

### **Uses Requiring a Special Use Permit**

The following uses shall not be established unless approved under a valid Special Use Permit issued in accordance with §17.20 of the El Dorado Code.

*Churches, Temples and other Places of Worship*

*Private Schools*

*Residential Care Facilities or Day Care Facilities* having more than six persons receiving care.

*Home Occupations* which may, in the opinion of the Planning Director, generate noise, excessive traffic or other adverse environmental or visual effects not normally associated with a residential neighborhood.

### **SFR Development Standards**

Residential parcels shall observe the following characteristics for density and configuration

*Density:* The average gross density throughout all SFR areas, including local street right-of-ways shall not exceed an average of 4 du's per acre. Net density of development within an SFR district may be permitted in excess of 4.0 du's per acre provided that the total number of units within the SFR District does not exceed that shown in Figure 4.1; or, is authorized under the provisions of an affordable housing density bonus granted pursuant to §4.3 of the El Dorado County General Plan or §65915 *et. seq.* of the Government Code.

*Lot Size:* Residential parcels shall not be created less than 6,200 square feet in area.

*Lot Coverage:* No lot coverage requirement shall apply.

*Lot Geometry:*

Lot Width: 60 feet

Lot Depth: 100 feet

Side lot lines shall intersect the right-of-way at no more acute angle than 70°. "Flag" lots shall be permitted provided that the narrow portion of the lot has a minimum of 20 feet frontage for a single flag lot, or 25 feet if shared by two adjacent flag lots and the total depth of the "pole" portion of the lot is not greater than 120' in depth.

**Height:** Building height shall not exceed 36 feet measured as set forth in Section 17.07.050 (R) of the El Dorado County Code except that chimneys, turrets and similar architectural projections shall not exceed 38 feet.

**Standard Yard Setbacks:**

Front yard: 20 feet

Side Yards: 5 feet plus 1 foot for each foot of building height above 25', except 10 feet on the street side of a corner lot

Rear Yard: 15 feet

**Defined Building Envelope:**

A *building envelope diagram* may be submitted for approval at the time of consideration of any tentative subdivision map proposing developable parcels within the Single Family Residential District (SFR) to define building setbacks. Once approved or conditionally approved by the County, the *building envelope diagram* shall serve to define structural setbacks for that portion of the Plan.

The *building envelope diagram* may reflect standard setbacks as established in the previous section or may be used to allow for innovative residential designs such as reduced front setbacks for neo-traditional homes having porches and detached garages in the rear of the lot; shared or "swing" driveway combinations; or, irregular or "zero" lot line configurations providing greater utility of yard spaces. In this case, the *building envelope* may be allowed within any standard setback area provided it is approved by the County.

The *building envelope diagram* shall show the location of the area of each parcel which can be improved with a residence or other structure in relation to similar areas on adjacent parcels. Compliance with the minimum standard setbacks shall not be required. However, in approving the *building envelope diagram* the County shall take into consideration the requirements for structural separation and/or fire walls present in the Uniform Building Code.

**Parking**

Each residential unit in the SFR District shall be provided with a minimum of *two enclosed parking spaces* within a garage and a minimum of two paved spaces which may be provided in tandem on a driveway. Garages may be attached or detached from the main residence.

## **Landscaping and Design**

A program of street trees shall be required to be installed at the time of subdivision into final lots for sale in areas lacking substantial native tree cover. At least one street tree shall be provided for each interior lot and two for each corner lot.

In general, landscaping of private residential parcels in the SFR District shall be the responsibility of the homeowner. However, front yard landscaping shall be installed either as a part of construction by the builder or shall be required to be installed by the initial buyer within six months. The builder may employ rebate programs or other incentives to ensure compliance.

## **Estate Residential (ER)**

The Estate Residential District is the lowest density residential classification in the Valley View Specific Plan and makes up approximately 50% of the Plan area. It occurs throughout East Ridge Village and in certain portions of West Valley Village. It is intended to be developed at densities averaging between 0.25 and 2 units per gross acre. A unique feature of the ER District is the use of a density combining suffix to control density and lot size.

The Estate Residential District is employed primarily in areas which contain significant slope, tree cover or exposed views and in certain circumstances is used together with density controls to provide for a transition of development densities to adjacent rural residential areas outside the Plan boundaries. To minimize grading and the removal of native tree cover, homes may be produced as custom, semi-custom, or production units on built-up foundations or on pads limited to the general areas of the footprint of the structure.

In this section and in the discussion of ER lands under Chapter 9, *Community Design*, ER lots in the East Ridge Village area are intended to provide a transition into surrounding open spaces and provide for a contiguous oak woodland and habitat canopy. ER lots in East Ridge are distinguished by a *Primary Building Area* and a *Transitional Open Space Area* within each lot. Generally, the Primary Building Area is synonymous with the *building envelope* which may be enclosed by fencing and which contains all structural improvements and intensive landscaping. The Transitional Open Space provides interlinked corridors of open space within the neighborhoods in East Ridge which can be maintained to conserve habitat and minimize fire hazard but which will not contain structures, fencing or irrigations systems except as may be necessary to provide "green fire breaks".