

Core Residential (CR)

The Core Residential District is found in both West Valley Village and White Rock Village on flatter terrain. It is intended that this district will be developed with a mix of moderate density residential products including single family detached homes on parcels up to 6,200 square feet in area; high density single family detached homes such as patio homes or “zero lot line” units; attached single family homes including “halfplexes”, condominiums or townhouses; and Multi-family homes including apartments. A high degree of flexibility in both design and density is encouraged in the CR district to promote both affordability and diversity.

Uses Permitted (CR District)

Primary Uses

Single Family Residential, attached and detached

Multi-family Residential

Accessory Uses

Home Occupations carried out by the residents of the property such as professional services or sales utilizing telecommunications as a primary communication medium and not involving excessive vehicular traffic or delivery of goods or products beyond that which is customarily present in residential neighborhoods. Storage of goods or products must be carried out within the residential structures or detached garage, if any. No commercial signs shall be present and the predominant use of the property shall remain residential.

Public or Private Parks, Tot Lots, or Similar active open spaces for the enjoyment of neighborhood residents.

Appurtenant residential improvements such as *garages, storage buildings, swimming pools, spas*, and other home recreational improvements.

Residential Care Facilities or Day Care Facilities having six or less persons receiving care.

Uses Requiring a Special Use Permit

The following uses shall not be established unless approved under a valid Special Use Permit issued in accordance with §17.20 of the El Dorado Code.

Private Schools

Residential Care Facilities or Day Care Facilities having more than six persons receiving care.

Home Occupations which may, in the opinion of the Planning Director, generate noise, excessive traffic or other adverse environmental or visual effects not normally associated with a residential neighborhood.

CR Development Standards

Residential developments in the CR district shall observe the following characteristics for density and configuration:

Density: Net density of development within a CR district may be permitted up to 15 du's per acre.

Lot size: In general, lots intended for a single family, detached residence shall not be greater than 6200 square feet (sf) in area. However, smaller townhouse or "halfplex" parcels corresponding to the "footprint" of the individual unit in attached single family structures shall be permitted subject to a staff level Specific Plan Review. For this reason, there shall be no minimum lot coverage requirement.

Lot Geometry: Because of the wide variety of medium density residential products and varied parcel requirements involved with each, no standard geometric configuration shall be required except that lots lines shall generally not intersect in more acute angles than 70°.

Height: Building height shall not exceed 40 feet measured as set forth in Section 17.07.050 (R) of the County Code except that chimneys, turrets and similar architectural projections shall not exceed 50 feet.

Defined Building Envelope:

A *building envelope diagram* may be submitted for approval at the time of consideration of any tentative subdivision map proposing developable single family parcels within the Core Residential District (CR), including townhouse, “halfplex” or other common-wall, attached single family projects; “zero lot line” or “Z” lot parcels; and airspace condominiums. Once approved or conditionally approved by the County, the *building envelope diagram* shall serve to define structural setbacks for that portion of the Plan.

For production housing projects, including townhouse, “halfplex” or other common-wall, attached single family projects; “zero lot line” or “Z” lot parcels; and airspace condominiums, the application for a tentative map shall also include the following exhibits:

1. A Site Plan showing the location of all proposed structures, parking areas, landscape areas, internal circulation improvements, and recreation or other common amenities.
2. A Preliminary Landscape Plan showing the types, locations and densities of all plantings, hardscape or other improvements proposed.
3. Elevations or perspective renderings of the primary exposures of all major structures and any other views or exposures requested by the Planning Director.
4. Fencing, signing, lighting or other design details which may be requested by the Planning Director in order to evaluate compliance with this Plan.

The *building envelope diagram* shall be used to minimize construction within resource sites such as biologically sensitive locations including wetlands or riparian areas, cultural resource sites or other areas determined to require special protection.

The *building envelope diagram* shall show the location of the area of each parcel which can be improved with a residence or other structure in relation to similar areas on adjacent parcels. In approving the *building envelope diagram* the County shall take into consideration the requirements for structural separation and/or fire walls present in the Uniform Building Code.

Parking

Each single family attached or detached residential unit in the CR District shall be provided with a minimum of two enclosed parking spaces within a garage or parking structure. Parking for Multi-family projects may be provided in open parking areas and shall be provided in the ratio of 1.6 spaces for each studio or 1 bedroom unit and 2 spaces for each 2 bedroom or larger unit. One guest parking space shall be provided for each four dwelling units. If covered parking or carports are proposed within multiple family developments, the design of the structure shall be architecturally compatible with the residential structures.

The requirements for driveways, stall size, parking lot surfacing and other structural improvement standards shall meet the provisions of Chapter 17.18 of the El Dorado County Code, *Off-street Parking and Loading*. No compact car spaces shall be allowed for required residential parking.

Mixed Use (MU)

The Mixed Use District is found in West Valley Village at its southerly access point along Latrobe Road. It is intended that this district will be developed with mix of higher density residential and professional offices. Uses may be mixed either vertically on the same site or may occur in separate structures or on adjacent sites.

Uses Permitted (MU District)

Residential Uses

Single Family Residential, attached

Multi-family Residential

Accessory Uses

Home Occupations carried out by the residents of the property such as professional services or sales utilizing telecommunications as a primary communication medium and not involving excessive vehicular traffic or delivery of goods or products beyond that which is customarily present in residential neighborhoods. Storage of goods or products must be carried out within the residential structures or detached garage, if any. No commercial signs shall be present and the predominant use of the property shall remain residential.

Public or Private Parks, Tot Lots, or Similar active open spaces for the enjoyment of neighborhood residents.