

**Proposed Changes to Mixed Use Design Manual
Summary Table (3/29/18)**

Page No.	Section	Revision	Reason for Revision
19	Maximum Building Height: Standards – first paragraph	Replace reference to “Section 17.22.030” with reference to “Title 130, Section 130.22.030 – Commercial Zones Development Standards”	Minor Correction: The Design Manual adopted on 12/15/15 includes references to prior Zoning Code Section 17. The change reflects the updated Zoning Code.
19	Maximum Building Height: Standards – second paragraph	<ol style="list-style-type: none"> 1. Replace reference to “Section 17.22.020 (Airport Safety Combining Zone)” with reference to “Title 130, Chapter 130.38 – Airport Safety (-AA) District” 2. Replace reference to “Section 17.30.040” with reference to “Title 130, Section 130.30.040.C – Exceptions to Building Height Requirements” 	Minor Correction: The Design Manual adopted on 12/15/15 includes references to prior Zoning Code Section 17. The changes reflect the updated Zoning Code.
20	Floor Area Ratio: Standards	<ol style="list-style-type: none"> 1. Add single asterisks to column headings in Floor Area Ratio table for CPO, CL, CM, and CC 2. In column “RM” replaced “N/A” with “See Footnote***” 3. Under table, replace reference to “(Sections 17.22.030, 17.24.030)”² with: “*Title 130, Section 130.22.030 – Commercial Zone Development Standards “**The gross floor area of commercial use in a mixed use development on RM zoned land shall not exceed 15 percent of the gross floor area of the project. (Title 130, Section 130.40.180.C.4 – Mixed Use Development, Development Standards)” 	Minor Correction: Clarified location in Title 130 of the FAR of mixed use districts.
20	Floor Area Ratio: Context	Replace footnote 1 complete text with: ¹ “El Dorado County General Plan, Land Use Element, Table 2-3 (Building Intensities): FAR is the ratio of allowable floor area (square footage) to site area (square footage). The FAR can be calculated over an entire integrated development rather than on a project-by-project basis under the following circumstances: 1) the aggregate average FAR within applicable land use	Minor Correction: Clarified the location of the definition of FAR.

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		designations does not exceed the General Plan maximum; or 2) satisfactory evidence is provided that demonstrates on a site-specific basis that measures will be imposed to keep traffic at levels associated with the applicable FAR threshold.”	
21	Lot Dimensions and Coverage: Standards	Under table, replace “Sections 17.22.030, 17.24.030” with: “Title 130, Section 130.22.030 – Commercial Zone Development Standards, and Section 130.24.030 – Residential Zone Development Standards”	Minor Correction: The Design Manual adopted on 12/15/15 includes references to prior Zoning Code Section 17. The changes reflect the updated Zoning Code.
26	Landscaping: Standards	1. Replace reference to “Section 17.33” with: “Title 130, Chapter 130.33 2. Replace “for landscaping standards” with “and Community Design Standards, Section 1 – Landscaping and Irrigation Standards”	Minor Correction: The Design Manual adopted on 12/15/15 includes references to prior Zoning Code Section 17. The changes reflect the updated Zoning Code.
27	Parking Lot Design: Standards	Replace reference to “Sections 17.33 – Landscaping Standards for off-street parking lot design standards.” with: “Community Design Standards, Section 1.6.C – Landscape Standards, Parking Lot Landscaping.”	Minor Correction: The Design Manual adopted on 12/15/15 includes references to prior Zoning Code Section 17. The changes reflect the updated Zoning Code.
39	Noise and Odor: Standards	1. Replace reference to “Section 17.37” with: “Title 130, Chapter 130.37” 2. Delete “for noise standards.”	Minor Correction: The Design Manual adopted on 12/15/15 includes references to prior Zoning Code Section 17. The changes reflect the updated Zoning Code.