



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

RESIDENTIAL BUILDING PLAN REQUIREMENTS

(Revised 12-18-02)

The following requirements, while not all-inclusive, are intended to help you prepare residential plans that focus on Planning Department considerations. Please contact other County departments for additional requirements.

Site Plan:

- Show the entire parcel drawn to scale with property lines dimensioned.
- Show all recorded easements located on the parcel (i.e. road easements, public utility easements, drainage easements, etc.)
- Show distances from the proposed structure(s) to all property lines (or nearest edge of road easements). Building envelope *may* be shown, but actual distances to property lines or road easements *must* be specified.
- Show to scale all existing or proposed structures on the property.
- Show to scale all existing or proposed driveways and parking areas. Single-family dwellings require two off-street parking spaces, not in tandem.
- For parcels one acre or larger: California "Fire Safe" Regulations require 30-foot setbacks from all property lines and supercede zone district setbacks. Exceptions to the Fire Safe Regulations may only be approved by the local fire district, and district approval must be provided with the site plan.
- For parcels that are within an area of special flood hazard, as identified on the FEMA flood insurance rate maps, the flood zone shall be shown on the site plan. The Planning Department may require that a licensed engineer or surveyor verify that the proposed building site is outside an area of special flood hazard, by providing a signed declaration on the site plan. If it is determined that the proposed building site is within an area of special flood hazard, additional information to demonstrate compliance with Chapter 17.25 will be required.

Elevation Plan:

- Provide four exterior elevations (side views) of the proposed structure (front, rear, and both sides). Show the proposed grade as it will be after final grading. For example, if the building foundation will be stepped to match an existing slope, this must be shown on each elevation.
- For multi-story structures, show how the proposed building height complies with the maximum building height and side yard setback provisions of the designated zone district. (See Zoning Ordinance, Section 17.06.050(Z) "Height of Building.")

Please contact the Planning Department with the Assessor's Parcel Number (APN) to obtain zoning, setback, flood zone and limited easement information. Easement information is also included on the property title report. If you need to refer to the Zoning Ordinance, please visit our website: <http://www.co.el-dorado.ca.us/planning>.