MARIPOSA COUNTY ORDINANCE NO. 523

AN INTERIM EMERGENCY ZONING ORDINANCE REGULATING
THE USE OF LAND AND ESTABLISHING DEVELOPMENT STANDARDS
IN THE COMMUNITY OF COULTERVILLE

The Board of Supervisors of the County of Mariposa,
State of California, does hereby ordain as follows:

SECTION I: FINDINGS AND DECLARATION OF INTENT

During June 1978 the Board of Supervisors established a
Community Planning Advisory Council in the Community of
Coulterville. This Council was charged with the duties of
developing a "Specific Community Plan" as an advisory body to the
Planning Commission.

The Coulterville Community Planning Advisory Council
has discharged its duties in accordance with Resolution No. 78
073 as amended. A "Specific Community Plan" document has been
prepared, and public hearings have been held and are scheduled
with the Planning Advisory Council and the Planning Commission
for review and approval of the planning document prepared. This
document establishes precise land use policies, standards, and
specifications and is intended to be implemented through adoption
of a zoning ordinance.

The planning efforts put into the development of the
draft "Specific Community Plan" was the result of a new sewer and
water system constructed in the community. With the availability
of this system and following a construction moratorium of several
years' duration in the community, a great deal of growth and
development is anticipated in the community of Coulterville. The
preservation of the historical character of the community and the
"small town" atmosphere were paramount concerns of the residents
and the County of Mariposa. The "Plan", its standards, and specifications were developed so that development can take place in an orderly manner while preserving and enhancing the community's environment.

On May 21, 1979, the Coulterville Community Planning Advisory Council accepted a final draft of the "Plan" and requested the Planning Commission to set public hearing dates. The Council also requested that an interim ordinance be adopted as an emergency measure to place the "Plan" in effect until it is officially adopted and implemented with zoning. The Planning Commission responded to this request by recommending that the Board of Supervisors adopt an interim emergency zoning ordinance based on the proposed "Plan".

In order to avoid the frustration of any comprehensive planning and land use regulations which may be adopted in the near future being in conflict with unregulated development and for the purpose of protecting the public safety, health, and welfare, the Board of Supervisors finds that it is necessary to adopt the regulations set forth in this interim ordinance on a temporary emergency basis.

SECTION II: PURPOSE

The purpose of this ordinance is to enact §VI, Parts "A" through "E", of the "Coulterville Town Planning Area Specific Plan and Environmental Impact Report", attached hereto and made a part hereof as though set out in full.

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SECTION III: PERMITS AND REVIEW REQUIRED

A. PERMITS

1. All construction, major modification, or erection of signs in the "Coulterville Specific Community Plan" boundaries shall require a permit.

2. All grading not conducted under the supervision of the County Engineer's office and resulting in the moving of more than fifty cubic yards of earth on any given site shall require a permit.

B. REVIEW

1. All permits, development proposals, use permits, and subdivisions shall conform with the specifications of this ordinance and attachments hereto prior to approval by any County official, officer, or employee.

2. All permits, development proposals, use permits, and subdivisions within the Historical Preservation Area (Area "A" on the attached map) shall be reviewed and approved by the Coulterville Community Planning Advisory Council prior to the issuance of any permits or approval of any development proposals, use permits, or subdivisions by the County of Mariposa.

C. PLANNING COMMISSION DETERMINATION

Any questions regarding interpretation and application of such standards, procedures, and specifications contained herein shall be resolved by a determination of the Planning Commission.

SECTION IV: PLANNING COMMISSION APPROVAL AND PUBLIC REVIEW PROCEDURES

The Planning Commission shall conduct all required public hearings, shall conduct project review, shall process and approve or deny appeals of subdivisions, use permits, and variances proposed in the Coulterville Community Planning Area in
accordance with established procedures as described in Mariposa
County Code §2.52, §16.04, §17.10, and §17.26; if a conflict
exists between these Code sections and the specific provisions of
this ordinance, the provisions of this ordinance shall apply.

SECTION V: ESTABLISHMENT OF THE COULTERVILLE
COMMUNITY PLANNING ADVISORY COUNCIL

The Board of Supervisors shall establish a Coulterville
Community Planning Advisory Council, as required herein, by reso-
lution.

SECTION VI: INTERIM EMERGENCY ORDINANCE

A. This interim ordinance is an emergency measure and
is for the immediate preservation of the public peace, safety,
health, and welfare. The facts constituting the emergency are
as follows:

1. Significant concerns have been registered by
members of the Coulterville Community
Planning Advisory Council over the impact of
development in the Coulterville community
prior to the adoption and implementation of
the "Specific Community Plan".

2. It would be destructive of the proposed poli-
cies, procedures, standards, and specifications contained in the draft "Coulterville
Town Planning area Specific Plan and
Environmental Impact Report" under public re-
view for adoption and implementation if,
during the period they are being studied and
subject to enactment, parties seeking to
evade the operation of this regulations in
the form in which they may be adopted should
be permitted to subdivide, construct, rede-
velop, or develop which progress so far as to
defeat in whole or in part the ultimate ob-
jectives of these policies, procedures, sta-
nds, and specifications.

3. It is entirely possible that subdivision, con-
struction, redevelopment, or development
activity contemplated or in progress on land
contained within the Coulterville Community
Planning Area may not conform to the policies, procedures, and standards under study and any regulations imposed pursuant thereto, thereby destroying the usefulness of the regulations and creating a hazard to the public peace, health, safety, and welfare.

B. This ordinance takes effect immediately and, in accordance with Government Code §65858, extends the effect of Ordinance No. 515 for an additional eight-month period from the date of adoption of this ordinance.

SECTION VII: PENALTY

Violation of any provision of this ordinance shall constitute a misdemeanor and shall be punishable under Chapter 1.28, the General Penalty provisions, of the Mariposa County Code.

PASSED AND ADOPTED by the Mariposa County Board of Supervisors this 18th day of September, 1979, by the following vote:

AYES: Clark, Dalton, Erickson, Weber, Owings.

NOES: None.

ABSTAINED: None.

ABSENT: None.

EUGENE P. DALTON, JR., Chairman
Board of Supervisors

APPROVED AS TO FORM:

NEIL B. VAN WINKLE
County Counsel/Administrative
Assistant to the Board
DATED: September 18, 1979

ATTEST:

JOAN J. LYNK, Clerk of the Board
A. **Land-Use Classifications**

There are four general "use" classifications to be applied to the Coulterville Community Area:

- Industrial Mineral
- Commercial
- Residential
- Public/Quasi Public

These general use classifications are further divided into intensity or type of commercial activity and density of residential use. The basic descriptions of these use/density residential/commercial standards are as follows:

1. **Commercial:**

Commercial land-use areas are divided into three classifications; Central Commercial, Light Commercial and Highway Service Commercial. Development Standards and policies for these classifications are as follows:
Central Commercial:

Permitted Uses:

a. Dwellings and dwelling groups, subject to the building site area, lot width and yard requirements specified for medium density residential areas.

b. All uses permitted in Light Commercial Areas.

c. General Commercial uses including art shops, bar and cocktail lounges, theaters, restaurants and dining rooms, billiard parlors and pool halls, dance halls, hotels and motels and other tourist service uses which will not be detrimental or obnoxious to the central commercial neighborhood.

d. Accessory uses and buildings pertinent to a permitted use.

Conditional Uses:

Within the Central Commercial District the following uses subject to securing a use permit in each case.

a. Public or quasi-public uses including churches

b. Service stations, drive-in restaurants, kennels and small animal hospitals and mortuaries.

c. Manufacturing of clothing, handicraft products, printing, lithographing and other light manufacturing or industrial uses of a similar character.

Rear Yard Required:

Twelve (12) feet, or five (5) feet adjacent to an alley.

Light Commercial:

Uses Permitted:

a. Dwellings and dwelling groups, subject to the building area, lot width and yard requirements specified for medium density residential areas.
b. Hospitals, sanitariums, clinics, clubs and lodge halls.

c. Retail stores and shops of light commercial character and conducted within a building, including appliance stores, banks, barber shops, beauty parlors, book stores, cleaner and laundry agents and laundrettes, dress shops, drug stores, food stores, lodge halls, clubs, furniture stores, millinery shops, professional offices, restaurants, shoe shops, studios and tailor shops, public utility commercial offices and other uses which are of similar character to those enumerated and which will not be detrimental or obnoxious to the neighborhood in which they are located.

Conditional Uses:

Within the Light Commercial Area, the following uses subject to securing a use Permit in each case:

a. Hotels and motels, public and quasi-public uses including churches.

b. Small animal hospitals, dance academies, pet shops, mortuaries, used or second hand goods, refreshment stands, service stations, car sales, drive-in restaurants, and other uses which are of similar character.

Highway Service Commercial:

Permitted Uses:

a. One single-family dwelling per parcel

b. Accessory buildings pertinent to the permitted uses.

Conditional Uses:

Within the Highway Commercial District the following uses subject to securing a use permit in each Case:

a. Dwellings and dwelling groups subject to the building area, lot width and yard requirements specified for medium density residential districts.
b. Hotels, Motels, Clubs, Lodge Halls, Hospitals, Sanitariums and Clinics.

c. Retail stores and shops of a highway commercial service character and conducted within a building, including restaurants and cafes, drive-in restaurants, refreshment stands, gift or curio shops, antique stores, bars or cocktail lounges, food stores and other uses which are of similar character to those enumerated and will not be detrimental or obnoxious to the neighborhood in which they are located.

d. Outdoor advertising signs.

e. Public and quasi-public uses, including churches

f. Service Stations

2. Residential:

Residential land-use areas are divided into five classifications: Rural Residential (2½ Acres), Single Family Residential (½ Acre), Single Family Residential (9,000 sq. feet), Medium Density Residential and Multi-Family Residential. Development standards, policies and densities are as follows:

   **Rural Residential:**

**Permitted Uses:**

Within any Rural Residential District the following uses are permitted unless otherwise provided in this title:

a. One Single Family Residence per parcel

b. One guest house per parcel

c. The raising and maintenance of small livestock, small animals, birds
   fowl for the domestic use of the property owner or tenant, provided none
   are maintained closer than forty (40) feet to any residence or allowed to
   become a public or private nuisance.

d. One permanently maintained large animal for each (1) acre of land.
Minimum Lot Area:

1/2 Acre

Medium Density Residential:

Permitted Uses:

a. One Single Family Residence per parcel.

Conditional Uses:

a. One Guest House per parcel.
b. One duplex per parcel subject lot area standards.

Minimum Lot Area:

9,000 Sq. Feet for Single Family Residence.

Multi-Family Residential:

Permitted Uses:

a. One Single Family Residence per parcel
b. Two Single Family Attached Residences per parcel Subject to Lot Area Standards.
c. Public Parks and Playgrounds

Conditional Uses:

a. Tri-plex and four-plex residences subject to lot area standards.
b. Apartment houses subject to lot area standards.

Minimum Lot Area:

9,000 Sq. Feet
e. Accessory buildings pertinent to permitted uses.

Conditional Uses:

Within any Rural Residential District the following uses are permitted subject to securing a use permit in each case:

a. Public or quasi-public facilities such as schools, parks, utility substations designed to serve the adjacent area.

b. Churches

Minimum Lot Area:

2 1/2 Acres.

Single Family Residential:

Permitted Uses:

a. One Single Family Residence per parcel.

Conditional Uses:

a. Guest house per parcel

b. Churches

c. Public Parks and Playgrounds.

Minimum Lot Area:

9,000 sq. feet.

Single-Family Residential 1/2 Acre:

Permitted Uses:

a. One single Family Residence per parcel

Conditional Uses:

a. Guest house per parcel

b. Churches

c. Public Parks and Playgrounds
3. **Residential Area General Development Standards:**

**General Side Yard Standards:**

All residential side yards shall be a minimum of five feet in width or 10% ten percent of total lot width but in no instance to be less than three feet.

**General Rear Yard Standards:**

Rear yards shall be a minimum of twenty feet in depth.

**General Front Yard Standards:**

Front yards shall be a minimum of 50 feet from the centerline (or approximate centerline) of the facing street.

**General Height Standards:**

No dwelling shall be more than two stories in height or thirty-five feet.

**General Lot Area Standards for Multi-Family Dwellings:**

A minimum of 2,000 sq. feet in lot area will be required for each additional family dwelling unit or guesthouse on a parcel of land beyond the minimum lot area requirements of the land-use classification.

4. **Home Based Occupations:**

Home based occupations will be permitted in all residential areas subject to the following:

a. **Home Occupation shall mean a use which, as determined by the Commission,** is customarily carried on within a dwelling or mobile home by the inhabitants thereof, which use is clearly incidental and secondary to the residential use of the dwelling or mobile home, and which use:

   i. **Is confined completely within the dwelling or mobile home and occupies not more than thirty-three (33%) percent of the gross area of one floor thereof;**
ii. Is operated only by the members of the family occupying the dwelling or mobile home;

iii. Produces no evidence of its existence in the external appearance of the dwelling, mobile home, or premises or in the creation of noise, odors, smoke or other nuisances to a degree greater than that normal for the neighborhood in which such use is located;

iv. Does not generate pedestrian or vehicular traffic beyond that normal in the neighborhood in which use is located;

v. Meets the requirements of the Chief Building Inspector and fire district of jurisdiction; and

vi. Requires no additions or extensions to the dwelling or mobile home, unless approved under use-permit provisions.

vii. No signs allowed advertising business.

b. Prior to the establishment of a home occupation the following procedures shall be followed:

i. A notice of intent to establish a home occupation shall be filed with the Mariposa County Planning Department.

ii. The Mariposa County Planning Department shall post a notice on the subject property or residence in a conspicuous manner for a period of fifteen consecutive days and notice to be sent to all property owners within 500 feet of the proposed home occupation.

iii. The notice shall briefly describe the intended home occupation proposed.

iv. The filing of a petition signed by 50% of the residents residing within 500 feet of the proposed home occupation site, which protests the intended activity and filed with the Mariposa County Planning Department within 20 days of posting subject property, shall require such proposed home occupation to be permitted by conditional use permit only.
v. Failure of such a protest petition being filed as described above, the Planning Department shall issue a notice of approval to the applicant within 10 working days of the closing of a protest petition filing date.

B. Coulterville Land-Use Policies - Area Applications:

The following policies are to be applied to the specific areas of Coulterville as described on the Coulterville Land-Use Map. (See Exhibit "E")

1. Commercial Areas

   • AREA "A":

     This area is the Central Commercial area of Coulterville and the "Historic Preservation" Area of the Community. The area is comprised of 20 acres along Main Street (County Rd. J-16) from Highway 49 South to the eastern end of the Community Area.

     **USE:** Central Commercial (As prescribed by the Central Commercial Standards)

     **DEVELOPMENT STANDARDS:** Those standards as prescribed by the Historic Preservation District and such specific standards as delineated by the "Historic Preservation" portion of this Plan.

     **DENSITY:** Not applicable on Commercial use, minimum of 9,000 sq. foot lots for residential use.

   • AREA "B":

     This area is on the Northern Fringe of area comprised of approximately 10.45 acres running easterly from Highway 49 South along Broadway.
USE: Light Commercial. Residential use; both single and multi-family shall be permitted in the area.

DEVELOPMENT STANDARDS: Development in this area should allow for a mixture of Commercial, Residential and home operated businesses that are supportive of the local service needs of the Community and do not distract from the Historic nature of the central Community area (Area "A")

AREA "C":

This area fronts on Highway 49 South from approximately the intersection of Highway 49 South and Main Street running northerly to the boundaries of the Community Planning Area.

USE: Highway Commercial (as prescribed by Highway Service Commercial Standards).

DEVELOPMENT STANDARDS: This area should be developed with highway service commercial uses in such a manner as to provide on-site parking areas adequate for the particular use and access that does not represent a traffic hazzard on encroaching Highway 49 South and the established circulation pattern of the community. Signs and other outdoor advertising means should be permitted to a degree that does not distract from the Historic Community atmosphere.

DENSITY: Not applicable on Commercial use, minimum of 9,000 sq. foot lots for residential use.

2. RESIDENTIAL AREAS

AREA "D":

This area of approximately 8.8 acres, surrounds the Commercial areas ("A" & "B") of Coulterville to the north and South.
USE: Multi-family Residential

DEVELOPMENT STANDARDS: Development in this area should be regulated as to access and on-site parking and encroachment to the Coulterville Street System.

AREA "E":
This area of approximately 20 acres is located across Maxwell Creek to the South of the Central Community Commercial Area.
USE: Medium Density Residential.

DEVELOPMENT STANDARDS: Development of this area should be reviewed as to street design and circulation pattern. Access to the Central Community area, across Maxwell Creek, should be improved with expansion of the Ferry Road Bridge and a second bridge crossing on or near Pine Street. Access should also be developed directly to Highway 49 South near the Southern boundary of the Community Planning Area.

AREA "F":
This area of approximately 8.6 acres is located to the east of the Central Community Commercial area.
USE: Single Family Residential 1/2 Acre.

DEVELOPMENT STANDARDS: Development of this area should be reviewed as to street design and circulation pattern. Access to the existing Community Street of Cemetary, Cross, Chinatown and J-16 should be designed in such a manner as to minimize hazards of poor sight line visability and multiple intersections. Building design and sighting should be complimentary to the adjacent historic area.

DENSITY: Minimum lot area of 1/2 acre per single family residence.
AREA "G":

This area is comprised of approximately 80.79 acres in three large areas as follows; 23.39 acres to the west of Highway 49 South, 21 acres to the northwest of the Central Community Commercial Area and, 36.4 acres in the southeast portion of the Community Planning Area.

USE: Single Family Residential

DEVELOPMENT STANDARDS: As these areas are generally on the steeper fringe portions of the Community Planning Area, improvements and sight design should be reviewed with respect to grading, erosion control measures, drainage patterns etc., to insure hazards are not created for those residing on site or in the Central Community Area.

DENSITY: Minimum lot area of 2 1/2 acre per single family residence.
### COULTERVILLE DENSITY ESTIMATES

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<th>Area</th>
<th>Designation</th>
<th>Gross Ac.</th>
<th>Roadway/Parking</th>
<th>Net Ac.</th>
<th>Density (Sq.Feet)</th>
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*Excludes Maxwell Creek Flood Plain Area

** Estimated Maximum Projected Capacity - 500 Connections with remodeling of sewer/water facility.
C. SPECIAL LAND USE POLICIES

Within the Community of Coulterville there are two special areas of critical concern by the residents of Coulterville; The Industrial Mining Areas within the community boundaries and the Maxwell Creek Flood Plain.

1. Maxwell Creek Flood Plain
   This area identified on Exhibit "E" as the Maxwell Creek Flood Plain shall be subject to the following policies:

   All permits within this area shall be subject to review in accordance with the State of California Public Resources Code and local ordinance.

   Developments found to be compatible with the hazards associated with flood plain are:

   a) Vehicular parking areas.
   b) Non-commercial recreation areas.
   c) Parks and playgrounds
   d) Garden or residential/commercial landscape areas.
   e) Bike, horse or pedestrian walking trails and commercial mall pedestrian/vehicle access areas.

   Structures and improvements that are erected within the flood plain will be designed so as:
   a) The Maxwell Creek Stream channel is not significantly altered.
   b) Occupancy elevations of structures shall be above the 100 year flood level.

   Grading and excavations within the flood plain will be reviewed to insure that natural flow of the flood channel is not unduly restricted or create a flood hazard to surrounding properties.

2. Industrial Mining Districts and zones.

   All mining activities within the community boundaries of Coulterville will be subject to the following policies:

   All mining activities except for gold panning (does not include mechanical dredging or sluice boxes) shall be subject to permit in accordance with the Surface Mining Reclamation Act (SMRA) and County Implementing Ordinance.

   All mining permits shall be reviewed to assure compatibility of intended operation with the residential/commercial character of the community.

   All public hearings on issuance of any mining permit, to be conducted within the vicinity or within the community boundaries of Coulterville, shall be held within the Community of Coulterville.
D. HISTORIC PRESERVATION

Historic Preservation is a central portion of the development standards and policies in the community of Coulterville. The following sections are intended to serve as a guide to preserving and protecting the overall historical character of the community of Coulterville while permitting development that will enhance the economic and rural community environment.

1. Historic Preservation Goals and Objectives.

   It is recognized that there is an inherent tendency to interpret historical design control as a rigid standardization of architectural styles. Historically, "Gold Rush" styles were diverse, functional and utilized natural or readily available materials. These factors are intended to serve as an overall standard for applying architectural standards that are included in this section. It is intended that modern materials and technology can be used effectively to accomplish:

   a) A diversity of architectural styles compatible with the 1850-1920 theme of the community.
   b) A functional structural design that serves the purpose for which it was designed.
   c) Maximum utilization of natural materials (native wood and stone) while taking advantage of current technologies and materials.
   d) Integration of modern "necessities" such as automobiles and electrification in site layout and structural design in keeping with the Historical theme.

Development in the Community of Coulterville shall be guided by the following policies:

   The cultural and historic environment which is unique to Coulterville should be preserved.

   The community should not be developed into a "stereotype" historical district along the lines of a 'typical' Mother Lode Community, as the unique identity and historical significance of the community would be lost through such a commercial and homogeneous approach.

   Preservation of the cultural environment of the community should be pursued for the economic benefits of stimulated tourist/commercial activity, increased property values, a pleasant environment in which to live, and increased pride in the community.

2. Central Historic District:

   Exhibit "D" sets forth the boundaries of the Central Historic Districts of Coulterville. The following policies shall apply to all development within this district:
1. Candy's House
   - House of ill repute, built by Candy after Chinatown burned.

2. Coulter Hotel
   - Originally a residence, and then operated as a general store, run by Hoyer.

3. Peppers
   - Originally a drug store and later a Wells Fargo office.

4. Gazolla Building
   - Burned in 1898 and was then rebuilt. This was a bar downstairs with a dance hall upstairs.

5. Storefront beside the Gazolla Building
   - This building burned in 1898 and was not rebuilt. This was a clothing store.

6. IOOF Hall
   - This was built of redwood after the 1898 fire and has always been an IOOF Hall. It has 2 1/2 stores.

7. Jaenecke Building
   - This building was a general store before and after the 1898 fire. The store was run by Mrs. Commission.

8. Knights of Pythias Building
   - This building was originally constructed as a store by E. E. Warse. After the fire of 1898 the store building was put up and remains standing today. The Knights of Pythias held their meetings upstairs.

9. Harlow House
   - This was always a residence and was built by the Harlows. The Harlows owned the lot to the north which is now the home of Midge Wise. On this lot was a livery stable.

10. Stone Building
    - Partial stone building between the telephone company and the Harlow House was the Merced Gold Mining Office. This building included a cellar where the gold was stored.

11. Sun Sun Wo
    - The only major building left in Chinatown, it is constructed of adobe masonry with a wood frame. It was built in 1851.

12. Bandstand
    - It is not known when this was built, but it sat on the lot next to the Knights of Pythias Hall. After being used as a bandstand, it became a barber shop. During World War II, it was used to spot airplanes.

13. Hahn Residence
    - This house was built in 1898, after the fire, and has always been a residence.

14. Canova Warehouse
    - This was built in 1853 and has always been used as a warehouse.

15. New Jail
    - Located behind the firehouse.
16. Schoolhouse
- Built in 1917 and has been used as a schoolhouse until 1967.

17. Jeffrey Hotel
- This three story structure was erected in 1903 on a site which has been in continuous use for a hotel since the 1850s.
- Formerly the Post Office.

18. Trading Post
- An eight ton Porter locomotive, thirty inch guage, purchased by the Merced Gold Mining Company in 1897 to pull ore cars from the Mary Harrison Gold Mine through Coulterville to the Potosi Stamp Mill. It was shipped around the horn and drawn by a mule team to Coulterville.

19. Whistling Billy
- George Coulter and his wife are buried here, and it is still used today.

20. Coulterville Cemetery
- Not much is known about this cemetery, and it has one headstone remaining.
- There are no headstones, and it is uncertain as to when the last burial was.

21. Catholic Cemetery
- This was originally a soft drink parlor. It was later used as a bar and a restaurant which was closed in 1944. Ed Brown also had a leather and western clothing store which later closed.
- Originally belonged to the Canovas.

22. Chinese Cemetery
- Behind Sun Sun Wo in Chinatown.

23. Milani Building
- Old Goss Ranch

24. Canova House
- Located in front of Dalton's lot. It is the only cobble stone sidewalk left in Coulterville.
Mobile homes should be excluded from the designated historical district, as the community deems them not to be harmonious with the historical character of the district.

**Architectural Review Standards**

No building or historical site included on the List of Historical Resources in Coulterville located in section four of this plan, shall be torn down, demolished or removed, unless such building shall be or become so damaged or dilapidated, whether from damage by fire or other elements or from natural deterioration, that it is unusable and cannot reasonably be repaired or restored.

All buildings which may hereafter be constructed or altered as to their exterior appearance, situated within the Historical District, as shown on Page 31A of this plan, shall as to their exterior appearance within public view, substantially conform with Coulterville architecture, as defined below.

Coulterville architecture means that type of architecture generally used in Coulterville during the period from 1850 to 1920, and which is exemplified in Coulterville by the buildings listed in this plan, and entitled List of Historical Resources in Coulterville. Such type of architecture involves the use of wood, brick, adobe or stone as primary materials, and is generally characterized by such design features, among other, as gabled or shed roofs, tall and narrow windows and doors, dormer windows, iron or wooden shutters, balconies, wooden awnings and ornamental scroll work. The determination of whether a building conforms with Coulterville architecture shall include all factors which affect the external appearance of the building, including, without limitation, architectural elevation, building materials, colors, finish, lighting, ornamental devices and signs.

Any material may be substituted for the materials specified above, provided that it can be made to appear like the specified material.

**Sign Review Standards**

No sign, shall be placed, erected, altered or relocated on any property within the Coulterville Historical District, as outlined on Exhibit "D", unless such sign shall, as to its exterior appearance be compatible with Coulterville Architecture as defined under the Architectural Review Standards of these guidelines, and unless it shall comply with all provisions of the Mariposa County Zoning Ordinance and with all of the following requirements; (Note: If the regulations within the guidelines are more restrictive than those within the Zoning Ordinance, the guideline restrictions take precedence.)

No sign shall be allowed except a sign which identifies or advertised the business conducted on the premises.
Each sign shall be affixed to a building, except that where the building is set back from the street, or where a building is not easily visible, then a sign need not be so affixed, but may be located in some other manner as the Planning Commission shall approve upon recommendation of the Coulterville Community Design Review Committee.

No sign shall project more than six (6) feet from the face or vertical surface of the building.

No sign shall project above the eave or parapet line of the building, unless approved by the Architectural Review Committee.

No single sign shall exceed thirty-two (32) square feet in area.

The aggregate area of all signs of any one business entity shall not exceed thirty-two (32) square feet, provided, however, that a single business entity having public customer entrances on two or more sides of a building may threat each such side as a separate entity.

The area of an irregular sign shall be the area of the smallest rectangle which can wholly contain the sign.

No sign shall contain any flashing, blinking or moving letters, characters or other elements, and the sign itself shall not move.

No sign shall contain any outline tubing.

Signs may be spotlighted or floodlit if the source of such lighting is not visible.

Materials Used in Sign Construction
(a) Signs may be constructed of metal or wood with letters or designs painted, carved or applied on them.

(b) Brackets or standards may be constructed of wrought iron, or may be wooden.

(c) There shall be no fluorescent or similar light reflecting paint used on any signs.

(d) Any material may be substituted for the materials specified in subsections (a) and (b) above, provided that it can be made to appear like a specified material.

Except for necessary support posts, the area beneath any projecting sign shall remain clear and unobstructed to a height of eight (8) feet above the average ground level at that location.
No free standing sign shall extend more than twenty-seven (27) feet above ground level.

Signs placed inside a window for the purpose of attracting attention to a business, shall be considered to be exterior signs and shall be covered by all standards heretofore described.

The provisions of these review standards shall not apply to the following signs:

(a) Official notices issued by a court or public body or officer, and notices posted by any public officer in the performance of a public duty, or by any person in giving legal notice, or by any person or public body in placing signs for safety purposes.

(b) Directional signs not exceeding four (4) square feet in area for off-street parking and loading facilities, and for public facilities.

(c) Signs not exceeding four (4) square feet in area pertaining to the sale, lease or rental of the property on which such signs are placed.

(d) Temporary political, election or campaign signs not exceeding four (4) square feet in area.

(e) Temporary construction signs, not exceeding twenty-four (24) square feet, identifying a building under construction, or the contractor or architect therefor, provided that such a sign shall be removed upon the expiration of six (6) months after its erection, or upon the completion of the building, whichever event shall first occur.

(f) Signs proclaiming "OPEN" or "CLOSED" or giving business hours of business establishments, not to exceed two square feet in area for each business.

(g) Signs giving directions for opening doors, or pointing out safety hazards such as steps, glass doors, etc., not to exceed two square feet in area for each business.

Community information boards not to exceed ninety-six (96) square feet in area may be located within the Coulterville Historical Preservation Area. Such signs may include a map of the community, the location of groups and civic organizations such as churches and clubs, and matched business advertisements, each of which may not exceed two square feet in area.
E. GENERAL SIGN CONTROL STANDARDS

The following policies shall be applied to the erection, modification and maintenance of signs, sign structures or other advertising medium in the Coulterville Community Boundaries:

All signs over 32 square feet in total surface area or over 20 feet in height will only be permitted upon obtaining a special use permit in any Commercial Land-Use Area.

Signs for which a special use permit is required will be reviewed and approved or conditionally approved only upon the finding that the sign, sign structure or other advertising medium conforms with and is compatible with the overall Community Environment of Coulterville.

No sign shall be permitted in any residential land-use area, where business or commercial activity is not a permitted or conditional use, over 6' feet in total surface area and 12' in height.
VII. PRINCIPLES OF PLAN ADMINISTRATION

This section of the Coulterville Community Specific Plan will discuss general planning issues that affect the community and support policies and procedures for the implementation of the goals, objectives and standards established within this document.

A. General Planning Issues

The community of Coulterville has expressed a strong desire to establish and maintain local input and review of land-use/planning policies and regulations are developed and administered by the County of Mariposa in accordance with California State Law. The County of Mariposa, with the development of this plan, in cooperation with the residents of Coulterville, supports the concept of local community participation in planning policy development.

To continue this cooperation and local participation through the administrative/enforcement phases of this plan's implementation, the following strategy is identified:

A locally appointed committee shall be permanently established as an advisory body to the Planning Commission. The committee shall be made up of a representative cross-section of the community and should consist of at least five members. At least one member, if possible, should have knowledge of architecture and design. The Coulterville Community Design Review Committee should also serve as a resource group, and as such should provide information and suggestions to prospective developers upon request. Duties of this committee shall be:

1. Review and provide recommendations on development proposals, site plans and building designs within the Historic Preservation area of Coulterville to the Mariposa County Planning Commission.

2. Provide guidance and technical assistance to persons wishing to construct, reconstruct, modify, repair or otherwise alter a historic resource of Coulterville or develop a project within the Historic Preservation Area of Coulterville.

3. Review, maintain and recommend updating as necessary the standards, programs and specifications of the Historic Preservation portion of this document and such implementing ordinances or regulations as may be developed by the County.

An annual "Town Hall" meeting should be held annually in Coulterville for the purpose of:

1. Reviewing the effectiveness of policies, programs and strategies identified in this plan.
A locally appointed committee shall be permanently established as an advisory body to the Planning Commission. The committee should be made up of a representative cross-section of the community and should consist of at least five members. At least one member, if possible, should have knowledge of architecture and design. The Coulterville Community Design Review Committee should also serve as a resource group, and as such should provide information and suggestions to prospective developers upon request. Duties of this committee shall be:

1. Review and provide recommendations on development proposals, site plans and building designs within the Historic Preservation area of Coulterville to the Mariposa County Planning Commission.

2. Provide guidance and technical assistance to persons wishing to construct, reconstruct, modify, repair or otherwise alter a historic resource of Coulterville or develop a project within the Historic Preservation Area of Coulterville.

3. Review, maintain and recommend updating as necessary the standards, programs and specifications of the Historic Preservation portion of this document and such implementing ordinances or regulations as may be developed by the County.
There is a large maps attached to the original Ordinance on file.