



Community Development Standards and Guidelines

PREPARED FOR THE BOARD OF
SUPERVISORS

December 4, 2012

LEGISTAR ITEM #12-1443

Project Overview

- What is the project?

Community Development Standards & Guidelines

- Goal of this project

To create a Manual containing 3 volumes of information in one location for public access:

- Volume 1: Development Process and Administration
- Volume 2: Countywide Development Standards
- Volume 3: Community Design Standards and Guidelines

- This project provides a comprehensive manual:

Implementing the Targeted General Plan Amendment, Comprehensive Zoning Ordinance Update and other County codes, standards and guidelines



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County of El Dorado California

Search

Home > Government > Planning

Community Development Standards & Guidelines Manual

The County of El Dorado Community Development Standards & Guidelines Manual (DSGM) implements the Targeted General Plan Amendment, Comprehensive Zoning Ordinance Update and other County codes, standards and guidelines. The DSGM provides design standards and information regarding the development of land in the County, addressing roads, lot design, fire protection, water, sewage disposal, mapping requirements, and other design criteria.

The DSGM a virtual document, separated into three volumes which may be downloaded separately. Each volume provides links to other relevant County documents. The DSGM is a working document, which may be expanded if the need arises.

Volume 1: Development Process and Administration

- Chapter 1: Permit Process
- Chapter 2: Plan Requirements
- Chapter 3: Study Requirements
- Chapter 4: Agreements
- Chapter 5: Exemptions
- Chapter 6: Exceptions
- Chapter 7: Design Waivers
- Chapter 8: Alternatives

Volume 2: Countywide Development Standards

Chapter 1: Subdivision Design

- o Fire Prevention
- o Surveying and Mapping
- o Sidewalks and Bike Lanes
- o Street Lighting and Signage
- o Traffic Signals
- o Gates and Hillside Development
- o Water and Sewer Requirements
- o Grading, Erosion and Sediment Control

Chapter 2: Site Design

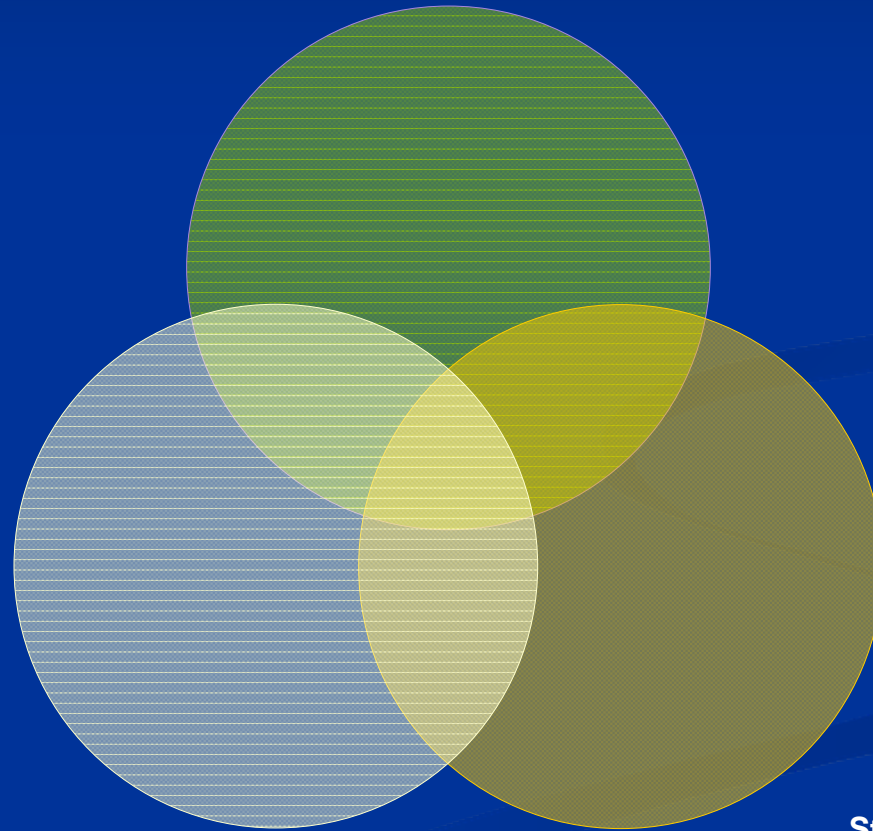
- o Fire Prevention
- o Surveying and Mapping
- o Sidewalks and Bike Lanes
- o Street Lighting and Signage
- o Traffic Signals
- o Gates and Hillside Development
- o Water and Sewer Requirements
- o Grading, Erosion and Sediment Control

- A virtual, working document
- New volumes or chapters are added as needed
- All information is housed in one location
- Users can print chapters that are relevant to them
- Chapters have links to related documents



Community Development Standards & Guidelines Manual

**Volume 1:
Development Process and
Administration**

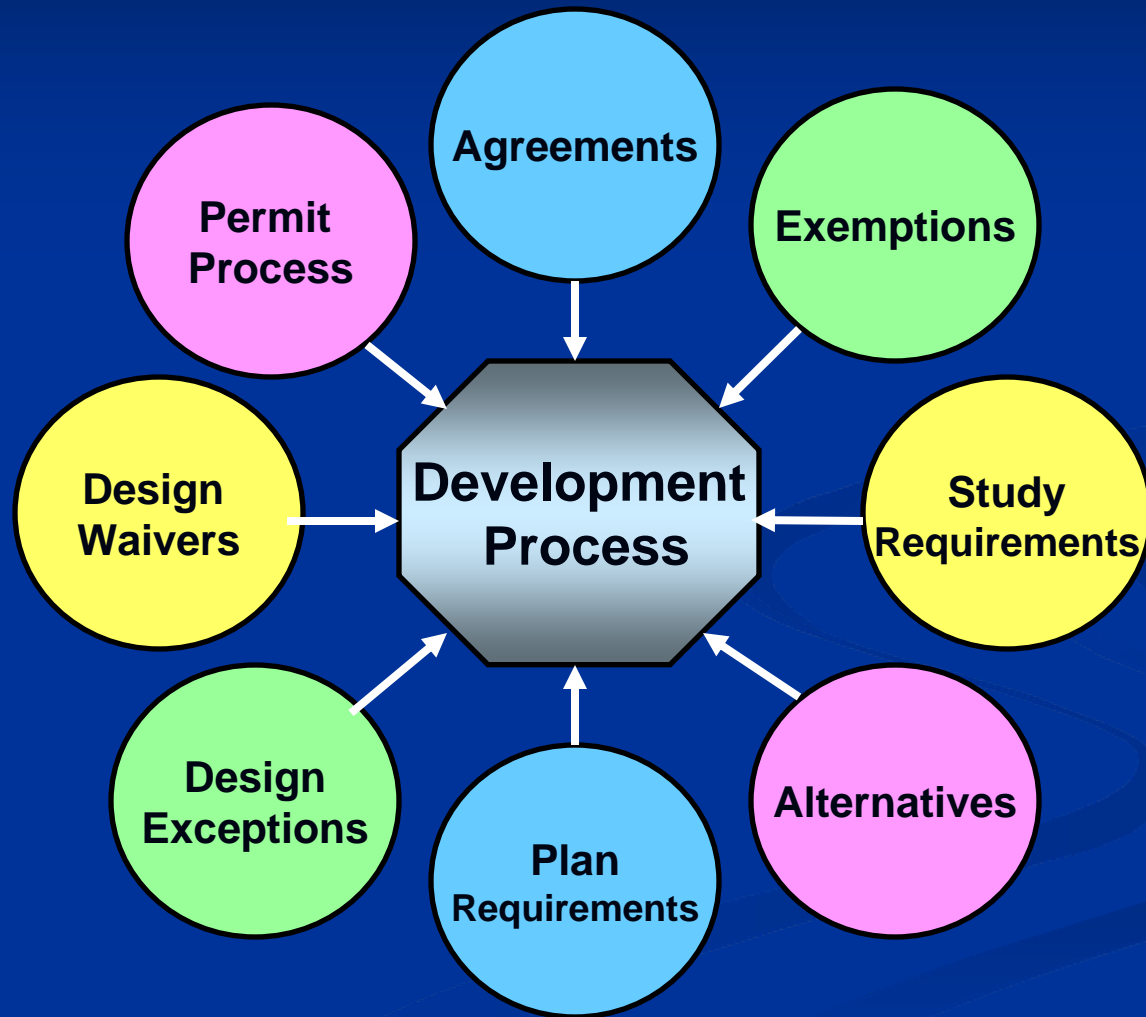


**Volume 2:
Countywide
Development
Standards**

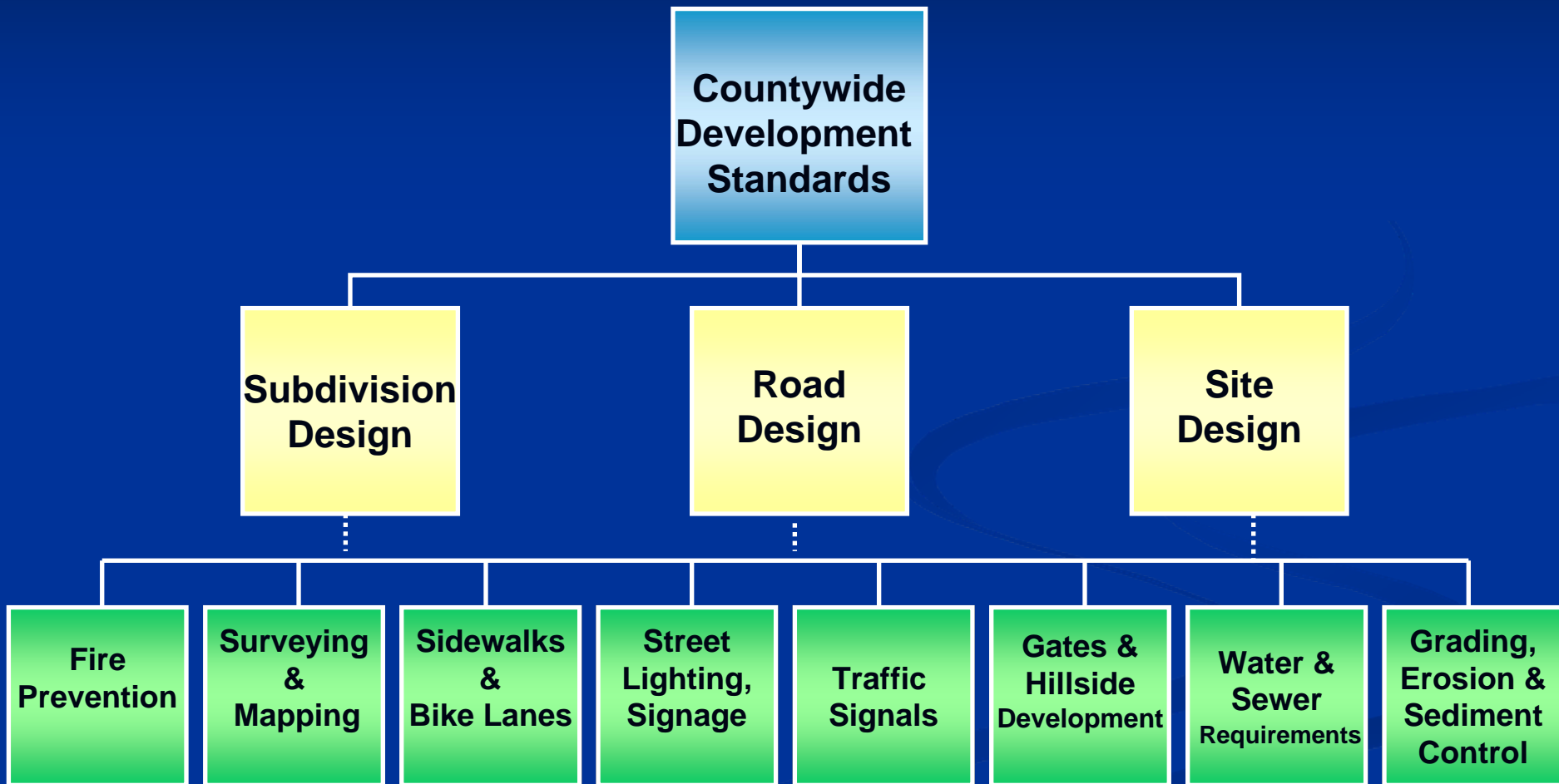
**Volume 3:
Community Design
Standards & Guidelines**



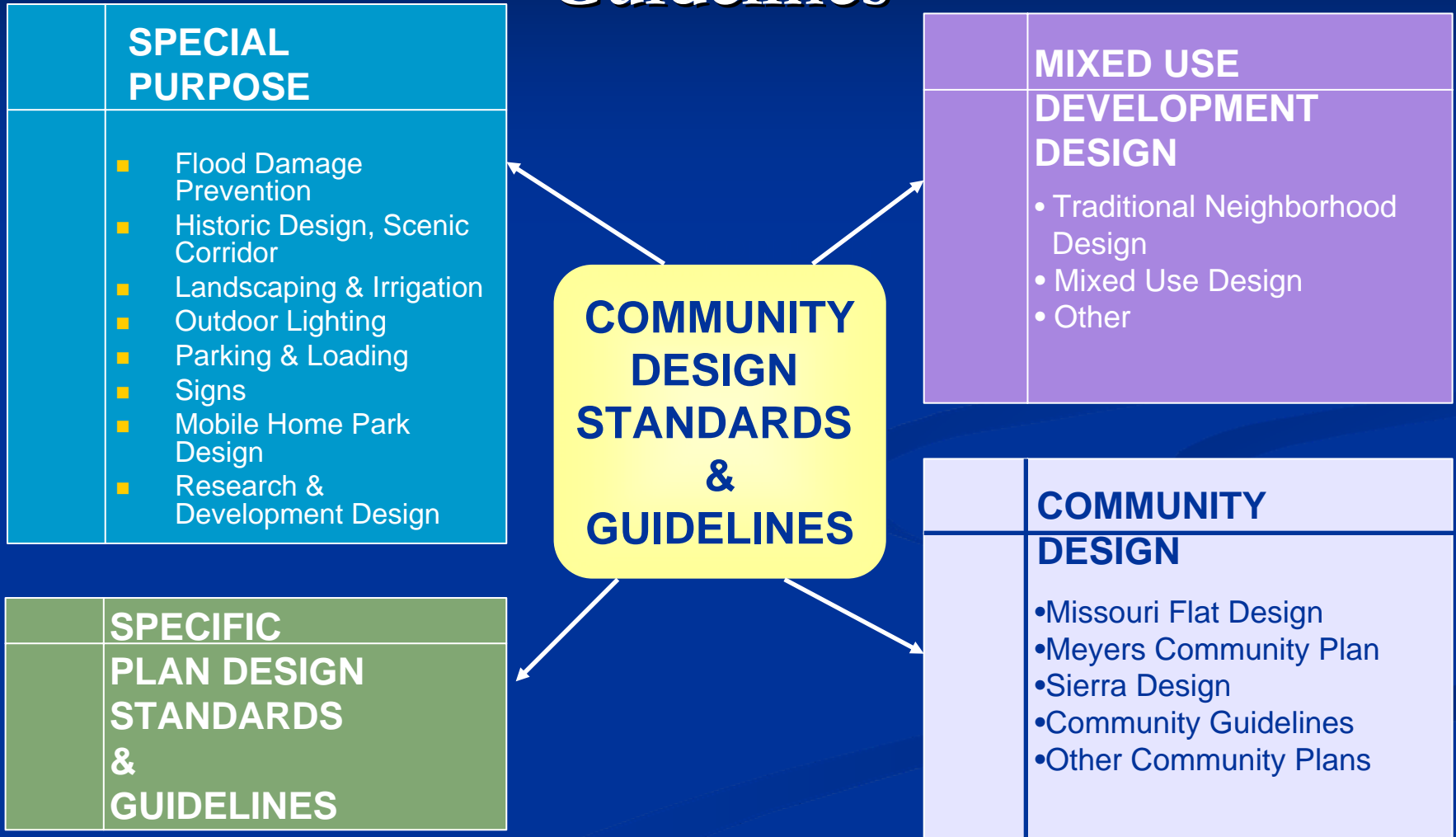
Volume 1: Development Process and Administration



Volume 2: Countywide Development Standards



Volume 3: Community Design Standards & Guidelines



Current Status

- What progress has been made?
 - Completion of Draft Roadway Standards
 - Components of Zoning Code identified
 - Adopted design guidelines
- Adopted and ready to go:
 - Community Design
 - Historic Design
 - Missouri Flat Design
 - Research and Development Design
- In process:
 - Standard Plans
 - Mixed Use
 - Land Development Manual (as presented to the Board on 2/14/11)



Timeline

