

EL DORADO COUNTY PLANNING DEPARTMENT

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PROMONTORY SPECIFIC PLAN Section 4.3 - PRHLL

4.3 Hillside Large Lot Single Family Development Standards

The Hillside Large Lot Single Family Development Standards for The Promontory are established to preserve the unique quality of the site in steeply sloped areas, while allowing residential development to occur within these areas.

The application of the Hillside Development Standards will apply where a lot has slopes greater than 25%, as defined by El Dorado County's hillside resolution.

1. **Permitted Uses:** The following uses are allowed by right, without Special Use Permit:

Primary Uses:

One single family detached dwelling per lot.

Accessory Uses:

Renting of not more than one room.

Home Occupations such as: accountant, advisor, appraiser, architect, artist, attorney, author broker, dressmaker, draftsman, handicraft artisan, insurance agent, photographer, therapist, musician, teacher, and other similar occupations normally conducted by mail or telephone on the premises where the activities do not create a traffic problem; provided that instruction or consultation is not given to groups in excess of four and concerts, recitals or other gatherings are not held; that no display of goods is visible from the outside of the property; that such use must be carried on in the main building and be incidental to the residential use of the premises; and that the activities be carried on by a resident of the main dwelling.

In-home day care, for a maximum of 6 children.

Non-commercial accessory uses and buildings, including such structures as a swimming pool, garage, or garden shed.

Public utilities distribution lines.

Public libraries, schools, parks, and playgrounds.

Uses permitted with a Special Use Permit. The following uses are permitted only after obtaining a Special Use Permit from the Planning Commission:

Private schools and non-commercial playgrounds.

Non-profit membership clubs and associations.

Public utilities buildings and structures other than distribution and transmission lines.

Churches, temples, and other places of worship.

Home occupations not listed above as permitted by right or which require special consideration due to the proposed use of power tools or accessory buildings, or due to potential noise generation. Such home occupations shall not be approved unless the Planning Commission finds that the use will not change the residential character of the premises and will not adversely affect the other uses permitted in a residential area.

Public buildings and public utilities buildings of a type and nature deemed compatible with the purposes of this zone by the Planning Director.

2. Site Development Standards

Development Envelope: The development envelope shall consist of the disturbed area of any given lot and shall not exceed 50% of the lot area. The development envelope includes: the building envelope (see next standard) plus installed landscaping, fencing, and hardscape. The development envelope will be as identified in the “Custom Lot Design Notebook” (See Section 3.2).

Building Envelope: The Building envelope shall consist of all graded and/or impermeable surfaces (i.e. area containing building, driveway, parking, privacy walls, patios and pools). The maximum building envelope is limited to 15,000 square feet unless otherwise approved by the PARC.

Minimum Lot Area: As determined by the Slope Graph (Figure 26)

Maximum Lot Coverage: 40% (including accessory buildings)

Minimum Lot Frontage:	<u>Slope</u>	<u>Minimum Frontage</u> (at the setback)
	25-30%	120 feet
	31-35%	135 feet
	36-40%	150 feet

Minimum Setbacks:

Front Yard: 20 feet [unless the prevailing slope > 30%]. Lots accessed via access structures may allow a reduced setback of 19 feet from the top of back of curb.

Rear Yard: 30 feet.

Side Yard: 15 feet. Corner lots shall have a minimum 20 feet on the street side.

Maximum Height: 60 feet as measured from the lowest point of the foundation.

Required Parking: See Section 4.13.

Fencing: Only the area defined within the “development envelope” for each lot may be fenced with solid fence. Side yard fencing may be solid. Fencing shall be permitted within the private open areas, but shall be limited to open view fencing. These private open space areas would be placed in perpetual conservation easements and would be identified at the tentative map stage of residential villages. Fencing height shall not exceed 6' in height unless authorized by the PARC.

Color and Materials:

Building colors and materials shall consist of the following standards:

Roof Colors:

- a. Roofs shall be earth tones, with low or muted chrome.
- b. Avoid brighter, higher chrome colors that will be visually prominent.

Roof Materials:

- a. Tiles, shingles, slate, high quality raised composition/asphalt, and high quality simulated materials (e.g. concrete/fiberglass shakers) in natural colors are encouraged.
- b. The roofing material must be consistent with the style of the house. Avoid “plastic” looking, reflective or glossy materials or other low quality materials.
- c. Avoid metal or glass roofs that might reflect sunlight.
- d. Roof vent pipes and roof fixtures should be painted a flat color to match the roof color.

Wall Color:

- a. Wall surfaces shall utilize muted, warm earth tone colors. Medium value with low chrome are encouraged.
- b. Avoid highly reflective, bright white stucco surfaces (e.g. refrigerator or “appliance” white).
- c. Bright white may be used for window sash, door, trellis and trim color or for wood siding accents.

A color chart shall be submitted to The Promontory Architectural Design Review Committee (see Section 6.4).

Please contact the Planning Department for SLOPE GRAPH diagram. The SLOPE GRAPH diagram is also located within the “*Design and Improvement Standards Manual*”.