



RESOLUTION NO . 201-2015

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

ADOPTION OF RESEARCH AND DEVELOPMENT ZONE DESIGN STANDARDS

WHEREAS, the County of El Dorado is mandated by the State of California to maintain an adequate and proper General Plan; and

WHEREAS, the County of El Dorado adopted a General Plan in 2004; and

WHEREAS, many General Plan policies, programs, and implementation measures are implemented through the Zoning Ordinance; and

WHEREAS, the El Dorado County Board of Supervisors adopted Resolutions of Intention No. 183-2011 and No. 184-2011 authorizing a comprehensive update of the Zoning Ordinance as part of the Targeted General Plan Amendment – Zoning Ordinance Update Project; and

WHEREAS, as part of the comprehensive Zoning Ordinance Update, the County has developed new and/or updated community design standards to augment those standards found in the Zoning Ordinance Update; and

WHEREAS, to ensure design continuity between buildings and between various development projects within the research and development zone district and to certify that built architecture of any structure is consistent with the acceptable community design criteria, the County has developed research and development zone design standards to apply to the permitting of new structures or the expansion of existing structures or uses within the research and development zone district; and

WHEREAS, the establishment of research and development zone design standards will eliminate unnecessary design review discretion for development projects within the research and development zone district; and

WHEREAS, research and development zone design standards can provide clear and graphic direction for development and can serve as a tool for an applicant when designing a project; and

WHEREAS, design standards can assist staff and applicants with project processing; and

WHEREAS, design standards serve as a basis for quality design resulting in a higher quality of life for residents, business owners and visitors within the unincorporated areas of El Dorado County,

NOW, THEREFORE, BE IT HEREBY RESOLVED that the County of El Dorado Board of Supervisors hereby adopts design standards, identified as the Research and Development Zone Design Standards, attached hereto as Exhibit A, to apply to the permitting of new structures or the expansion of existing structures or uses within the research and development zone district.

NOW, THEREFORE, BE IT FURTHER RESOLVED that as the County has recently completed a comprehensive recodification of its entire code of ordinances, code references within the above standards may require minor reformatting, as needed, for consistency with the County's code of ordinances, and to maintain internal consistency within applicable section(s) of the Zoning Ordinance.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the ____ day of _____ 2015, by the following vote of said Board:

Attest:
James S. Mitrisin
Clerk of the Board of Supervisors

Ayes:
Noes:
Absent:

By: _____
Deputy Clerk

_____ Chair, Board of Supervisors



Community Design Standards

In accordance with the Zoning Ordinance Update

Research and Development Zone Design Standards

Adopted October 9, 2015

Community Design Standards

Research and Development Zone Design Standards

RESEARCH AND DEVELOPMENT ZONE DESIGN STANDARDS

Sections:

- 5.0 Architectural Design
- 5.1 Landscaped Buffers and Shade Requirements
- 5.2 Other Screening and Buffering Standards
- 5.3 Standards Under an Approved Development Plan

5.0. Architectural Design.

Architectural treatment shall be applied to all elevations of a building facing public areas, to include roads, parking lots, pedestrian walkways, open space, and adjacent residential developments. To eliminate design review discretion while ensuring continuity among buildings, the architecture of any structure allowed in the Research and Development zone shall be deemed in compliance with acceptable community design criteria when:

- a. Any of the following building materials are used:
 - 1. Glass curtain-wall;
 - 2. Poured-in-place concrete and precast concrete siding;
 - 3. Brick or stone masonry;
 - 4. Tile;
 - 5. Wood;
 - 6. Plaster or stucco finishes; and
 - 7. Pre-finished metal paneling not to exceed twenty-five percent of the exterior wall surface.

- b. The following architectural standards are applied:
 - 1. Two exterior wall materials plus one accent material listed under Paragraph 1.a is required. Window framing, doors, and door framing shall not be counted as part of this requirement.
 - 2. Two exterior building colors plus one accent color is required. Primary colors are not allowed. Glass curtain-wall(s) will count as a basic color, however, tinted window glass will not.

5.1 Landscaped Buffers and Shade Requirements.

All setback and parking areas shall be landscaped and shaded as set forth in the Parking and Loading Standards and the Landscaping and Irrigation Standards included as part of the Community Design Standards.

5.2 Other Screening and Buffering Standards.

Community Design Standards

Research and Development Zone Design Standards

The following requirements shall apply to all development in the Research and Development zone:

- a. **Loading.** All loading and unloading of goods shall be conducted within a building or an area fenced for outdoor storage. Loading bays and roll-up doors shall not be located on any building elevation facing a street frontage. Additionally, if proposed loading areas are visible from the street, they shall be screened from view by using any combination of decorative fence, wall, or landscaped earth berms.
- b. **Trash Collection Areas.** All refuse collection areas shall be visually screened with a solid six-foot-high enclosure of masonry, and shall be compatible in appearance with the buildings on site. Gated trash enclosures shall remain closed when not in use.
- c. **Rooftop Equipment.** Rooftop mechanical equipment shall be screened from view by using screens or parapets as high as the mechanical equipment. Screens must be architecturally consistent with the building in design, material(s) and color(s). Vents and ducts are encouraged to be screened; however, those not screened shall be painted to match the building or roof, in whichever color results in the least visual impact.
- d. **Other Storage.** Any article, goods, material, machine, equipment, vehicle, or similar items to be stored other than in an enclosed building shall be screened from view by any combination of decorative fence, wall, or landscaping so it is not visible from the public areas included under Subsection A.1 above.

5.3 Standards Under an Approved Development Plan.

Development, design, and architectural standards under an approved development plan may supersede the requirements of this Section where applicable.