

## **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*

## 4 Land Use Plan

### Service and Professional Offices

*Business services* including copying, equipment repair and similar indoor uses

*Day care centers*

*Medical offices* and laboratories

*Personal services* such as barbers, beauty salons, dry cleaners and similar uses

*Private clubs, lodges and fraternal organizations*

*Professional offices* and financial institutions

*Veterinary offices*

### Residential Uses

*Multi-family Residential* including high density townhouses or condominiums.

### **Accessory Uses**

*Temporary uses* including outdoor displays or promotions by established businesses not exceeding two consecutive days nor seven total days per year.

### **VC Development Standards**

Village Center parcels shall observe the following characteristics for size and configuration.

*Density:* Net density of residential development within a VC district may be permitted up to 18 du's per acre but with the overall density of 12 du's per acre. For mixed residential and commercial uses occurring on the same parcel, the allowable density shall be considered for the entire site and the presence of commercial uses shall not affect the allowable density except for the indirect effect of compliance with parking and landscaping requirements.

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

*Lot width and depth:* No minimum shall be required but lots shall be designed to contain all facilities related to their proposed use including parking, landscaping and appurtenant facilities.

*Height:* Building height shall not exceed 50 feet from the highest finished grade.

*Lot Coverage:* Lot coverage shall not exceed 85% of the lot area.



## **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*