

## **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.

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.

**Service and Professional Offices**

*Professional offices* and financial institutions

**MU Development Standards**

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

*Density:* Net density of residential development within a MU district may be permitted up to 10 du's per acre. For mixed residential and offices uses occurring on the same parcel, the allowable density shall be considered for the entire site and the presence of office uses shall not affect the allowable density except for the indirect effect of compliance with parking and landscaping requirements.

*Lot Coverage:* The maximum impervious surface shall be 85% of the lot area.

*Lot Geometry:* Because of the wide variety of high 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 El Dorado County Code except that chimneys, turrets and similar architectural projections shall not exceed 42 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 residential, office or mixed use parcels within the Mixed Use District (MU), including townhouse, "halfplex" or other common-wall, attached single family projects 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 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 in 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 MU 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 carport shall be architecturally compatible with the residential structures.

In general, parking for residential uses and offices uses occurring on the same parcel shall be separated by landscape planters, textured pavers or otherwise marked to show its intended use. Where it can be demonstrated that shared parking is appropriate due to the type of uses proposed, the number of parking spaces may be reduced by the approving authority.

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*. Compact car parking shall not be con-

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.