

Appendix B

SUBSTITUTE SIGN STANDARDS

The following sign standards replace certain sections of El Dorado County's Ordinance Code, Chapter 17 and TRPA's Code of Ordinances, Chapter 26, Signs. The substitute standards recognize and respond to unique situations in Meyers including, but not limited to, the unusually wide public highway right-of-way, existing building setbacks from U.S. 50, heavy snowfall and snow storage practices.

COMMUNITY PLAN SUBSTITUTE SIGN STANDARDS

1. Increase in Maximum Allowed Sign Area. Sign area for building and free standing signs, which are visible from highways with a posted speed limit of 40 miles per hour or greater, may be allowed up to 20 percent additional sign area over the maximum allowable area for each sign as calculated based on the applicable provisions of Chapter 26 as amended by the Meyers Community Plan [replaces subsection 26.6.Q, Increases in Maximum Allowed Sign Area].
2. Increases in Maximum Allowable Building Sign Height. Maximum height of building signs which are painted on the building or appear to be painted on the building may be equal to a line formed by the top of the second floor windows or twenty feet when the building is determined to conform to the Meyers historic architectural design theme. This includes signs which are vertically oriented. This provision does not include signs which are internally illuminated, including neon [amends subsection 26.10.A, Building Signs in Commercial/Public Service Plan Areas].
3. Temporary Signs for Winter. Until such time as Caltrans provides a snow haul for plowed snow stored along U.S. 50, businesses located adjacent to U.S. 50 may install temporary signs which meet the design criteria listed below provided an annual permit for the sign is obtained. Once the snow haul has begun, no temporary signs will be permitted and the temporary sign provision will be deleted from the Community Plan and substitute sign standards [replaces subsection 26.6.L, Portable Sign Prohibition].

Design Criteria for Temporary Winter Signs:

- A. Each business located adjacent to U.S. 50 may install one temporary sign when plowed snow along U.S. 50 obscures the visibility of a legally existing freestanding or building sign;
- B. The sign shall be placed on private property and may be placed in such a manner as to be visible to motorists on U.S. 50;
- C. The sign shall be a maximum of 12 square feet in area;
- D. The sign shall be constructed of sign board, plywood or sign foam only. No other materials are permitted including, but not limited to, such materials as cloth, banners or flags;

- E. The sign shall have a dark background;
 - F. The sign shall not be internally illuminated;
 - G. No other temporary signs shall be in place; and
 - H. The temporary sign shall be removed once the permanent sign face is completely visible from U.S. 50.
4. Replacement of Existing Non-Conforming Signs. Existing non-conforming signs shall be brought into conformance with the sign standards, as amended by the Meyers Community Plan, if a sign is altered structurally, or if the sign face is altered, except for maintenance [amends subsection 26.14.C(4), Removal of Non-Conforming Signs].
5. Transfer of Certain Building Sign Area. Building sign area which may otherwise be permitted under this chapter may be transferred from the building frontage against which the permissible sign area is determined to another side of the same building which does not have a building frontage as defined by TRPA's Code of Ordinances provided the following conditions are met [amends subsection 26.10.A]:
- A. The building on which the signage is to be transferred is determined to conform to the Meyers historic architectural design theme;
 - B. The sign area is completely transferred such that no signage remains or is installed on the frontage from which the sign area was transferred;
 - C. The building side receiving the transferred sign area is the side adjacent to the building frontage from which the sign area is transferred;
 - D. The transfer may occur one time per primary use;
 - E. The transferred sign area is not internally illuminated, is not used in a projecting sign and is found to be consistent with the Meyers Community Plan Design Review Guidelines for Building Signs on Historic Theme Buildings; and
 - F. The transfer to the building side receiving the transferred area does not result in a total building sign area greater than 72 square feet, regardless of sign ownership or arrangement of uses within the building.
6. Prohibition of Reflective Materials. No sign shall use or include reflective materials on any part of the sign or sign structure [amends subsection 26.6.F, Prohibited Devices].