

EL DORADO COUNTY PLANNING DEPARTMENT

2850 Fairlane Court, Placerville CA 95667

<http://www.co.el-dorado.ca.us/planning>

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PROMONTORY SPECIFIC PLAN Section 4.10 - PRO

4.10 Office

1. **Permitted Uses:** The following uses are allowed by right, without Special Use Permit:

Primary Uses:

Professional offices and clinics such as:

Doctors

Lawyers

Dentists

Accountants

Architects, and

Similar occupations where the clientele seeks the services of the office proprietor as opposed to the purchase of a product.

Accessory Uses:

Public offices and structures other than utilities distribution and transmission lines.

Public libraries, schools, parks, and playgrounds.

Apartment residential uses permitted on the floors above the street level.

Uses requiring a Special Use Permit:

Lodges

Club Houses

Churches

Day Care Facility

Bar-Restaurant combination

Restaurant or deli/coffee shop.

2. **Site Development Standards:**

Maximum Floor Area Ration: .50

Maximum Site Area: 5 acres

Maximum Lot Coverage: 50%

Minimum Setbacks:

Front Yard: 15 feet to building.

Rear Yard: 10 feet to first story; 15 feet to second story; 10 feet to parking.

Side Yard: 5 feet to first story; 30 feet to second story; 5 feet to parking.

Maximum Building Height: 45 feet and 2 stories.

Required Parking: See Section 4.14.