

# EL DORADO COUNTY PLANNING DEPARTMENT

2850 Fairlane Court, Placerville CA 95667

<http://www.co.el-dorado.ca.us/planning>

phone: (530) 621-5355 | fax: (530) 642-0508

---

## PROMONTORY SPECIFIC PLAN Section 4.7 - PRAL

### 4.7 Single Family Attached

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

#### **Primary Uses:**

Attached Single Family Dwellings, including duplex through eight-plex.

#### **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 such 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 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.

Churches, temples, and other places of worship.

2. **Site Development Standards**

**Minimum Lot Area:** 9,000 square feet

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

**Minimum Lot Frontage:** None

**Minimum Setbacks:**

Front Yard: 12 ½ feet, and a maximum of 20 feet. A four foot setback must be provided from front of house for an attached garage.

Side Yard: 10 feet if adjacent to side street.

Between Buildings: Between buildings side to side: 15 feet; side to rear: 20 feet; rear to rear: 30 feet; between accessory building/detached garage: 10 feet.

**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.

**Required Parking:** See Section 4.13.