

Parking

Amount Required

Residential: 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 a minimum ratio of 1.6 spaces for each studio and 1 bedroom unit and 2 spaces for each 2 bedroom and 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.

Retail: One space per 250 square feet of gross leasable floor area.

Offices and service uses: One space per 300 square feet of gross leasable floor area.

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

Multi Use Open Space (MOS)

The Multi Use Open Space (MOS) classification encompasses all actively used open spaces including parks, school sites and those open spaces which fulfill a complementary public utility function such as providing for drainage or stormwater detention. It makes up slightly less than 5% of the Plan area. MOS parcels may be in either public or private ownership. Property designated as MOS is characterized by the presence of improvements and/or landscaping which provides a setting for permitted activities and compatible uses.

Uses Permitted (MOS District)

Primary Uses

Active parks, playgrounds, picnic areas and tot lots

Schools and day care centers

Drainage, water storage, stormwater detention and similar uses

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Accessory Uses

Bikepaths, trails and similar improvements

Parking

Snack bars and concession uses in conjunction with recreational or educational use

Storage and maintenance facilities for recreational uses

Wetlands and environmental mitigation and management areas

MOS Development Standards

Because of the highly varied nature of open space uses, MOS parcels shall not be subject to set standards as to shape, size or the necessity for access. Such requirements shall be determined at the time of creation of MOS parcels depending upon their intended use and the spatial requirements for that use.

In general, public agencies, such as school districts, fire districts, special districts providing recreational services and the county itself, have separate statutory authority for approving development of public facilities under their control. Such agencies should be guided by the standards and requirements contained within this Plan, including Chapter 9, *Community Design*, but are not bound by its provisions.

Open Space (OS)

The Open Space (OS) designation is used primarily for passive open spaces, buffers and environmentally sensitive natural areas intended for permanent protection from development and incompatible use. These uses make up slightly more than 27% of the Plan area.

Uses Permitted (OS District)

Primary Uses

Protection of natural and cultural resources including wetlands, riparian systems and significant cultural resources

Visual landscape barriers and buffers