

sidered as part of the required parking for residential uses but may be provided for offices uses or as excess parking spaces.

### **Multi-family Residential (MFR)**

**M**ulti-family Residential land is found only on the extreme northerly portion of White Rock Village on the northeast side of the entrance road from White Rock Road. The MFR district is intended to developed exclusively with high density condominiums or townhouses or apartments as a single, unified project.

### **Uses Permitted (MFR District)**

#### **Primary Uses**

*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.

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

### **MFR Development Standards**

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

*Density:* Net density of development within an MFR district may be permitted up to 12 du's per acre.

*Lot Coverage:* No lot coverage requirement shall apply.

*Height:* Building height shall not exceed 40 feet measured as set forth in Section 17.07.050 (R) of the El Dorado County Code except that chimneys, turrets and similar architectural projections shall not exceed 42 feet.

## **Parking**

Parking for single family attached units including townhouses and condominiums shall be provided at a minimum ratio of 2 enclosed spaces per unit. Parking for other Multi-family projects may be provided in open parking areas and shall be provided in minimum 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 carport 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.

## **Village Center**

The Village Center District appears in the Plan only at the entrance to West Valley Village. This important site is enhanced by the intensity of development as an activity center for the Plan. The Village Center provides neighborhood commercial services within a focussed architectural theme, encouraging the opportunities for social interaction through the presence of integral residential use. The proximity of the Village Center to the entrance park shown on Figure 4.2 provides a pedestrian and open space linkage to other parts of West Valley Village and a positive visual contrast.

## **Uses Permitted (VC District)**

### **Primary Uses**

#### Retail

- Art Galleries and gift shops*
- Bakeries*
- Convenience stores*
- Food stores and markets*
- General merchandise*
- Hardware stores*
- Liquor stores*
- Restaurants and cafes, except fast food, but including outdoor seating areas*
- Video and other rental businesses contained entirely within a building*
- Other similar retail uses contained entirely within a building*