

ATTACHMENT B:

–strikethrough text– for deletions and **underlined bold text** for new additions.

PROPOSED ZONING ORDINANCE AMENDMENTS (ZOA 26-03)

SECTION 1: Section 10-5-9 (R-2, Low-Density Multi-Family Residential Zone) of the Placerville Municipal Code is hereby amended as follows:

(B) Permitted Uses:

1. Multi-family dwellings of two (2) or more units, provided that the development meets a minimum density of four (4) dwelling units per acre.

(C) Conditional Uses:

~~Detached single family dwelling, when the Planning Commission finds that due to site circumstances, including, but not limited to, the size or shape of the parcel or the presence of sensitive environmental resources, the development of multi-family dwellings is not practicable.~~

~~Professional offices.~~

Uses stated in Section 10-3-4.

Mobile home parks.

SECTION 2: Section 10-5-10 (R-3, Medium-Density Multi-Family Residential Zone) of the Placerville Municipal Code is hereby amended as follows:

(B) Permitted Uses:

1. Multi-family dwellings of two (2) or more units, provided that the development meets a minimum density of eight (8) dwelling units per acre.

(C) Conditional Uses:

~~Detached single family dwelling, when the Planning Commission finds that due to site circumstances, including, but not limited to, the size or shape of the parcel or the presence of sensitive environmental resources, the development of multi-family dwellings is not practicable.~~

Professional offices, **provided they are part of a mixed-use development that meets the minimum residential density requirements of this zone.**

Uses stated in Section 10-3-4.

Mobile home parks.

(D) Development Standards:

1. Minimum Parcel Area: ~~Six thousand (6,000)~~ **Five thousand (5,000)** square feet.

SECTION 3: Section 10-5-11 (R-4, High-Density Multi-Family Residential Zone) of the Placerville Municipal Code is hereby amended as follows:

(B) Permitted Uses:

1. Multi-family dwellings of two (2) or more units, provided that the development meets a minimum density of twelve (12) dwelling units per acre.

(C) Conditional Uses:

~~Detached single family dwelling, when the Planning Commission finds that due to site circumstances, including, but not limited to, the size or shape of the parcel or the presence of sensitive environmental resources, the development of multi-family dwellings is not practicable.~~

Professional offices, **provided they are part of a mixed-use development that meets the minimum residential density requirements of this zone.**

Uses stated in Section 10-3-4.

Mobile home parks.

(D) Development Standards:

1. Minimum Parcel Area: ~~Six thousand (6,000)~~ **Four thousand five hundred (4,500)** square feet.

SECTION 4: Section 10-5-12 (R-5, Very High-Density Multi-Family Residential Zone) of the Placerville Municipal Code is hereby amended as follows:

(C) Conditional Uses:

~~Detached single family dwelling, when the Planning Commission finds that due to site circumstances, including, but not limited to, the size or shape of the parcel or the presence of sensitive environmental resources, the development of multi-family dwellings is not practicable.~~

Professional offices, **provided they are part of a mixed-use development that meets the minimum residential density requirements of this zone.**

Uses stated in Section 10-3-4.