

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".



SPECIFIC PLAN

Uses Permitted (ER District)

Primary Use

Single Family Residential.

Accessory Uses

Home Occupations carried out by the residents of the property such as professional services or sales utilizing telecommunications as a primary communication medium and not involving excessive vehicular traffic or delivery of goods or products beyond that which is customarily present in residential neighborhoods. Storage of goods or products must be carried out within the residential structures or detached garage, if any. No commercial signs shall be present and the predominant use of the property shall remain residential.

Public or Private Parks, Tot Lots, or Similar active open spaces for the enjoyment of neighborhood residents.

Appurtenant residential improvements such as *garages, storage buildings, swimming pools, spas,* and other home recreational improvements.

Storage for one RV or boat, provided it is screened from public view.

Residential Care Facilities or Day Care Facilities having six or less persons receiving care.

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.

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.

Density and Lot Size Suffix

Density and lot size in the Estate Residential District is controlled through the use of a combining suffix as follows:

ER-2: Average density shall not be greater than 2 units per gross acre. Minimum lot size shall be 12,000 square feet in West Valley and 18,000 square feet in East Ridge Village when not utilizing clustering concept.

ER-1: Average density shall not be greater than 1 unit per gross acre. Minimum lot size shall be 40,000 square feet when not utilizing clustering concept.

ER-LL (Large Lot): Average density shall not be greater than 0.25 units per gross acre. Minimum lot size shall be 2 acres when not utilizing clustering concept.

Lot Coverage: No lot coverage requirement shall apply.

ER Development Standards

Lot Geometry: 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’ 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 250’ in depth.

Height: Building height shall not exceed 36 feet from the highest finished grade except that chimneys, turrets and similar architectural projections shall not exceed 38 feet.

Standard Yard Setbacks:

| | ER-2 | ER-1 | ER-LL |
|------------|-------------|-------------|--------------|
| Front Yard | 20’ | 25’ | 30’ |
| Side Yards | 7’ | 10’ | 10’ |
| Rear Yard | 35’ | 35’ | 35’ |

Defined Building Envelope:

A *building envelope diagram* shall be submitted for approval at the time of consideration of any tentative subdivision map proposing developable parcels within the Estate Residential District (ER) 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 be used to prevent construction within resource sites such as biologically sensitive locations including wetlands or riparian areas, cultural resource sites, oak woodlands or other areas determined to require special protection. In East Ridge Village, the building envelope diagram shall be used to cluster development and to create *Transitional Open Space Areas*. The *building envelope diagram* shall be used to provide a mechanism for retaining a substantial percentage of existing tree canopy within each estate parcel. 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. CC&R's may also be developed which place other restrictions on land outside the building envelope such as a restriction on removal of healthy oak trees. 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 ER 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.

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Where oak woodlands, wetlands or riparian areas may exist on an ER parcel, landscaping and the design of site improvements shall be carried out in regard to the special requirements for such areas discussed in Chapter 8, *Environmental Protection*, and Chapter 9, *Community Design*.