

# EL DORADO COUNTY PLANNING DEPARTMENT

2850 Fairlane Court, Placerville CA 95667

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## PROMONTORY SPECIFIC PLAN Section 4.9 - PRC

### 4.9 Commercial

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

#### **Primary Uses:**

Offices; business and professional, including banks.

Studios, including artists' studios.

Local serving retail sales, excluding uses with outdoor storage; professional office uses; veterinarian or pet stores, excluding kennels. Such permitted uses include:

- apparel stores
- banks and financial institutions
- bakeries
- bookstores, video stores, and record stores
- camera shops and photography studios
- confectionery stores
- day care
- delicatessens
- dressmaking and millinery shops
- drugstores
- dry goods and notion stores
- florist shops
- fruit and vegetable stores
- grocery stores and food stores
- hardware stores
- jewelry stores and gift shops
- meat markets
- newsstands
- restaurants and cafes, including outdoor and sidewalk eating areas
- shoe shops and shoe repair shops
- sporting goods
- stationary stores
- tailor shops

Services, including the following:

- health studios and gymnasiums
- tennis clubs
- beauty shops and barbershops
- dry cleaners (retail) and laundries

**Accessory uses:**

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

Public libraries, schools, parks, and playgrounds

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

**Temporary uses:** The Planning Director, with health department approval, may authorize a temporary carnival, fair, music or art festival, and/or similar temporary recreational amusement enterprise whenever the duration of the enterprise is for not more than seven consecutive days within any sixty-day period of time. At the time of authorization, the Planning Director may impose conditions regarding hours of operation, access, parking, fencing, and surface treatment to inhibit dust emanation.

**Uses permitted with a Special Use Permit.** The following uses are permitted only after obtaining a Special Use Permit from the Planning Commission:

garden supply

health facility

bed and breakfast inns

Quasi public uses: fire stations, libraries, community center, lodges, churches, temples, and other places of worship, schools: private, public, and trade; music and dancing schools

liquor stores

park and ride lots

service stations

restaurants and cafes, including outdoor and sidewalk eating areas, with liquor sales

**Prohibited uses.** The following uses are prohibited in this zone:

Drive-through facilities.

Industrial uses and wholesale uses.

Outdoor storage.

**2. Site Development Standards:**

**Maximum Floor Area Ratio:** .40

**Maximum Site Area:** 5 acres

**Maximum Lot Coverage:** 50% (including accessory buildings)

**Minimum Setbacks:**

Front Yard: 15 feet to building; 15 feet to parking.

Rear Yard: 5 feet to first story; 15 feet to secondary story; 5 feet to parking.

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

**Maximum Building Height:** 35 feet and 2 stories.

**Required Parking:** See Section 4.13.