

PHASE I DEVELOPMENT PLAN STANDARDS

The development plan shall conform to the El Dorado County Zoning Ordinance and development standards, with the following exceptions:

1. R1-PD, (Lots 7-98, 114-155, 167-233, 245-248, 250-252, 304-325, 334-401, 408-465, 471-481, and 490-495; and Clubhouse Lot C):

	Standard R1 Zone	R1-PD Zone for these lots	R1-PD Zone for Clubhouse Lot C
Minimum Lot Area	6,000 square feet (sf)	4,725 sf	20,000 sf
Max. Building Coverage	35%	None	N/A
Min. Lot Width	60 feet	45 feet ^b	60 Feet ^b
Min. Front Yard Setback	20 feet	15 feet ^a	20 feet
Min. Side Yard Setback	5 feet	5 feet ^c	15 feet ^{c, d}
Min. Rear Yard Setback	15 feet	15 feet	20 feet
Corner Side Yard Setback	20 feet	12.5 feet	20 feet
Max. Bldg Height	40 feet	40 feet	60 feet

- ^a Measured to face of building or side-load garage (20 feet Min. to front load garage).
- ^b Minimum lot frontage shall be measured at front setback line. Lots may have an increased front yard setback to achieve lot width requirements as needed.
- ^c The side yard shall not be increased one foot for each additional foot of building height in excess of twenty five-feet (25 feet).
- ^d The side yard shall be increased to 20 feet for second story elements and 25 feet for third story elements

2. R1-PD, (Lots 402-407, 496-505, 528-533, 543-546, and 549-552):

	Standard R1 Zone	R1-PD Zone for these lots
Minimum Lot Area	6,000 sf	10,000 sf
Max. Building Coverage	35%	None
Min. Lot Width	60 feet	80 feet**
Min. Front Yard Setback	20 feet	20 feet
Min. Side Yard Setback	5 feet	5 feet
Min. Rear Yard Setback	15 feet	15 feet
Corner Side Yard Setback	20 feet	15 feet
Max. Bldg Height	40 feet	45 feet

** Minimum lot frontage shall be measured at front setback line. Lots may have an increased front yard setback to achieve lot width requirements as needed.

3. R1-PD, (Lots 556-557):

	Standard R1 Zone	R1-PD Zone for these lots
Minimum Lot Area	6,000 sf	10,000 sf
Max. Building Coverage	35%	None

Min. Lot Width	60 feet	80 feet**
Min. Front Yard Setback	20 feet	20 feet
Min. Side Yard Setback	5 feet	5 feet
Min. Rear Yard Setback	15 feet	15 feet
Corner Side Yard Setback	20 feet	15 feet
Max. Bldg. Height	40 feet	50 feet

** Minimum lot frontage shall be measured at front setback line. Lots may have an increased front yard setback to achieve lot width requirements as needed.

4. R1A-PD:
 - a. Minimum parcel width of 100 feet shall be measured at front setback line. Lots may have an increased front yard setback to achieve lot width requirements as needed.
 - ~~b. Max building height may be increased from 45 feet to 50 feet as measured from lowest point of foundation, except at Lot 4.~~

5. R3A-PD:
 - a. Minimum parcel width of 150 feet shall be measured at front setback line. Lots may have an increased front yard setback to achieve lot width requirements as needed.
 - b. Max building height may be increased from 45 feet to 50 feet as measured from lowest point of foundation, except at Lots 2 and 3.
 - c. Lot 6 front yard setback shall be 50 feet contiguous to A Drive.

6. RE5-PD:

Minimum parcel width of 100 feet shall be measured at front setback line. Lots may have an increased front yard setback to achieve lot width requirements as needed.

7. RF-PD:
 - a. No minimum parcel width shall apply.
 - b. 50 foot minimum setback shall not apply along property lines contiguous to open space lots to the north and south.

8. OS-PD:

No minimum parcel area shall apply.

Public Utility Easements (PUE's):

12.5 foot PUE's shall be provided adjacent to all roads.