



## City of Placerville

Development Services Department

3101 Center Street, Placerville, CA 95667

Planning (530) 642-5252 · Building (530) 642-5240 · Engineering (530) 642-5250

### MEMORANDUM

Date: June 20, 2017

To: Planning Commission

From: Pierre Rivas, Development Services Director

Re: Zoning Ordinance Text Amendments – Modifications to Section 10-4-3: *Yards* to Chapter 4 *General Regulations* of Title 10 (Zone Change 10-02) (*continued from June 6, 2017 Planning Commission meeting*).

---

During the Planning Commission’s consideration the referenced item, the Commission identified an inconsistency in the “Draft Modifications to Section 10-4-3 *Yards*” as presented in EXHIBIT A to the June 6, 2017 staff report to the Planning Commission.

Staff corrected the draft section of the ordinance as shown in the attached “EXHIBIT A (Revised June 20, 2017).” The attached EXHIBIT A replaces the same in the staff report to the Commission dated June 6, 2017.

Attachment

**EXHIBIT A (Revised June 20, 2017)**

**Draft Modifications to Section 10-4-3 Yards**

Recommended Action: Modify Section 10-4-3 entitled *Yards*, Subsection (C) of Chapter 4 *General Regulations* of Title 10 *Placerville Zoning Ordinance*; and the additions of recreational vehicle to the Zoning Ordinance Section 10-1-4 *Definitions* as follows:

10-4-3: **YARDS:**

I. Amend the language of City Code Section 10-4-3(C) to read [additions underlined, deletions are shown as strickout]:

(C) Fences, walls and hedges in yards:

~~1. A fence, wall or hedge not higher than six feet (6') above natural ground level, may be located on the required yards; provided that in all residential zones such fence, wall or hedge is not higher than three feet (3') above the natural ground level on corner parcels fronting on two (2) or more intersecting streets within a triangle formed by the intersecting rights of way and a line drawn between points on such rights of way thirty feet (30') distant from their point of intersection.~~

1. Front yards may have the following encroachments:

(a) Solid fences, walls, or hedges not exceeding three feet (3') in height;

(b) Fences which are 50 percent open or more, not exceeding six feet (6') in height; provided that in all residential zones such fence, wall or hedge is not higher than three feet (3') above the natural ground level on corner parcels fronting on two (2) or more intersecting streets within a triangle formed by the intersecting rights-of-way and a line drawn between points on such rights-of-way thirty feet (30') distant from their point of intersection.

(c) Other structures not exceeding thirty inches (30") in height;

(d) Parking or storage of vehicles, except within a paved or graveled driveway accessible via a permitted encroachment; recreational vehicles, boats, utility trailers, equipment and similar items shall not be permitted within the front yard.

2. Fences, walls, or hedges which exceed the requirements of this subsection shall be subject to the Variance procedure set forth in Sections 10-3-5 and 10-3-6 of this Title.

II. Add the definition of *recreational vehicle* to City Code Section 10-1-4 to read:

10-1-4: RECREATIONAL VEHICLE: A vehicular-type unit primarily designed as temporary living quarters for recreational or travel use and which either has its own motive power or is mounted on or drawn by another vehicle. Examples of recreation vehicles are: travel trailer, camping trailer, truck camper and motor home. "Recreation vehicle" does not include mobile homes.