



## Chapter 17.16

### SIGNS

#### Sections:

- 17.16.010 Exception--Official public signs.
- 17.16.020 Exception--Identification sign.
- 17.16.030 Exception--Wall signs.
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- 17.16.100 Number permitted.
- 17.16.110 Special use in one district nontransferable.
- 17.16.120 Off-premises signs.

17.16.010 Exception--Official public signs. Sign provisions shall not apply to official public signs located within the public rights-of-way. (Prior code §9430(i)(1))

17.16.020 Exception--Identification sign. Sign area provisions shall not apply to signs expressing by letter, figures or symbols, direction or identification such as address, name, access or parking, and not exceeding four square feet each. (Prior code §9430(i)(2))

17.16.030 Exception--Wall signs. Sign area provisions shall not apply to signs using the wall of a building as the surface or attached to the wall of a building, providing the signs do not project more than twelve inches beyond the exterior face of the wall, providing the wall is a nonprojecting, integral part of the building and providing the aggregate area of the wall sign does not exceed twenty percent of the total area of the wall; and further provided that the signs shall advertise only such general product, or products, and/or service, or services, as is or are actually sold, dispensed or rendered on the premises. (Prior code §9430(i)(3))

17.16.040 Face used to determine area. Sign area provisions shall apply to the overall display surface of the single largest face of the sign and not to the aggregate of display faces. (Prior code §9430(i)(4))

17.16.050 Location. Signs may be located on the required yards or setbacks, providing they do not constitute a hazard to pedestrians or vehicular traffic, do not conceal from view any public sign or traffic signal and are not located on nor extend onto or project over public right-of-way without having first obtained a written revocable permit from the director of department of transportation to do so. Signs must comply with zoning requirements and shall be allowed only where the county road right-of-way is one hundred feet or more in width and where the traveled way and shoulders do not cover the entire right-of-way. Fees for the permit shall be established, paid and expended as provided in Section 12.08.160. The board of supervisors may appoint one or more local committees to advise and make recommendations to the director of department of transportation and the board of supervisors regarding the issuance of the permits. When any such committee has been appointed by the board of supervisors, the director of department of transportation shall refer pertinent requests for the permits to the appropriate committee for recommendation prior to issuance of the permit. (Ord. 3766 §65, 1987: prior code §9430(i)(5))

17.16.060 Resemblance to traffic signs prohibited. Signs shall not resemble any official traffic or identification signs or signals, or use terms such as "stop" or "danger" in a manner which might create public confusion. (Prior code §9430(i)(6))

17.16.070 Lighting. Lighted signs shall not be blinking and shall be controlled so that visibility of vehicular traffic is not impaired, and objectionable glare is shielded from adjoining residential zones. (Prior code §9430(i)(7))

17.16.080 Moving signs prohibited. Moving signs or parts of signs shall not be allowed. (Prior code §9430 (i)(8))

17.16.090 Three-dimensional signs. Three-dimensional signs shall be allowed, providing they are nonrepresentational. (Prior code §9430(i)(9))

17.16.100 Number permitted. It shall not be construed that, as a matter of right, the use of more than two signs shall be allowed subject to the exceptions contained in Section 17.16.010 and 17.16.020. (Prior code §9430(i)(10))

17.16.110 Special use in one district nontransferable. It shall not be construed that an allowable sign by special use permit in one or more land use districts shall be deemed allowable as a matter of right in any other district or districts not expressly providing for the use. (Prior code §9430(i)(11))

17.16.120 Off-premises signs.

- A. Off-premises signs, not otherwise regulated by this title, may be established by special use permit upon following the procedure set forth in Chapter 17.22.
- B. Prior to the issuance of a special use permit for off-premises signs, the zoning administrator shall consider the location, size and display of the sign for compliance with the policies of the general plan land use element. (Ord. 3414, 1983)

### Residential Districts

| ZONE       | # OF SIGNS | MAXIMUM SIGN AREA                                 | (L) LIGHTED<br>(U) UNLIGHTED |
|------------|------------|---|------------------------------|
| R1         | 1          | 6 sq. ft.   | U                            |
| R1A        | 1          | 6 sq. ft.   | U                            |
| R2         | 1          | 12 sq. ft.  | U                            |
| RM         | 1          | 12 sq. ft.  | U                            |
| RE-5/RE-10 | 1          | 6 sq. ft. message area; 8 ft. above ground level. | U                            |
| RT         | 1          | 80 sq. ft.  | L/U                          |
| R2A        | 1          | 6 sq. ft.   | U                            |
| R20,000    | 1          | 6 sq. ft. message area; 8 ft. above ground level. | U                            |
| R3A        | 1          | 6 sq. ft. message area; 8 ft. above ground level. | U                            |

### Residential Agricultural Districts

|  |   |   |   |
|--|---|---|---|
| RA-20/RA-40/<br>RA-60/RA-80/<br>RA-160 | 1 | 12 sq. ft. message area; 12 ft. above ground level. | U |
|--|---|---|---|

### Commercial/Industrial Districts

|               |                            |   |     |
|---------------|----------------------------|---|-----|
| C/CP/CG/<br>I | 1 or 2                     | 2 signs not exceeding 50 sq. ft. in total area of any one display; or 1 sign not exceeding 80 sq. ft.   | L/U |
| CPO           | a.), b.), c.), d.),<br>e.) | a.) No sign shall face any adjacent residential zoning district; b.) 1 free-standing sign, not exceeding 50 sq. ft. on any display area, not exceeding the maximum elevation of the roof line of the building or complex advertised; c.) Wall signs when designed as an integral part of building or complex and relating only the name and use of the building or complex. Such wall signs may also contain the names and specialties of the occupants when no freestanding sign is utilized; d.) Total sign area of paragraphs c.) And d.) combined shall not exceed 50 sq. ft.; and e.) 1 nameplate not exceeding 3 sq. ft. with letters and symbols not exceeding 12 sq. in. And signifying the name and specialty of occupant. | L/U |

### Agricultural Districts

| ZONE    | # OF SIGNS | MAXIMUM SIGN AREA   | (L) LIGHTED<br>(U) UNLIGHTED |
|---------|------------|---|------------------------------|
| A/SA-10 | 1          | Display area not to exceed 16 sq. ft. on either sign face with total no greater than 32 sq. ft. for a double-faced sign. Freestanding signs not to exceed 12 ft. in height.   | U                            |
| AE      | —          | Signs warning against trespass, hunting or shooting on the premises not more than 168 sq. inches in size and not less than 200 ft. a part. Signs indicating the name of the owner, the property and the agricultural products produced on the premises; provided, that no more than 2 such signs shall be erected on each noncontiguous parcel under separate ownership and no such sign shall exceed 32 sq. ft. in area. | —                            |
| PA      | 2          | Signs in view of public roadway, max. 32 sq. ft. on any one sign; and not more than 64 sq. ft. total display area; and not more than 12 ft. above ground level.   | U                            |

### Other Districts

|     |   |   |   |
|-----|---|---|---|
| U   | 1 | 12 sq. ft.  | U |
| MP  | — | Park identification signs shall be subject to architectural review by the Planning Department. No flashing or revolving signs will be permitted. Identification signs shall be limited to one 80 sq. ft. sign per park, not to exceed a height of 35 feet above ground. Each mobile home park shall maintain an additional directory sign showing the location and house number of each mobile home unit. Incidental signs may be permitted upon approval by the Planning Commission. | U |
| TPZ | — | Allows signs to be posted warning against trespass, hunting, or shooting on the premises. Signs indicating the name of the owner, the property and the agricultural products produced on the premises; provided, that no more than 2 such signs shall be erected on each parcel under separate ownership and no such sign shall exceed 32 sq. ft.   | U |
| MR  | 2 | In view of public roadway, maximum 12 sq. ft. on any one sign, and not more than 24 sq. ft. total. Not more than 12 feet above ground level.  | U |
| RF  | 1 | 16 sq. ft. in area; 12 ft. above ground level.  | U |

**Lake Tahoe Basin Residential Districts**

| ZONE               | # OF SIGNS             | MAXIMUM SIGN AREA                                | (L) LIGHTED<br>(U) UNLIGHTED |
|--------------------|------------------------|--|------------------------------|
| TR1/TR1A/<br>TR2A  | 1                      | 6 sq. ft.  | U                            |
| TR2/TRM            | 1                      | 12 sq. ft.                                       | U                            |
| TRE                | 1 sign or<br>billboard | 6 sq. ft.  | U                            |
| TRT                | 1                      | 80 sq. ft.                                       | L/U                          |
| TR-20,000/<br>TR3A | 1                      | 6 sq. ft. message; max. 8 ft. from ground level. | U                            |

**Lake Tahoe Basin Commercial/Industrial Districts**

|                   |   |  |     |
|-------------------|---|--|-----|
| TC/TCP/<br>TCG/TI | 2 | 50 sq. ft. total area of one sign; or one sign maximum of 80 sq. ft. | L/U |
| MCP               | — | SEE APPENDIX "B" OF THE MEYERS COMMUNITY PLAN                        | —   |

**Lake Tahoe Basin Agricultural Districts**

|     |                        |  |   |
|-----|------------------------|--|---|
| TA  | 1 sign or<br>billboard | 12 sq. ft.   | U |
| TAE | —                      | Allowed by right are signs warning against trespass, hunting or shooting on the premises, without limitation as to size and number, Signs indicating the name of the owner, the property and the agricultural products produced on the premises, provided that no more than 2 such signs shall be erected on each parcel under separate ownership, and no such sign shall exceed 32 sq. ft. in area. | — |

**Lake Tahoe Basin Mobile Home Park District**

|     |   |   |   |
|-----|---|---|---|
| TMP | — | Park identification signs shall be subject to architectural review by the Planning Department. No flashing or revolving signs will be permitted. Identification signs shall be limited to one 80 sq. ft. sign per park, not to exceed a height of 35 feet above ground. Each mobile home park shall maintain an additional directory sign showing the location and house number of each mobile home unit. Incidental signs may be permitted upon approval by the Planning Commission. | — |
|-----|---|---|---|



# EL DORADO COUNTY PLANNING DEPARTMENT

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## SPECIAL USE PERMIT

This packet is available on our website

(Revised 12/01)

### PURPOSE

Within each zone district there are land uses permitted by right and land uses permitted only by approval of a special use permit. Land uses which are permitted by right are typically authorized by issuance of a building permit or business license. Those uses which are permitted only by the special use permit process are those which are not typically found in the applicable zoning district and may be injurious to the neighborhood if not properly controlled. However, the special use permit may be approved after public notice, public hearing, and subject to conditions which may limit or control the use. This process is also used in some special circumstances such as location of transmission lines, mining operations, excess height of structures/fences, off-premise signs, modification of non-conforming parking or landscaping, expansion of non-conforming uses and placement of caretaker mobile homes on church or school sites.

### REQUIRED FINDINGS

In accordance with Section 17.22.540 of the Zoning Ordinance, the following findings must be made by the Zoning Administrator or Planning Commission before the special use permit can be approved:

1. The issuance of the permit is consistent with the general plan;
2. The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood; and
3. The proposed use is specifically permitted by special use permit pursuant to this Title.

### PROCESS

1. Applicant/agent prepares all required submittal information and makes an appointment to submit the application to the Planning Department.
2. Planner is assigned and the application is distributed to affected agencies for comment and recommendation.
3. Assigned planner and representative from Department of Transportation meet on-site with the applicant/agent.

4. Draft environmental document is prepared and conditions of approval are drafted (or recommendation for denial is suggested).

Based upon the provisions set forth in the California Environmental Quality Act (CEQA), a Negative Declaration or Mitigated Negative Declaration may be prepared for a proposed project that *will not* have significant environmental effects, or where those effects can be mitigated to a less than significant level. However, if the project *will* have significant environmental effects that cannot be mitigated, an Environmental Impact Report (EIR) is required. Certain projects may be listed in CEQA as Statutorily or Categorically Exempt from those provisions, in which case the timing and processing of the project is expedited. If it is determined that an EIR is required for your project, processing of the application is placed on "hold" status. The project only proceeds if the applicant agrees to fund the more costlier EIR process.

5. Applicant/agent meet with the Technical Advisory Committee (TAC - staff representatives of affected agencies) to discuss environmental review, conditions of approval (or recommendation for denial), and to confirm the hearing date.

**NOTE:** This is a critical meeting and it is absolutely necessary for the applicant or agent to attend. If issues arise which cannot be resolved at this meeting, the application will either be placed on hold or the meeting rescheduled when the issue is resolved.

6. Project is noticed in the local newspaper advertising the required 30-day public review period for Negative Declarations as set by State law, or noting the project is Categorically Exempt.
7. Applicant receives the staff report at least two weeks prior to the public hearing which includes staff recommendation and proposed conditions of approval or mitigation measures.
8. Public hearing is conducted before the Zoning Administrator or Planning Commission where a final decision is made unless appealed by the applicant or affected party
9. An appeal may be filed by either the applicant or affected party within ten (10) working days after decision.
10. Board of Supervisors public hearing is held on the appeal and a final decision is made (about 30 days after Zoning Administrator or Planning Commission decision).

**TIMING**

Steps 1 through 5 are typically completed within 50 to 60 days. The remaining steps are more flexible depending on the complexity of the application. Most applications will reach public hearing in four (4) months. If appealed, an additional 30 days is required and the Board of Supervisors hearing is usually held by the fifth month.

**HEARING**

Applications must be heard by either the Zoning Administrator (minor applications) or the Planning Commission (major applications), depending on the complexity of the application. More complex applications are typically heard by the Planning Commission. All public hearings are advertised in a local newspaper and notice is mailed to all property owners within a minimum 500-foot radius of the subject property.

**APPEALS**

Decisions made by the Zoning Administrator and Planning Commission may be appealed to the Board of Supervisors within ten (10) working days from the date of decision. Appeals must be filed with the Planning Department with an appeal fee payment of \$100.<sup>00</sup>. If an appeal is made, the matter is heard at a public hearing of the Board of Supervisors, with notice given as described above.

**FEES** (Effective July 1, 2001) Application fees vary depending on whether they are heard by the Zoning Administrator (minor applications) or Planning Commission (major applications). Fees are also less for those applications which are considered to be Categorically Exempt from CEQA (see list below).

|                                | ZONING ADMINISTRATOR | PLANNING COMMISSION |
|--------------------------------|----------------------|---------------------|
| Planning                       | \$1,800              | \$2,700             |
| Department of Transportation   | 205                  | 206                 |
| Environmental Management       | 84                   | 84                  |
| Resource Conservation District | 100                  | 100                 |
| <b>TOTAL</b>                   | <b>\$2,189</b>       | <b>\$3,090</b>      |

Categorically Exempt processing fees are as follows:

- A. Off-premise Signs \$760
- B. On-site Sign (height/size exceptions) \$760
- C. Ham Radio Antenna \$760
- D. Fence Height \$760
- E. Modification to Non-conforming Parking/Landscaping \$760
- F. Temporary Uses Not Listed (Section 17.23.030) \$760
- G. Minor Expansion of Floor Area \$760
- H. New Construction Commercial 2,500/10,000 SF or Less \$760
- I. Wireless Communications Facility (co-location) \$760



## REVISIONS

Revisions Prior to Approval: Any revisions made by the applicant after submittal of the application, and after distribution of the application to affected agencies, is subject to the additional fees as follows:

Planning Department - 50% of Planning fee

Revisions to Approved Application: Any request to revise conditions of approval, or to make significant alternations to the approved site plan, is subject to the additional fees as follows:

Major Revision: Planning Department - 75% of Planning fee  
Minor Revision: \$760

**NOTE:** Should your application be denied, application fees are nonrefundable. Should you request withdrawal of the application before a decision has been made, you may receive only that portion of the fee which has not yet been expended. If the public hearing notice has been advertised, fees are nonrefundable.

**NOTE:** If the project is located within or adjacent to an area which may have an impact on wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), the project must be referred to California Department of Fish and Game. In accordance with State Legislation (AB3158), you will be required to pay a fee of \$1,285.<sup>00</sup> after approval of your application prior to the County filing the Notice of Determination on your project. This fee, less \$35.<sup>00</sup> processing fee, is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the State's fish and wildlife resources. If the project is found to be de minimis (having no effect on fish and game resources or otherwise exempt), only the \$35.<sup>00</sup> processing fee is required to file the Notice of Exemption with the State. These fees are due immediately after project approval.

## CONVERSION TO TIME AND MATERIALS

When in the opinion of the Planning Director the required fee for an application is going to be inadequate to cover processing costs due to the complexity of the project or potential controversy that it may generate, the Planning Director may convert the application to a time and materials process. When this conversion is proposed, the applicant will be notified in writing and will be requested to submit a deposit in an amount estimated to be sufficient to cover the remaining staff work to bring the application to a final decision. Staff work on the application will stop until a deposit is provided. Normally this conversion will occur when it is obvious the required fee is going to be insufficient, which would typically occur during or soon after the Technical Advisory committee meeting. However, it could occur later in the project if controversy becomes more evident and/or revisions are proposed to the project to

mitigate project impacts or neighbor concerns. After the conversion, the applicant will receive a monthly statement/bill identifying the remaining processing fee and/or deposit, or the amount due if deposited funds have been exhausted. If monies are owed, they shall be paid before action by the hearing body.

### CONDITIONS OF APPROVAL

As an applicant, you should be aware that environmental mitigation measures or other requirements will likely be made conditions of approval. Depending on the nature of the application, conditions of approval might involve landscaping, protection of riparian areas, fencing, paving of parking or access road, limited hours of operation, etc.

If your application involves a building permit, you should be aware of other costs that may be part of the building permit process that typically follows approval of an application. In addition to normal building permit fees, you will likely be required to pay traffic impact mitigation (TIM) fees, school fees based on square footage of the proposed building, plus fire and solid waste fees. The County Building Department has an informational document on commercial projects which identifies the extent of fees that may be required. It is also beneficial to contact those departments or agencies requiring the fees to determine actual estimated costs. The TIM fees, for example, are potentially significant and may affect the feasibility of your project.

### DEED RESTRICTIONS

Please review and understand any private deed restrictions recorded against your property to insure your proposed application does not violate such deed restrictions. If a conflict exists between the deed restrictions and your application, the County can still approve your application and issue necessary permits. However, County approval does not absolve your obligation to comply with deed restrictions.

### APPLICATION

If the application and submittal requirements are not attached to this information packet, please contact the Planning Department. You may also call the Planning Department at (530) 621-5355 for general assistance.

### APPOINTMENT

Applications are accepted by appointment only. Please call ahead for an appointment with a planner when you are ready to submit your application. Please have all required submittal information completed before your appointment. Appointments are generally made within 48 hours of your call to the Planning Department at (530) 621-5355.