

# EL DORADO COUNTY PLANNING DEPARTMENT

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## PROMONTORY SPECIFIC PLAN 4.6 Small Lot Single Family Detached

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

### Primary Uses:

One Single Family Detached dwelling per lot.  
**Townhome housing product with attached garages**

### 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 sales, 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.

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**

**Minimum Lot Area:** 1,250 square feet

**Maximum Lot Coverage:** 75% (including accessory buildings)

**Minimum Lot Frontage:** 25 feet (at the setback)

### **Minimum Setbacks:**

Front Yard: 12 ½ feet to home and a maximum of 20 feet. 20 feet to garage.

Side Yard: 5 feet; detached garages may be located on the property line. 10 feet must be provided on one side for zero lot line homes. **For townhome products, garages may be attached or detached from the home and the garages may be located on the property line with a common wall.**

Maximum Height: 30 feet or 2 stories.

**Garages:** 3 feet from property line on alley access lots, otherwise a 15 foot setback is required (garages may be located on the side property line). Garage must be 10 feet from rear of house if detached. A 4 foot setback must be provided from front of house for an attached garage. **For townhome products, garages may be attached or detached from the home and the garages may be located on the property line with a common wall.**

**Required Parking:** See Section 4.13.