

CARSON CREEK SPECIFIC PLAN

Sections 4.1 and 4.2

4.1 Introduction

Purpose and Intent

The purpose of this section is to establish land use standards and regulations for the Carson Creek Specific Plan.

These regulations will serve as the primary mechanism for regulating the development of the Carson Creek Specific Plan. Implementation of the standards set forth in this section will ensure that future development proceeds in a coordinated manner consistent with the Specific Plan. Future review of subdivision maps, parcel maps, site plans, and other necessary discretionary approvals by El Dorado County will ensure adherence to these standards. Deviation from these standards requires a design waiver.

Definitions

For the purpose of this Specific Plan, the definitions contained in the County Zoning Ordinance shall apply. The glossary of terms and definitions has not been repeated within this Specific Plan.

4.2 General Provisions

1. Code Compliance

All construction and development within the Specific Plan Area shall comply with applicable provisions of the Uniform Building Code and the various related mechanical, electrical, plumbing codes, fire code, water ordinance, grading and excavation code and the subdivision code, as currently adopted by the County when this Specific Plan is adopted.

2. Setbacks

The setback requirements are as specified within the development standards for each development option within this Specific Plan. Unless otherwise described, all setbacks shall be determined as the perpendicular distance from the existing or planned street right-of-way line, to the foundation point of the closest structure. In the case where setbacks to parking areas are described, the perpendicular distance shall be measured to the edge of pavement for the parking area.

3. Process and Procedures

If specific development standards have not been established, or if an issue, condition or situation arises or occurs that is not clearly understandable in the Specific Plan, then those regulations and standards of the El Dorado County Zoning Ordinance that are applicable for the most similar issue, condition or situation shall apply as determined by the County Planning Director.

These regulations are adopted pursuant to Section 65450 of the State of California Government Code. It is specifically intended by such adoption that the development standards herein shall regulate all development within the Specific Plan area.

4. Violations

Any person, firm or corporation, whether a principal, agent, employee or otherwise, violating any provisions of these regulations shall be made to comply with the County Zoning Ordinance pertaining to zoning violations and enforcement.

5. Unlisted Uses

Whenever a use has not been specifically listed as being a permitted use in a particular classification within the Specific Plan, it shall be the duty of the County Planning Director to determine if said use is (1) consistent with the intent of the classification, and (2) compatible with other listed permitted uses. Any person aggrieved by the determination may appeal that decision to the County Planning Commission and Board of Supervisors under the County Zoning ordinance appeal procedures.