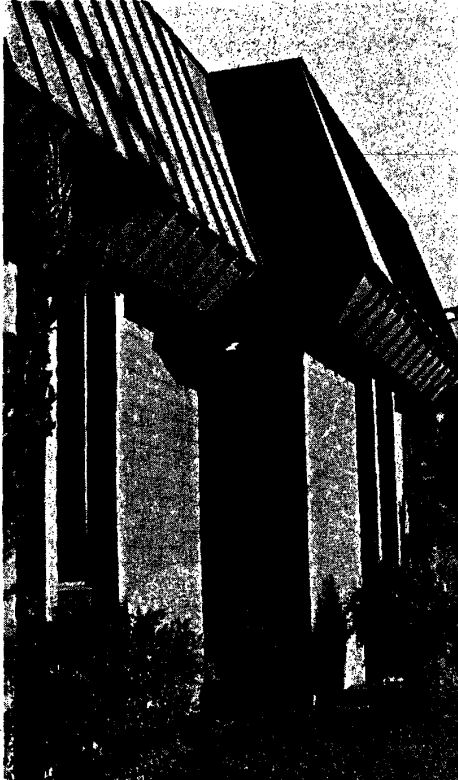


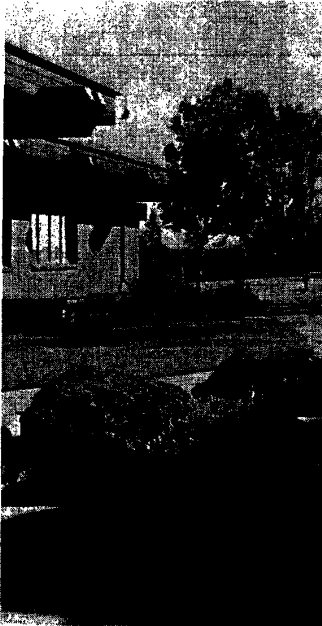
(Handout distributed
at hearing by Dyana
Andersly)

PC 4/24/14
#6



Community Design Guide

**El Dorado County
Planning Department**



GENERAL

In reviewing plans, County authorities will evaluate a project on its contribution to the County's character and on its suitability for its location. Stock building plans might not be acceptable. Some basic questions by which projects will be evaluated are:

Will the project be a good neighbor?

It should not impair the use, value or good development of neighboring property. Its design should minimize interference with the privacy, quiet and views of its neighbors and avoid traffic problems and damage to the natural environment.

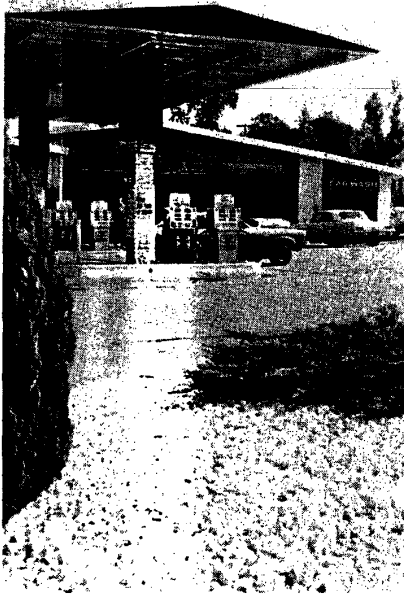
Does the project follow the basic principles of good design?

Harmony, continuity, variety, proportion, simplicity and balance should prevail in all aspects of the project, whether it's a multi-unit complex or a single sign. The project should be designed as a whole, fit into its surroundings and avoid monotony in form, detail and siting.

Does the project give people some variety and something interesting to look at?

Aesthetics are important. Landscaped areas, benches and fountains are much more

SERVICE STATION



Provide ample landscaping to relieve large, paved areas.

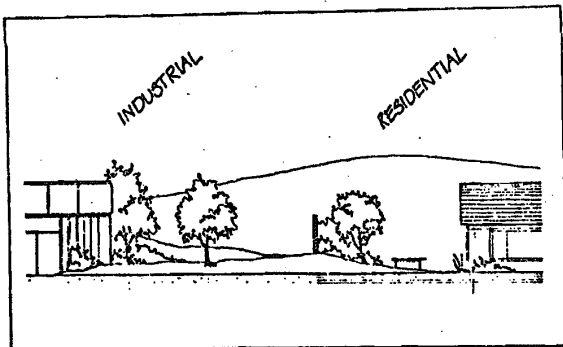
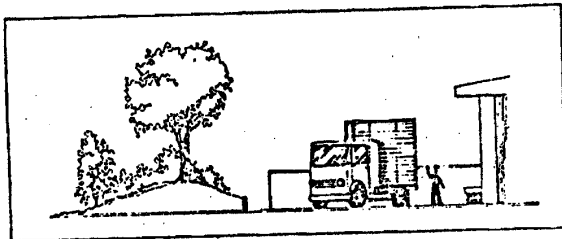
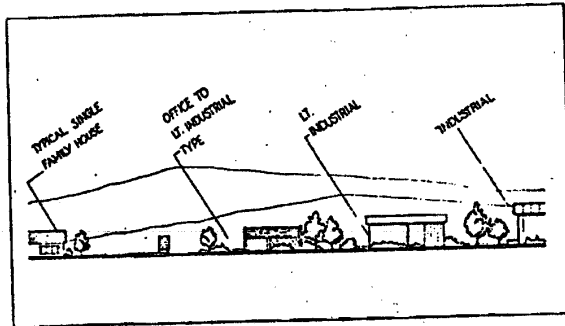
Reduce outdoor display and storage to a minimum.

Screen outdoor storage with fencing and planting.

Reduce signing to that which is necessary for identification.

Separate pedestrian from vehicular circulation.

Refrain from using banners, pennants and windpowered devices.



BUFFERING

Adequate buffering and screening may be required in areas where different land uses are adjacent to each other.

The purpose of screening and buffering is to reduce or eliminate the conflicts and nuisances that some land uses cause to others.

Industrial and commercial land uses should be screened from adjacent residential areas by use of dense landscaping, earth berms and fences so that noise, light glare, and other visual disturbances are minimized.

Where some types of land uses front on and can be viewed from a public road, the use of buffers and other screening techniques may be required to shield areas where there is outside storage of materials and equipment.

When new developments are proposed to be located in existing neighborhoods, the project should not be sited to overlook adjacent homes. The new structures should also be located so that the buildings do not block the sun's light to the adjacent parcels.

Changes of grade, fences, walls, earth berms and dense plantings of shrubs and trees can provide permanent buffering and screening to reduce or minimize the conflicts that one type of land use may cause to another.



SIGNS

Signs are a necessary aid to commercial enterprise but need as careful handling as the building and site.

Design compatibility -- signs, their materials, size, color, lettering, location and arrangement, should be an integral part of the site and building design and compatible with the surroundings.

Consistency -- keep signing consistent in location and design throughout a development. This includes shopping centers.

Restraint -- signing should be simple, restrained and subordinate to the overall project design. A sign ought to attract and identify, but not dominate the site.

Types -- wall signs, graphic symbol signs and low profile free-standing signs are encouraged. Flashing, moving and rotating signs are prohibited by County ordinance.

Simplicity -- signs should use minimum copy and suitable lettering and avoid garish materials and shapes.

Lighting -- subtle lighting and landscaping can enhance a sign's setting and draw attention to it. The light source should be screened.

An excess of signs or wrong placing confuses a potential customer and destroys the sign's purpose.