



4 Land Use Plan

This Specific Plan stresses a mix of housing types and densities designed to include a broad range of lifestyles and respond to changing preferences in housing preferences. It is the intent of this Plan to accommodate current trends in housing and to allow for future innovations in the housing market and in preferences, to the extent feasible.

Development regulation in El Dorado County is based upon a zoning ordinance developed over many years which was not originally designed to deal with modern trends in housing design like attached single family housing and such concepts as "zero lot line" units. For this reason, new categories allowing for the development of contemporary housing concepts have been developed. These categories replace more traditional zoning classifications, such as R-3 (Multi-family), which contain standards originally designed for the type of apartment projects common in the 1950's and 60's.

The Valley View Plan replaces the common zoning designations with a set of eight land use categories described in this chapter. The CR (Core Residential), VC (Village Center) and MU (Mixed Use) classifications, particularly, are responses to the need to create "zones" which flexibly allow for a broad range of housing opportunities which exists in today's market but controls it so that the average density of a particular neighborhood remains within, planned limits. The development will be permitted under a set of development controls which are more related to the actual product proposed and less dependant upon a single set of predetermined standards, such as exists in a typical "zone". Where certain design criteria or development standards are not listed, the provisions of Title 17 of the El Dorado County Code (Zoning) shall apply.

The following land use districts are hereby established for the Valley View Specific Plan:

Single Family Residential	SFR
Estate Residential	ER
Core Residential	CR
Mixed Use	MU
Multi-family Residential	MFR
Village Center	VC
Open Space	OS
Multi Use Open Space	MOS

Land Use Table and Specific Plan Buildout

The buildout of the densities and intensities of planned uses is tabulated in Figure 4.1. These land uses are shown in Figure 4.2, the Land Use Plan for Valley View which appears on the following page.

Figure 4.1
Land Use Table

Land Use District	Abbreviation	Density Range ¹ / Intensity ²	Acreage	% of Plan	Dwelling Units ³ /Sq Footage ⁴
Estate Residential [.25-2.0 dus/ac]	ER-LL	.25/	206	10%	
	ER-1	1/	172	8%	
	ER-2	2/	648 ⁷	32%	
Single Family Residential	SFR	4/	152	7%	
Core Residential	CR	6-15/	53 ⁷	3%	
Multi-family Residential	MFR	12/	11	0.5%	
Mixed Use	MU	10/.20	11 ⁵	0.5%	
Village Center	VC	12/.25	18 ⁶	1%	
[Subtotal: Developed]			1271	62%	
Open Space/Buffer	OS	n.a.	617	30%	
Multiuse Open Space	MOS	n.a.	86	5	
[Subtotal: Open Space]			703	35%	
School Sites	varies	n.a.	24	1%	
Major Roads	n.a.	n.a.	39	2%	
[Subtotal: Public]			63	3%	
Total		1.44	2037	100%	2840/100

¹Gross density, including local roads, expressed in dwelling units per acre. All acreages are approximate.

²Expressed as a floor area ratio (FAR), the ratio of the total gross leaseable floor area as a percentage of the site devoted to the commercial or research and development use.

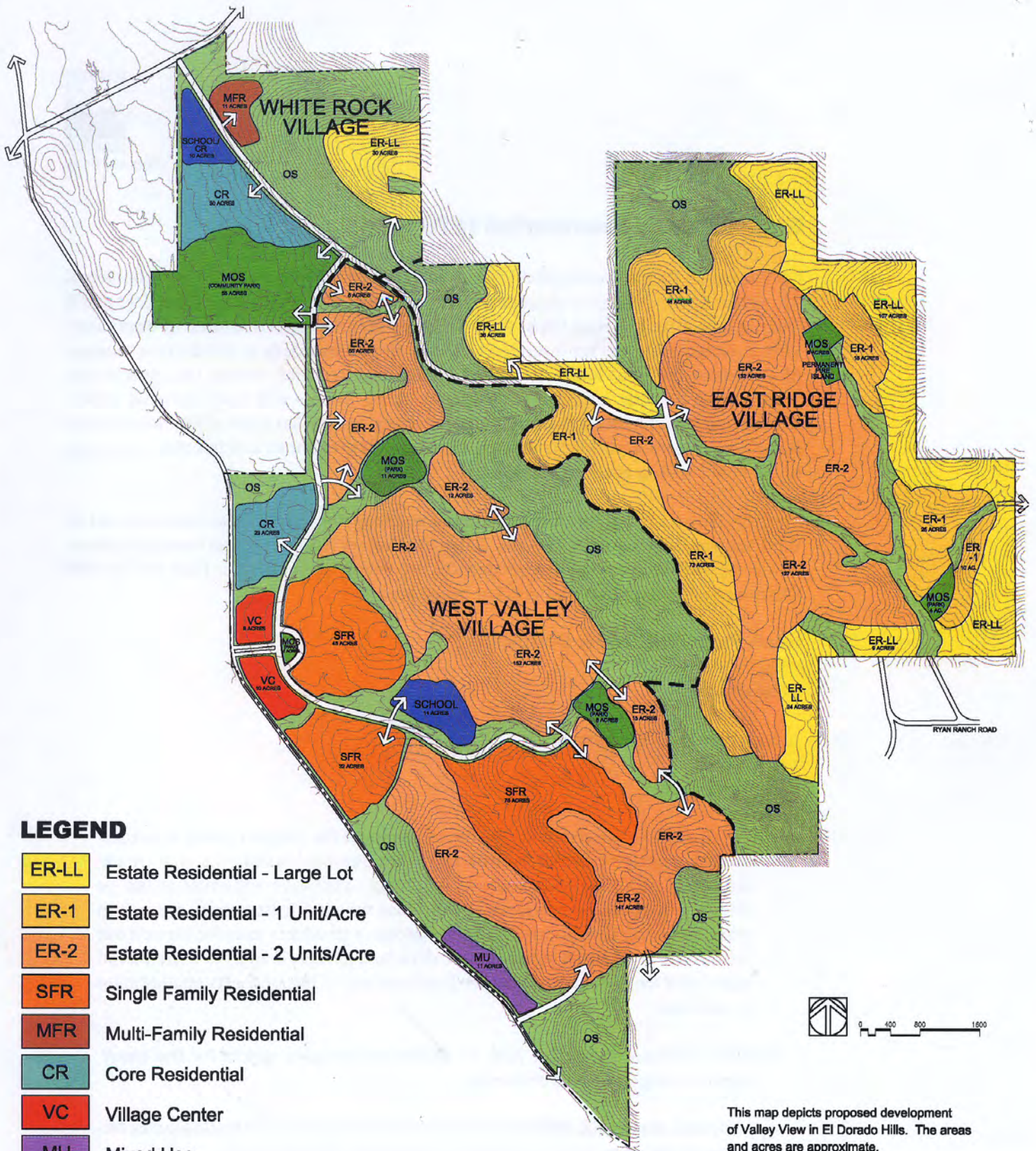
³Projected dwelling units including attached units. Actual units may vary but shall not exceed a total of 2840 d.u.'s for the entire Plan area.

⁴Total gross leaseable floor area in 1000' s of square feet.

⁵50% of total acreage assumed to be developed as residential, 50% as office.

⁶70% of total acreage assumed to be developed as residential, 30% as commercial

⁷CR or ER acreage will increase if school site(s) are not accepted by district.



LEGEND

- ER-LL Estate Residential - Large Lot
- ER-1 Estate Residential - 1 Unit/Acre
- ER-2 Estate Residential - 2 Units/Acre
- SFR Single Family Residential
- MFR Multi-Family Residential
- CR Core Residential
- VC Village Center
- MU Mixed Use
- MOS Multi-Use Open Space
- OS Open Space
- SCH School Site (MOS District)
- Village Boundary



This map depicts proposed development of Valley View in El Dorado Hills. The areas and acres are approximate.

Figure 4.2
Land Use Plan
Valley View