

ATTACHMENT 2 – As recommended by the Board of Supervisors on May 11, 2009

Proposed General Plan Policy Amendment

The text of the proposed amendments to Policies 2.1.1.3, 2.2.1.2 and Table 2-2 of Policy 2.2.1.3 of the Land Use Element of the General Plan (deletions in ~~striketrough~~, new text in underline):

The General Plan shall provide for the following:

Policy 2.1.1.3:

Mixed-use developments, which combine commercial and residential uses in a single project are permissible and encouraged within Community Regions ~~provided the commercial use is the primary and dominant use of the land~~. Within Community Regions, the mixed-uses may occur vertically and/or horizontally. In mixed-use projects, the maximum residential density shall be ~~40~~ 24 dwelling units per acre within Community Regions. The residential component of a mixed-use project may include a full range of single and/or multi family design concepts.

Policy 2.1.2.5

Mixed use developments which combine commercial and residential uses in a single project are permissible and encouraged within Rural Centers ~~provided the commercial use is the primary and dominant use of the land~~. Within Rural Centers, the mixed uses may occur either vertically and/or horizontally. The maximum residential density shall be four dwelling units per acre in Rural Centers in mixed use areas. The residential component of a mixed-use project may include a full range of single and/or multi family design concepts.

Policy 2.2.1.2:

Commercial (C): The purpose of this land use category is to provide a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County. Mixed-use development of commercial lands within Community Regions and Rural Centers, which combine commercial and residential uses, shall be permitted ~~provided the commercial activity is the primary and dominant use of the parcel~~. The residential component of the project shall only be implemented following or concurrent with the commercial component. Commercially designated parcels shall not be developed with a residential use as the sole use of the parcel unless the residential use is either (1) a community care facility as described in goal HO-4 or (2) part of an approved mixed used development as allowed by Policy 2.1.1.3 and 2.1.2.5. Numerous zone districts shall be utilized to direct specific categories of commercial uses to the appropriate areas of the County. Except as provided in Policy 2.2.2.3, this designation is considered appropriate only within Community Regions and Rural Centers.

Policy 2.2.1.3

The General Plan shall provide for the following range of population densities in the respective land use designation based upon the permitted range of dwelling units per acre and number of persons per acre as shown in Table 2-2 below.

TABLE 2-2 LAND USE DENSITIES AND RESIDENTIAL POPULATION RANGES			
Land Use Designation	Units Per Acre	Persons Per Housing Unit¹	Persons Per Acre
Multifamily Residential	5 – 24	2.3	11.5 - 55.2
High-Density Residential	1 – 5	2.8	2.8 - 19.6
Medium-Density Residential	1 – 0.2	2.8	2.8
Low-Density Residential	0.20 - 0.1	2.8	0.56 - 0.28
Rural Residential	0.1 – 0.025	2.8	0.28 - 0.07
Agricultural Lands	0.05	2.8	0.14
Natural Resource	0.025 – 0.00625	2.8	0.07 - 0.0175
Commercial	10/4² <u>24/4²</u>	<u>2.3/2.8</u>	28-55.2 / <u>11.2</u>
Research & Development	–	–	–
Industrial	–	–	–
Open Space	–	–	–
Public Facilities	–	–	–
Tourist Recreational	–	–	–
Notes:			
¹ 1990 U.S. Census			
² Maximum of 10 24 units per acre in Community Regions; maximum of 4 units per acre in Rural Centers			

**Table HO-22
Zoning Ordinance Maximum Densities**

Zone District	Maximum Density One dwelling unit per:
Multi-family Residential (RM)	.04 acres. ¹
Limited Multi-family Residential (R2)	2,000 sq. ft.
One-family Residential (R1)	6,000 sq. ft.
One-half Acre Residential (R-20000)	20,000 sq. ft.
One-acre Residential (R1A)	1 acre
Single-family Two-acre Residential (R2A)	2 acres
Single-family Three-acre Residential (R3A)	3 acres
Estate Residential Five-acre (RE-5)	5 acres
Estate Residential Ten-acre (RE-10)	10 acres
Mobile Home Park (MP)	6,000 sq. ft. ²
Tourist Residential (RT)	6,000 sq.ft/2,000 sq. ft. ³
Residential Agricultural Twenty-acre (RA-20)	20 acres
Residential Agricultural Forty-acre (RA-40)	40 acres
Residential Agricultural Sixty-acre (RA-60)	60 acres
Residential Agricultural Eighty-acre (RA-80)	80 acres
Residential Agricultural One Hundred Sixty-acre (RA-160)	160 acres
Agricultural (A)	10 acres
Exclusive Agricultural (AE)	20 acres ⁴
Planned Agricultural (PA)	20 acres
Select Agricultural (SA-10)	10 acres
Commercial (C)	.04 acres. ¹
Professional Office Commercial (CPO)	2,000 sq. ft. ⁵
Planned Commercial (CP)	.04 acres. ¹
<p>Notes:</p> <p>1 . Maximum density permitted by the General Plan land use designation under which these zone districts are allowed is 24 units per acre.</p> <p>2 Lower density may apply based on land use designation.</p> <p>3 Minimum lot size is 6,000 ft². Lot area of 2,000 ft² allowed when proposed with attached dwelling units.</p> <p>4 Minimum parcel size may be reduced to 10 acres if the parcel exists and meets specific standards for agricultural production.</p> <p>5 Minimum lot size is 2,000 ft². Maximum density is 24 units/acre.</p> <p>Source: <i>El Dorado County Zoning Ordinance</i> (as amended through 2002).</p>	