

EL DORADO COUNTY PLANNING DEPARTMENT

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PROMONTORY SPECIFIC PLAN

Section 4.11 - PRN

4.11 Neighborhood Service Zoning District

Purpose: To Provide an overall zoning district for the opportunity for family support and related services outside of the Village Center within Villages 1, 2, and 3. Implementing the Neighborhood Service zoning district in these villages is not a requirement of the Specific Plan, but rather a permitted zoning district in the event there is demand for such uses.

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

Primary Uses:

- educational facilities
- day care services
- places of worship
- lodges
- community or group meeting places
- fire stations
- libraries
- recreational facilities
- public facilities

Uses requiring a Special Use Permit:

same as commercial, but excluding:

- liquor stores
- service stations
- restaurants
- drive through
- industrial uses
- outdoor storage

2. **Site Development Standards:**

Maximum Floor Area Ratio: .40

Maximum Site Area: Limited to no more than 2 acres in each Village (1, 2, & 3)

Maximum Lot Coverage: 50%

Minimum Setbacks: same as commercial

Maximum Building Height: same as commercial

Required Parking: same as commercial