

**TABLE 2-1: PERMITTED, CONDITIONAL USES, AND PROHIBITED USES**

| USE  | MAP 1<br>(Center)   | MAP-2<br>(Ind)  | MAP-3<br>(Res/T)   | MAP-4<br>(Rec)  | MAP-5<br>(River) |
|--|---------------------|-----------------|--------------------|-----------------|------------------|
| <b><i>Residential</i></b>                          |                     |                 |                    |                 |                  |
| Employee Housing                                   | CUP <sup>(3)</sup>  | —               | CUP                | CUP             | —                |
| Multiple Family Dwelling                           | P <sup>(6)</sup>    | —               | P                  | —               | —                |
| Multiple Person Dwelling (i.e., dormitories, etc.) | CUP                 | —               | —                  | —               | —                |
| Nursing and Personal Care                          | CUP                 | —               | —                  | —               | —                |
| Single Family Dwelling                             | P <sup>(4)(6)</sup> | —               | P                  | —               | —                |
| <b><u>Accessory Dwelling Unit</u></b>              | <b><u>P</u></b>     | <b><u>—</u></b> | <b><u>P</u></b>    | <b><u>—</u></b> | <b><u>—</u></b>  |
| <b><i>Tourist Accommodation</i></b>                |                     |                 |                    |                 |                  |
| Time-share units                                   | —                   | —               | —                  | —               | —                |
| Bed and Breakfast Facilities                       | P                   | —               | P                  | —               | —                |
| Hotels/Motels                                      | CUP                 | —               | CUP <sup>(7)</sup> | —               | —                |
| <b><i>Commercial (Retail)</i></b>                  |                     |                 |                    |                 |                  |
| Auto/Mobile Homes/Vehicle Dealers                  | —                   | CUP             | —                  | —               | —                |
| Building Materials/Hardware                        | P                   | P               | —                  | —               | —                |
| Eating and Drinking Places                         | P                   | P               | —                  | —               | —                |
| Food and Beverage Sales                            | P                   | P               | —                  | —               | —                |
| Furniture/Home Furnishings/Equipment               | P                   | P               | —                  | —               | —                |
| General Merchandise Stores                         | P                   | P               | —                  | —               | —                |
| Mail Order and Vending                             | P                   | P               | —                  | —               | —                |
| Nursery  | P                   | P               | —                  | CUP             | —                |
| Outdoor Retail Sales                               | CUP                 | CUP             | —                  | —               | —                |
| Service Stations                                   | CUP                 | CUP             | —                  | —               | —                |
| <b><i>Commercial (Entertainment)</i></b>           |                     |                 |                    |                 |                  |
| Amusements and Recreation Services                 | P                   | —               | —                  | CUP             | —                |
| Privately Owned Assembly and Entertainment         | CUP                 | —               | —                  | —               | —                |
| Outdoor Amusements                                 | CUP                 | —               | —                  | CUP             | —                |
| <b><i>Commercial (Services)</i></b>                |                     |                 |                    |                 |                  |
| Animal Husbandry Services                          | CUP                 | P               | —                  | —               | —                |
| Broadcasting Studios                               | P                   | P               | —                  | —               | —                |
| Business Support Services                          | P                   | P               | —                  | —               | —                |
| Contract Construction Services                     | CUP                 | P               | —                  | —               | —                |
| Financial Services                                 | P                   | P               | —                  | —               | —                |
| Health Care Services                               | P                   | P               | —                  | —               | —                |
| Personal Services                                  | P                   | P               | —                  | —               | —                |
| Professional Offices                               | P                   | P               | —                  | —               | —                |
| Repair Services                                    | CUP                 | P               | —                  | —               | —                |
| Schools-Business and Vocational                    | CUP                 | —               | —                  | —               | —                |
| Sales Lots   | —                   | CUP             | —                  | —               | —                |
| Secondary Storage                                  | CUP <sup>(1)</sup>  | CUP             | —                  | —               | —                |
| Auto Repair and Service                            | CUP                 | P               | —                  | —               | —                |

**TABLE 2-2: DEVELOPMENT STANDARDS**

|   |   | MAP – 1<br>(Center)<br><u>(6)</u> | MAP-2<br>(Ind)       | MAP-3<br>(Res/T)   | MAP-4<br>(Rec)  | MAP-5<br>(River)               |
|---|---|-----------------------------------|----------------------|--|---|--------------------------------|
| Maximum Height and Density for All Uses | Maximum Height (Ft.) <sup>(8)</sup>               | 42                                | TRPA Code Chapter 37 | 42, TRPA Code Sec. 37.4 <sup>(9)</sup>   | TRPA Code Sec. 37.4   | TRPA Code Sec. 37.4            |
|   | Density, Single Family Residential                | NA                                | NA                   | 1 <del>primary unit/parcel</del> (parcels less than 1 acre); 2 units if greater than one acre                    | NA  | NA                             |
|   | <u>Density, Accessory Dwelling Unit</u>           | NA                                | NA                   | (See El Dorado County Zoning Ordinance 130.40.300 <sup>(10)</sup> and Chapter 21 of the TRPA Code of Ordinances) | NA  | NA                             |
|   | Density, Multiple Family <sup>(4)</sup>           | 20 units/ acre                    | NA                   | 15 units/ acre   | NA  | NA                             |
|   | Density, Multi-person/ Nursing & personal care    | 25 persons/ acre                  | NA                   | NA   | NA  | NA                             |
|   | Density, Bed and Breakfast                        | 10 units/ acre                    | NA                   | 10 units/acre  | NA  | NA                             |
|   | Density, all other Tourist accommodation          | 30 units/ acre                    | NA                   | 30 units/ acre <sup>(7)</sup>  | NA  | NA                             |
|   | Density, Group facilities                         | 25 persons/ acre                  | NA                   | 25 persons/ acre   | 25 persons/ acre  | NA                             |
|   | Density, Campgrounds & Recreational Vehicle Parks | NA                                | NA                   | NA   | 8 sites/ acre for camp-grounds, 10 sites/ acre for RV Parks | 8 sites/ acre for camp grounds |
| <b>Sizes for All Non-</b>               | Minimum Lot Size (Sq. Ft.)                        | 5,000                             | 10,000               | 5,000  | NA  | NA                             |

|   | MAP – 1<br>(Center)<br><small>(6)</small> | MAP-2<br>(Ind) | MAP-3<br>(Res/T) | MAP-4<br>(Rec) | MAP-5<br>(River) |
|---|---|----------------|------------------|----------------|------------------|
| apply.<br><sup>(9)</sup> A maximum building height of 42 feet is only allowed in the Town Center portion of the MAP-3 Zoning District. For building height above the maximum height of 26 feet, the findings in TRPA Code Sec. 37.7 shall apply.<br><sup>(10)</sup> See Planning Staff for applicable sections. |   |                |                  |                |                  |

- B. Any new development, additions to existing development, change in use, or exterior modifications to existing development shall be reviewed for consistency with the Meyers Design Standards and Guidelines, and subject to a Design Review Permit in compliance with Section 130.52.030 (Design Review Permit in Article 5 (Planning Permit Processing) of the El Dorado County Zoning Ordinance.

Upon receiving a complete application for any project requiring a Design ~~Review Permit~~ Review Permit, other than a single family detached residence or Accessory Dwelling Unit, and prior to issuance of a Design Review Permit, the TRPA, El Dorado County Planning Department or El Dorado Planning Commission shall request and consider a recommendation from the Meyers Advisory Council on the consistency of the proposed activity with the policies of the Meyers Area Plan and the Meyers Design Standards and Guidelines.

## 80 ALLOCATION OF COMMERCIAL FLOOR AREA

- A. No person shall construct a project or commence a use that creates additional commercial floor area without first receiving an allocation of Commercial Floor Area (CFA) approved by the El Dorado County Planning Commission (Planning Commission), or an allocation of new or transferred CFA approved by TRPA consistent with Chapters 50 or 51 of the TRPA Code of Ordinances. As of June 1, 2014, a total of 33,395 square feet of additional CFA is available for allocation by the Planning Commission within the MAP Zone. Allocations of CFA authorized by the Planning Commission must be consistent with this Ordinance and with TRPA Code Section 50.6.1 subsections A and B, and 50.6.5 subsections A and B.
- B. In order to promote small business, of the CFA available for allocation by the Planning Commission, 17,000 square feet shall be reserved to ensure sufficient CFA is available for as many projects as possible. The remainder of the CFA available for allocation by the Planning Commission shall be distributed in accordance with subsection C, below. The ~~Planning Commission~~ Planning Commission may allocate this reserved CFA as follows: a maximum of 2,500 square feet of CFA may be allocated to a proposed project. Only one project is eligible for this allocation of CFA on each legally created parcel.
- C. The Planning Commission may allocate the remaining CFA that is not reserved under section B, above, to a project using either of the following approaches:
  - 1. CFA may be allocated to a project for a fee equal to the most recently advertised market rate for CFA available from the California Tahoe Conservancy. The funds received from this fee shall be collected by El Dorado County and placed in an interest bearing account. Use of these funds shall be reserved for implementation and maintenance of Capital Improvement Projects within the Meyers Area Plan.

5. The temporary use does not include grading in excess of 3 cubic yards, and does not include the removal of trees greater than 14” diameter at breast height or the removal of vegetation within land capability districts 1 – 3;
  6. Parking is restricted to paved areas, with the exception of motor vehicle exhibit parking on established lawns for automobile displays. If parking is expected to exceed the capacity within the special events area, the sponsoring organization has received written authorization to use off-site parking from an off-site property owner(s) with sufficient paved parking capacity, and the written agreement is available for review by El Dorado County or TRPA upon request;
  7. The temporary use does not include the closure of a travel lane within a State or County roadway; and
  8. The temporary use is ~~limited to the~~ between the hours of 8:00 am to 10:00 pm, or is a race or exhibition conducted during daylight hours.
  9. The temporary use includes provisions for trash removal and site cleanup during and immediately following use.
- B. Temporary uses or special events within the Plan Area but outside of the Tahoe Paradise Park, within MAP-4 (Rec), are exempt from a temporary use permit if conditions 1 – 7 of Section 100.A, above, are met, and the temporary use:
1. If the temporary activity, other than the parking, is located on unpaved areas, the temporary activity does not occur on an unpaved area that has been used for temporary projects more than four times in the past calendar year; and
  2. The affected property(s) has a current TRPA Best Management Practices (BMP) Certificate and verified land coverage and maintains verifiable records on the duration of all events.

## 110 OFF-STREET PARKING AND LOADING

- A. Off-street parking and loading shall comply with Chapter 130.35, Off-Street Parking and Loading, of the El Dorado County Zoning Ordinance; and site design and planning standards included in section B.1 of *the Meyers Design Standards and Guidelines*.
- B. To promote a park-once pedestrian area and reduce unnecessary land coverage, reductions in parking requirements and shared parking are encouraged where consistent with section 130.35.030 of the El Dorado County Zoning Ordinance.

# ATTACHMENT B

## DEFINITION OF USES

TABLE 1 LIST OF PRIMARY USES AND USE DEFINITIONS

| USE                                   | DEFINITION  |
|---------------------------------------|---|
| <b>RESIDENTIAL</b>                    |   |
| <u>Accessory Dwelling Unit</u>        | <p><u>A residential unit for one or more persons, either attached or detached, that provides complete and permanent independent provisions for living, sleeping, eating, cooking and sanitation facilities on the same parcel as the proposed or existing primary residence and is situated in all zones that permit single-family or multi-family dwelling residential uses. An accessory dwelling unit also includes an efficiency unit as defined in California Government Code Section 17958.1 of the Health and Safety Code or a manufactured home, as defined in Section 18007 of the Health and Safety Code. (See also Section 130.40.300: Accessory Dwelling Units, in Article 4: Specific Use Regulations, of this Title). This use type is intended to be consistent with Government Code section 65852.2 and all other state laws as those laws are amended from time to time. If there is any conflict between this use classification and state law, state law shall prevail.</u></p> <p><u>See also TRPA Code of Ordinances Chapter 21.</u></p> |
| <u>Employee housing</u>               | <p><u>Residential units owned and maintained by public or private entities for purposes of housing employees of said public or private entity.</u></p>  |
| <u>Junior Accessory Dwelling Unit</u> | <p><u>A residential unit that is no more than 500 square feet in size and contained entirely within a proposed or existing single-family structure. A junior accessory dwelling unit may include a separate bathroom, or may share a bathroom with the existing structure. (See Section 130.40.300: Accessory Dwelling Units, in Article 4: Specific Use Regulations, of this Title). This use type is intended to be consistent with Government Code section 65852.2 and all other state laws as those laws are amended from time to time. If there is any conflict between this use classification and state law, state law shall prevail</u></p>   |
| Multiple-family dwelling              | <p>More than one residential unit located on a parcel. Multiple-family dwellings may be contained in separate buildings such as two or more detached houses on a single parcel, or in a larger building on a parcel such as a duplex, a triplex, or an apartment building. Vacation rentals are included, up to but not exceeding a four-plex, provided they meet the Local Government Neighborhood Compatibility Requirements as defined in the TRPA Code. <del>One detached secondary residence is included; see “Secondary Residence.”</del> <u>Up to two accessory dwelling units are included; see “Accessory Dwelling Unit” in the TRPA Code of Ordinances.</u></p>   |

**TABLE 1 LIST OF PRIMARY USES AND USE DEFINITIONS**

| USE                       | DEFINITION  |
|---------------------------|---|
| Multi-person dwelling     | A building designed primarily for permanent occupancy by individuals unrelated by blood, marriage, or adoption in other than single-family dwelling units or transient dwelling units. A multi-person dwelling includes, but is not limited to, facilities such as dormitories and boarding houses, but not such facilities as hotels, motels, and apartment houses.  |
| Nursing and personal care | Residential establishments with in-patient beds providing nursing and health-related care as a principal use, such as skilled nursing care facilities, extended care facilities, convalescent and rest homes, and board and care homes.   |
| Residential care          | Establishments primarily engaged in the provision of residential social and personal care for children, the aged, and special categories of persons with some limits on ability for self-care, but where medical care is not a major element. The use includes, but is not limited to, children's homes, halfway houses, orphanages, rehabilitation centers, and self-help group homes.   |
| Single-family dwelling    | One residential unit located on a parcel. A single-family dwelling unit may be contained in a detached building such as a single-family house, or in a subdivided building containing two or more parcels such as a town house or condominium. Vacation rentals are included provided they meet the Local Government Neighborhood Compatibility Requirements as defined in the TRPA Code. <del>A caretaker residence is included (see “Secondary Residence”).</del> <u>Up to two accessory dwelling units are included; see “Accessory Dwelling Unit” in the TRPA Code of Ordinances.</u> |
| Summer home               | A cabin-type single-family house intended primarily for intermittent vacation use and located in USFS summer home tracts or other remote recreation sites. Such structures are generally located in areas of restricted winter access.  |