

ORDINANCE NO. 1636

AN ORDINANCE AMENDING CHAPTER 19.32 OF THE COUNTY MUNICIPAL CODE, SIGN REGULATIONS, BY ADDING PROVISIONS TO ALLOW AND REGULATE, BY USE PERMIT, SPECIAL SIGN PROGRAMS FOR “INTEGRATED DEVELOPMENTS”

The Board of Supervisors of the County of Amador ordains as follows:

SECTION 1. PURPOSE

The purpose of this amendment is to recognize the unique nature of signage in an integrated development and to create the opportunity for the County to approve unique sign programs on a case-by-case basis, through the application of a use permit, while maintaining the scale and character of the community.

SECTION 2. Chapter 19.32 of the Amador County Code is hereby amended by adding the following new Section M:

CHAPTER 19.32.010 SIGN REGULATIONS

M. Special Sign Programs. Notwithstanding the above listed permanent sign provisions, the County may approve a special sign program for “integrated developments”, subject to a use permit. For purposes of this section, an “integrated development” means a group of five or more adjacent uses or entities planned and developed in a joint manner with undivided or non-segregated parking facilities shared by them or that are governed by a common business, tenant, homeowner or other association or by common conditions, covenants, and restrictions (CC&Rs), regardless of whether such uses or entities are located on the same lot or parcel. The designated approving authority for a Special Sign Program shall be the Planning Commission. The following rules govern approval of special sign provisions:

1. Purpose. The purpose of these provisions is to recognize the unique nature of signage in an integrated development and to insure design consistency throughout the project.
2. Sign Standards. The County will consider each request for a special sign program on a case-by-case basis to ensure that proposed signs provide adequate business identification without repetition or excessive visual or physical scale. To that end, the following standards apply:
 - i. Freestanding Signs along project perimeter. No more than one freestanding sign shall be allowed per 500 linear feet of public street frontage.
 - ii. Freestanding Signs internal to project site. The applicant may propose smaller scale freestanding signs to identify individual businesses within the integrated development. These signs are not intended to provide advertising visible from surrounding streets. Rather these small monument signs serve more as an internal directory to identify the location of individual businesses along internal driveways.

iii. Building attached signage may be placed along any building frontage that faces a public street, parking lot, or mall and shall not be located above a roofline. Allowable sign area may exceed the maximum signage area identified in section F; however, individual signs are restricted by the height and placement standards listed below:

a. Primary Building Frontage. Sign length shall not exceed 75 percent of the primary building frontage on which it is located. Sign height shall not exceed 20 percent of the average height of the building.

b. All Other Frontages. Signs placed on any side or rear building frontage shall not exceed 25 percent of said frontage. Sign height shall not exceed 10 percent of the average height of the building.

3. Performance Standards.

i. Height. In order to exceed the freestanding height limit specified in section A, the applicant must demonstrate the need to exceed said height limit to achieve visibility from adjacent roadways. Signs shall not block or otherwise obstruct the view of existing signs.

ii. Placement for clear visibility. All freestanding signs shall be located outside of the County's required clear visibility area at the intersection of roadways and driveways.

iii. Illumination. Freestanding signs along roadways shall be either non-illuminated, externally illuminated, or internally illuminated with opaque (non-translucent) background. No sign shall cause glare or direct light into traffic or neighboring properties.

iv. Maintenance. All signs shall be maintained in good condition including maintenance of colors and materials, replacement of defective parts, painted, cleaned, and kept free of graffiti. Any portions of a sign in need of repair shall be repaired or contracted for repair within 30 days of notification by the Enforcement Officer.

4. Findings. A Special Sign Program shall be granted only when the designated approving authority finds the following:

i. The proposed signage is consistent with the County General Plan; and

ii. The proposed signage is in keeping with the scale, character, and use of the integrated development; and

iii. The proposed signage is not repetitive or excessive in visual or physical scale.

SECTION 3. SEVERABILITY.

If any section, subsection, sentence, clause or phrase or word of this Ordinance is for any reason held to be unconstitutional, unlawful or otherwise invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The Board of Supervisors hereby declares that it would have passed and adopted this Ordinance and each and all provisions thereof irrespective of the fact that any one or more of said provisions be declared unconstitutional, unlawful or otherwise invalid.

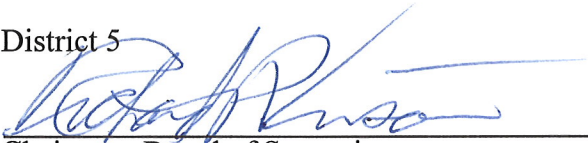
SECTION 4. This ordinance shall be published within fifteen days after the date hereof in a newspaper of general circulation printed and published in the County of Amador, State of California, and shall become effective thirty days after the date hereof.

The foregoing ordinance was duly passed and adopted by the Board of Supervisors of the County of Amador at a regular meeting thereof, held on the 10th day of January 2006, by the following vote:

AYES: Richard P. Vinson, Louis D. Boitano, Rich F. Escamilla, and Richard M. Forster

NOES: None


VACANT: District 5



Chairman, Board of Supervisors

ATTEST:

MARDELL ANDERSON, Clerk of the
Board of Supervisors, Amador County,
California



Deputy