

# EL DORADO COUNTY PLANNING DEPARTMENT

2850 Fairlane Court, Placerville CA 95667

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## PROMONTORY SPECIFIC PLAN Section 4.8 - PRMF

### 4.8 Multifamily/Apartments

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

#### **Primary Uses:**

Apartment and other multifamily structures.

#### **Accessory Uses:**

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 generate any additional traffic; provided that instruction or consultation is not given to more than one person at a time, and no more than four times per day; no display of goods is visible from the outside of the property; that such use must be incidental to the residential use of the premises; and that such activities be carried on by a resident of the dwelling.

Non-commercial accessory uses and buildings, including such structures as a swimming pool, or other recreational facilities for residents of the apartment building or complex, and garages.

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:

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

Real estate or management office within the residential structure, for the exclusive sale, lease or rent of the property or of units in the building.

2. **Site Development Standards**

**Minimum Site Area:** 1 acre

**Lot Coverage:** 50% (including accessory buildings)

#### **Minimum Setbacks:**

Front Yard: 15 feet from public right-of-ways or streets. 15 feet from private drives.

Rear Yard: 10 feet.

Side Yard: 20 feet between separate buildings.

**Special Rear and Side Setbacks:** 30 feet from residential uses other than apartments located adjacent to side or rear yard areas if the apartment is more than 1 story.

**Maximum Height:** 45 feet and 3 stories. Underground parking areas shall not be included in determining the number of stories

**Required Parking:** See Section 4.13.