

# **ATTACHMENT A**

## **A06- 0002 FLOOR AREA RATIOS**

### **OBJECTIVE AND POLICY AMENDMENTS**

#### **Policy 2.1.1.3**

Multiple use developments ~~Mixed use developments~~ which combine commercial, research and development, and residential uses on a single parcel are permissible and encouraged within Community Regions and Rural Centers provided the commercial use is the primary and dominant use of the land. Within Community Regions, the multiple uses ~~mixed uses~~ may occur vertically. In multiple use ~~mixed use~~ projects, the maximum residential density shall be 10 dwelling units per acre within Community Regions.

Mixed Use Development, as defined by Policy 2.2.1.2, is permissible and encouraged within Community Regions and Rural Centers.

The Mixed Use Development land use designation requires functional integration of allowed uses through vertical mixing or site design, multiple use development does not.

#### **Policy 2.2.1.1**

The matrix contained in Table 2-1 provides for the relationship and consistency between the General Plan planning concept areas and the land use designations.

Add: Mixed Use Development under Land Use Designations and mark under Concept Area, Community Regions and Rural Regions. (Exhibit 1)

#### **Policy 2.2.1.2**

Mixed Use Development (MUD): This land use designation identifies those areas suitable to provide for a mixture of residential, commercial, and recreational facilities. This designation is applied within Community Regions and Rural Centers where a mixture of these uses is desirable near transportation corridors, mass transit stops/facilities, defined community centers, major commercial centers, business parks (research & development) schools, parks and community services/facilities whereby the combination of mixed use development and adjoining land uses creates a compatible mix. Example allowed land uses include: high density, multi-family and single-family dwelling units as allowed by the MFR land use designation, commercial and public facility land uses typical of the allowed uses set forth by the Commercial and Public Facilities land use designation, excluding incompatible uses, such as; land fills, storage and maintenance yards, water and sewer treatment facilities.

The mix of uses can occur in a variety of ways; for example, office or residential uses can be included in the same building, or above retail. Mixing promotes functional integration of uses through vertical mixing or through site design. However, when mixed uses are on

the same site but separated by a wall or large expense of parking, for example, they are “multiple use” projects. These projects do not meet the intent of the Mixed Use Development designation because they lack necessary functional integration.

The minimum allowed residential density is 5 dwelling units per acre, and the maximum allowed density is 24 dwelling units per acre; however, additional units are possible through a density bonus for the provision of affordable housing. The maximum FAR for building coverage is 1.0, providing that the maximum FAR may be increased, but not exceed 1.50, by compliance with density bonus provisions applicable to affordable housing.

The intent of this land use designation is to promote community identification by enhancing neighborhood character. This can be accomplished through the creation of well designed and balanced neighborhoods/villages that serve to reduce traffic and air pollution, providing for a variety of destinations nearby, promote pedestrian and bicycle traffic, and creates balance in employment opportunities.

Commercial (C): The purpose of this land use category is to provide a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County. ~~Mixed use development~~ Mixed Use Development and multiple use development of commercial lands within Community Regions and Rural Centers ~~which combine commercial and residential land uses shall be permitted provided the commercial activity is the primary and dominant use of the parcel.~~ Multiple use development is permitted provided the commercial activity is the primary and dominant use of the land. The residential component of a multiple use project shall only be implemented following or concurrent with the commercial component. Except for Community Care Facilities described in Objective 4.1.2, developments in which residential usage is the sole or primary use shall be prohibited on commercially designated lands. Numerous zone districts shall be utilized to direct specific categories of commercial uses to the appropriate areas of the County. Except as provided in Policy 2.2.2.3, this designation is considered appropriate only within Community Regions and Rural Centers.

### **Policy 2.2.1.3**

The General Plan shall provide for the following range of population densities in the respective land use designations based upon the permitted range of dwelling units per acre and number of persons per acre as shown in Table 2-2.

Add Mixed Use Development under Land Use designation, Units Per Acre shall be 5 – 24, Persons Per Housing Unit is 2.3, and Persons Per Acre is 11.5 – 55.2. (Exhibit 2)

### **Policy 2.2.1.5**

The General Plan shall provide for the following building intensities in each land use designation as shown in Table 2-3.

Agricultural Lands FAR is deleted, Commercial FAR is .25 - .85, Industrial FAR is .25 - .85, Research & Development FAR is .25 - .50, except as noted for the El Dorado Hills Business Park unless traffic impacts to the regional roadway system can be resolved to be in compliance with level of service policies. Mixed Use Development needs to be added with a FAR of .50 - 1.0 (1.50 with density bonus to provide affordable housing) (Exhibit 3).

Table 2-4, General Plan Land Use Designation and Zoning District Consistency Matrix, needs to be amended to include Mixed Use Development and to note that a new zone district will be included in the zoning ordinance. (Exhibit 4)

### **Policy 2.2.3.1**

Add (C): Mixed Use Development shall comply with this policy and be accomplished through the Zoning Ordinance

### **OBJECTIVE 2.5.3: MIXED USE DEVELOPMENT**

**Designate lands to provide greater opportunities for existing and future El Dorado County residents to shop, work, and reside within well designed pedestrian friendly communities, and to create or strengthen potential functional relationships with surrounding land uses.**

### **Policy 2.5.3.1**

Mixed use development projects shall be functionally integrated and be oriented to also serve the needs of the surrounding area. Developments shall include vertical mix of uses, and design such that buildings are grouped in clusters to the extent feasible. Mixed use development projects should incorporate but not be limited to the following design concepts as further defined in the Zoning Ordinance.

- A. Maximum first floor building size should be suitable for the site;
- B. Residential use on second or higher stories when designed to be part of a mixed use structure;
- C. Reduced setbacks with landscaping and integrated sidewalks;
- D. Interior parking and/or use of parking structures;
- E. Bicycle access with safe, convenient storage areas;
- F. Inclusion of mass transit stops/facilities and-or immediate proximity to such facilities;
- G. Community bulletin boards/computer kiosks;
- H. Outdoor artwork, statues, etc, in prominent places;
- I. Pedestrian circulation provided within mixed use development and to adjacent land uses
- J. No outdoor sales or automotive repair facilities;
- K. Mixed use development projects shall incorporate architectural and landscape features which present a unified theme, and be compatible with surrounding land uses.

Policy 2.5.3.2

Mixed use development should be located near existing and/or planned commercial, research & development, high density residential, multi-family residential and public facilities to strengthen community identity/neighborhood enhancement, and employment opportunities. Further locational criteria include; proximity to major transportation corridors, including rail corridors and public transit facilities.

Measure LU-A      Create mixed use development zone district and include in Zoning Ordinance.