a design review application pursuant to Section 17.24.400 et seq. The Planning Department shall review the application for compliance with the Design Guidelines for Meyers Community Plan and applicable zoning regulations, and shall forward recommendations to the Planning Commission. The Planning Commission shall approve, conditionally approve, or deny the application based on the Design Guidelines and applicable zoning regulations.
- C. The following minor applications are also exempt from the procedures provided in § et seq., but are subject to applicable zoning regulations and the Design Review Guidelines as noted in Appendix X of the Meyers Community Plan, and shall be reviewed and approved, conditionally approved, or denied by the Planning department based on the provision:
1. Wall Signs;
 2. Internal changes within an existing structure where such changes require additional parking;
 3. Fencing greater than six feet in height;
 4. Freestanding and monument signs;
 5. Minor increase to existing floor area which do not exceed 5 percent of the existing floor area or 500 square feet, whichever is less than; and
 6. Those projects which are located within a DC overlay district but are located on parcels which do not have frontage on either U.S. Highway 50 or State Route 89, or are so situated on the site that the project will not be visible from either highway.

III. SCENIC CORRIDOR DESIGN REVIEW (-DS) OVERLAY ZONE DISTRICT

17.15.200 Purpose and Intent

17.15.210 Designation of Scenic Corridor Districts

17.15.220 Permit Uses

17.15.230 Prohibited Uses

17.15.240 Development Standards

17.15.250 Utility Lines

IV. HISTORIC DESIGN REVIEW (-DH) COMBINING ZONE DISTRICT

17.15.300 Purpose and Intent. The purpose of this subchapter is to identify and protect historic structures, sites, and districts, and to preserve the historic character of existing communities. It is further the intent of this subchapter to establish a procedure and regulations for the review of projects that may affect important resources in the County.

17.15.310 Historic Design Review Districts Established.

- A. The Board of Supervisors, following consideration by the Cultural Resources Preservation Commission and the Planning Commission, may establish historic design review districts that follow the Secretary of the Interior Guidelines upon making any one of the following findings.
1. The area comprising the district contains a concentration of architecturally important buildings at least 50 years old.
 2. The district exemplifies or reflects valued elements of the County's cultural, agricultural, social, economic, political, aesthetic, religious, ethnic, architecturally important buildings at least 50 years old.
 3. The district embodies distinguishing characteristics or an architectural style, type, period, or method of construction or is a valuable example of the use of indigenous materials or craftsmanship.
 4. The district represents an important natural feature or design element that provides a visual point of reference to members of the community.
 5. The district proposed for designation is the site of an important historic event or is associated with events that have made a meaningful contribution to the nation, state, or community.

B. The boundaries of each historic design review district shall be specifically identified at the time of creation of the district. The boundaries may be amended by a zone boundary amendment pursuant to §17.23.110 of this title.

17.15.320 Design Review Application Required. Prior to development of any multi-family, commercial, or industrial zoned property within a Historic Design Review district, a design review application shall be processed pursuant to §17.24.400 et seq.

17.15.330 Review by Cultural Resources Preservation Commission. Design Review applications shall be reviewed by the Cultural Resources Preservation Commission for consistency with guidelines adopted pursuant to §17.24.400 et seq.

17.15.340 Adoption of Historic Design Guidelines. The Board of Supervisors shall adopt, by resolution, guidelines and standards that shall delineate the requirements for design review for historic districts.