

(Distributed at hearing)

PC 1/11/18  
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## El Dorado Hills Departments Modified Development Standards Matrix

Criteria	General Plan		El Dorado Hills Specific Plan (within Village T Commercial Neighborhood)		Zoning (Section 130.24.030 of the EDC Zoning Ordinance)		Town Center East Development Plan (see proposed Modification to TCE PD Development Standards and Design Guidelines for this Project)		Notes
	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	
Land Designation/ Use	NA- Adopted Plan (AP)		Commercial	Multifamily Residential	Commercial (CG-PD)	Residential (RM-PD)	Commercial (within Planning Area 3 of TCE)	Multifamily Residential	Once approved, all original TCE uses for the site shall be superseded by this PD
Maximum Density	24 du/ac (under Multifamily Residential) Designation	47 du/ac max	12du/ac	47 du/ac max	No less than one thousand square feet for each dwelling or rental unit located on first and second story; and seven hundred fifty square feet for each dwelling or rental unit located on third story and above; however, the maximum density shall be no greater than the highest density (24 du/ac) established by the general plan land use element.	47 du/ac	NA	47 du/ac max	
Development Standards					Minimum lot area: six thousand square feet or a minimum lot area shall be two thousand	Minimum Lot Area: Project site consists of 4.5 acres for the proposed apartment	Minimum Lot Area: 2,500 sf	Minimum Lot Area: Project site consists of 4.5 acres for the proposed apartment	

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					<p>square feet when proposed with attached single-family dwellings; however, no lot of less than six thousand square feet shall be created prior to the dwelling being constructed;</p> <p><b>Maximum building coverage: NA</b></p> <p><b>Minimum lot width: sixty feet, or twenty feet when proposed with attached single-family dwellings;</b></p> <p><b>Minimum yards: front, twenty feet; sides, five feet; rear, ten feet; between separate buildings, ten feet; access court to a group of</b></p>	<p>complex. No new lots would be created</p> <p><b>Maximum Building Coverage: 47% (See proposed PD standards in the revised Design Guidelines and Development Standards for this site</b></p> <p><b>Minimum Lot Width: See proposed PD standards in the revised Design Guidelines and Development Standards for this site</b></p> <p><b>Minimum Yards: See proposed PD standards in the revised Design Guidelines and</b></p>	<p><b>Maximum Building Coverage: NA</b></p> <p><b>Minimum Lot Width: 50</b></p> <p><b>Minimum Yards: Front: 0 feet Side: 10 feet</b></p>	<p>complex</p> <p><b>Maximum Building Coverage: 47%</b></p> <p><b>Minimum Lot Width: 247 feet (along Mercedes Lane)</b></p> <p><b>Minimum Yards: Front (from TC Blvd): 0 feet Side (from Vine</b></p>	
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					<p>buildings, twenty feet in width, or zero feet for all yards where common wall or party wall exists. All yard requirements in this section shall be increased by five feet for each ten feet of building height or portion thereof in excess of twenty-five feet (25')</p> <p>Maximum building height: 50 feet;</p>	<p>Development Standards for this site</p> <p>Maximum Height: 60 feet</p>	<p>Rear: 10 feet</p> <p>Maximum building height: 50 feet;</p> <p>Maximum Impervious Area: 85%</p>	<p>Street): 4 feet (from Town Center Lake): 30 feet Rear (Mercedes Lane): 4 feet</p> <p>Maximum Height: 60 feet</p> <p>Maximum Impervious Area: 80%</p>	