



LAND USE SERVICES DEPARTMENT
PLANNING STAFF REPORT

HEARING DATE: July 23, 2015

AGENDA ITEM NO: 3

Applicant: Land Use Services Department

Community: Countywide

Staff: Terri Rahhal

Proposal: A Development Code Amendment to revise sign regulations in Chapter 83.13, including changes to permit requirements and addition of local sign standards for the Crest Forest Community Plan area.

Hearing Notice Published: July 13, 2015

Report Prepared By: Terri Rahhal

INTRODUCTION

This Development Code amendment is proposed to:

- A) Adopt sign standards specific to the Crest Forest Community Plan area;
- B) Modify and clarify countywide sign regulations; and
- C) Simplify countywide sign permit requirements

CREST FOREST SIGN STANDARDS

As a result of controversy over code compliance complaints and enforcement activities related to signs in the community of Crestline, a local committee was formed to study County sign regulations and to recommend workable solutions. The Crest Forest Sign Committee (the Committee) met regularly for several months. They examined the conditions in the commercial districts of Crest Forest, and they studied County sign regulations in comparison to regulations in other communities. The Committee recommended a comprehensive set of local sign standards to apply to the Crest Forest Community Plan area. They also made several recommendations to clarify and simplify permit requirements in the countywide regulations. The local Crest Forest Sign Standards are proposed for adoption as Section 83.13.035 and Table 83-31 of the Development Code.

COUNTYWIDE SIGN STANDARDS

Staff is proposing several refinements and clarifications to countywide sign standards, including:

- Clarification of the purpose and use of sign location plans, to specify that they should be used for commercial sign programs, as well as for subdivisions.
- Additional criteria and guidelines for placement of roof signs.

Action taken by the Planning Commission on this item may be appealed to the Board. Yes No
Note: Recommendations to the Board of Supervisors are not appealable.

- Elimination of the requirement to install irrigated planters at the bases of freestanding signs.

PERMIT REQUIREMENTS

The Crest Forest Sign Committee recommended elimination of the annual sign registration program that is currently required by subsection 83.13.030 (a) of the Development Code. Others have expressed confusion and questioned the value of this program, especially because it has not been enforced consistently. Staff agrees that the registration program is onerous and unnecessary, and recommends that the registration requirement be deleted. The Committee actually recommended issuance of a decal to all permitted signs. A one-time transferrable registration, verified with a decal would be useful, but registration of the existing inventory would be very time-consuming. Staff recommends adopting a simple sign permit process, and focusing on improvements to the automated permit tracking system to track permitted signs.

When Land Use Services permit fees were updated in 2014, the Board of Supervisors had concerns about the cost and effort required to obtain a banner permit. The number of applicants obtaining banner permits was very low, and although it appeared that many banners were being utilized without permits, complaints and actual violations of banner regulations were not notable. With some additional standards for placement and use of banners in subsection 83.13.070 (a) (4), staff recommends elimination of the banner permit requirement.

FINDINGS:

The following findings are recommended for the Planning Commission to recommend approval of the proposed Development Code Amendment to the Board of Supervisors:

1. The proposed amendments are consistent with the General Plan and any applicable community plan or specific plan. General Plan Policy ED 4.1 encourages activities that “promote commercial development that enhances the County’s economic base, particularly for small businesses, and provides jobs for its residents. Tailoring sign standards and permit requirements to meet the needs of County businesses is consistent with this policy.
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the County. The proposed Development Code amendments include requirements designed to protect the public interest, health, safety and welfare by providing clear and locally-appropriate sign regulations and efficient permit requirements.
3. The proposed amendments are internally consistent with other applicable provisions of the Development Code. The Development Code reserves sections for potential local standards that are unique to individual community plan areas. The proposed changes to permitting requirements are consistent with the Countywide Vision and County policies encouraging efficiency and simplification of regulations. These principles guide all aspects of the Development Code.
4. The Proposed Development Code Amendment is exempt from the California Environmental Quality Act (CEQA) because it would add more specific standards for permitted signs and simplify administrative permit requirements. Therefore, it can be seen with certainty that the proposed amendment of the Development Code would not have a significant effect on the environment, pursuant to section 15061(a)(3) of the CEQA Guidelines.

RECOMMENDATION: Staff recommends that the Planning Commission recommend the following actions to the Board of Supervisors:

- A. ADOPT the proposed ordinance to amend County sign regulations Chapter 83.13 of the County Development Code.
- B. ADOPT the findings as contained in the staff report.
- C. FILE the Notice of Exemption.

ATTACHMENT:

Exhibit A: Proposed Development Code Changes

CHAPTER 83.13 SIGN REGULATIONS

Sections:

- 83.13.010 Purpose
- 83.13.020 Applicability
- 83.13.030 Sign Permits and Exemptions
- 83.13.035 Comprehensive Sign Program for Crest Forest
- 83.13.040 Prohibited Signs
- 83.13.050 On-Site Signs
- 83.13.060 Off-Site Signs
- 83.13.070 Temporary Signs
- 83.13.080 Standards for All Types of Signs
- 83.13.090 Standards for Specific Types of Signs
- 83.13.100 Sign Standards for Specific Uses
- 83.13.110 Enforcement
- 83.13.120 Nonconforming Signs
- 83.13.130 Abandoned Signs

83.13.010 Purpose

The purpose of this Chapter is to:

- (a) Establish general regulations for signs and other exterior advertising formats.
- (b) Establish additional standards and regulations applicable to land use zoning districts.
- (c) Recognize that the eventual elimination of existing signs that do not comply with the provisions of this Code is as important as is the denial of new signs that violate these regulations.
- (d) Safeguard and enhance property values; protect public and private investment in structures and open spaces; and improve the appearance of the County as a place in which to live and work and as an attraction to nonresidents who come to visit or trade.
- (e) Encourage sound signing practices as an aid to business and provide information to the traveling public.
- (f) Prevent excessive and confusing sign displays.
- (g) Reduce hazards to motorists and pedestrians and promote the public health, safety, and general welfare.

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009)

83.13.020 Applicability

The sign standards provided in this Chapter shall apply to signs in all land use zoning districts in the County. Only signs authorized by this Chapter shall be allowed in that land use zoning district, unless otherwise expressly provided in this Chapter.

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009)

83.13.030 Sign Permits and Exemptions

- (a) **Sign permits ~~and registration~~.** ~~A person shall not erect a~~No sign regulated by this Chapter ~~shall be erected~~ without ~~first obtaining~~ appropriate permits from the Land Use Services Department ~~Building Division and registration with the Code Enforcement Division~~. Signs shall be erected in compliance with the provisions of this Development Code and applicable specific plans.

~~(1) Existing and new permanent signs, not including temporary signs, established in conjunction with a commercial, industrial, private institutional, or commercial-agricultural business use shall be subject to an annual sign registration requirement. A sign registration decal shall be issued by the Code Enforcement Division.~~

~~(2) Verification of application for sign registration and plot plan approval by the Code Enforcement Division shall be submitted before the issuance of a Building Permit for the installation, wiring, remodeling, or reconstruction of a sign that requires a Building Permit.~~

- (b) **Sign Location Plan.** A Sign Location Plan shall be required for subdivisions, ~~and may be utilized to propose commercial sign programs~~ in compliance with Chapter 85.13 (Sign Location Plans).

- (c) **Exempt signs.** The following signs shall be exempt from the requirements of this Development Code and applicable specific plans:

(1) Signs, flags, banners, emblems, or notices issued or endorsed by a constituted governmental body, public agency, court, person, or officer in performance of a public duty, including traffic or highway signs, railroad crossing signs or similar regulatory or warning devices and legal notices.

(2) Holiday displays and decorations not to exceed 60 days.

(3) Signs, located inside a structure, courtyard, mall, or other similar structure, provided these signs are not conspicuously visible and readable from a public street or adjacent properties not under the same ownership.

(4) Utility company signs identifying conduits, cables, dangerous conditions, or providing other notices of this type.

(5) Memorial tablets or signs and historic markers.

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009)

83.13.035 Comprehensive Sign Program for Crest Forest

One or more Comprehensive Sign Programs may be approved for the Crest Forest Community Plan area. The purpose of a Comprehensive Sign Program is to integrate the signs of a project, or a commercial center, or multiple commercial projects or commercial centers with a coordinated design, for a unified architectural statement. In addition to the on-site sign standards specified for Crest Forest in Table 83-31, the Comprehensive Sign Program for Crest Forest provides for flexible application of sign regulations, to allow latitude for business needs. Approval of a Comprehensive Sign Program for Crest Forest should achieve and not circumvent the purpose of the Crest Forest sign standards in Table 83-31 and other regulations of this Chapter.

83.13.040 Prohibited Signs

The following signs shall be prohibited in all land use zoning districts:

- (a) Signs having animated, moving, or rotating parts, including signs that have alternating messages that change more than once every five seconds.
- (b) Moveable or portable signs, including signs attached to or painted on trailers or vehicles parked on private property for the purpose of gaining unauthorized sign area.
- (c) Signs that make sounds.
- (d) Signs that obscure, imitate, or otherwise limit the effectiveness of official traffic control signs or devices.
- (e) Signs that display statements or symbols of an obscene or immoral nature as to offend the public morals or decency.
- ~~(f) Banners and flags, except those specifically allowed by Subsection 83.13.070 (a)(4)(Temporary banners and flags).~~
- (g) Tethered balloon(s) or other inflatable(s) used to draw attention to a use or event.
- (h) Signs with flashing neon elements or signs with neon lighting on their support structures.
- (i) Signs that are not effectively shielded to prevent beams or rays of light from being directed on the traveled way, or whose intensity or brilliance cause glare or impair the vision of the driver of a motor vehicle, or that otherwise interfere with drivers of motor vehicles.
- (j) A beacon or searchlight, except for emergency purposes.

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009)

83.13.050 On-Site Signs

The provisions of this Section regulate on-site signs and structures. On-site signs shall be allowed in the land use zoning districts specified.

- (a) **Residential on-site signs.** On-site signs shall be allowed in land use zoning districts that allow residential land uses and shall be subject to the following standards:
- (1) On-site residential signs are signs that give notice of the name and/or address of residential land uses on the same parcel and/or the name of a resident on the parcel. Except as otherwise provided, on-site residential signs shall not exceed a total of six square feet in area for each residential dwelling and shall not exceed six feet in height.
 - (2) On-site residential signs for multi-family structures shall not exceed 20 square feet in area.
 - (3) On-site residential signs shall also include signs that identify a residential development by name or give similar notice to identify a residential area or neighborhood. Each residential area or development shall be limited to a maximum of two permanent signs per principal entrance to the residential development. The maximum total sign area shall be 100 square feet for each development and individual signs shall not exceed a maximum height of six feet when the sign is located outside the front setback area and four feet when the sign is within the front setback area. These signs shall not advertise the sales of parcels or homes.
- (b) **Nonresidential on-site signs in residential, agricultural, and conservation land use zoning districts.** When a nonresidential use is allowed within a residential, agricultural, or conservation land use zoning district, the use may be accompanied by one unlighted single or double faced sign not to exceed six feet in height or 12 square feet in area, for each 60 feet of street frontage and not to exceed a maximum of 24 square feet in total area.
- (c) **On-site commercial/industrial complex signs.** On-site signs shall be allowed in land use zoning districts that allow commercial and industrial land uses and shall be subject to the following standards:
- (1) A shopping center occupant located:
 - (A) On the perimeter of a shopping center with street frontage may have one monument sign in addition to a wall, roof, or projecting sign. The additional sign shall not exceed 50 square feet in area.
 - (B) Adjacent to, or that backs onto, a major arterial, or a major or secondary highway, may have an additional wall sign on the rear of the structure.
 - (2) A complex occupant sign shall also include the use of one five square foot pedestrian walkway sign for each occupant within the complex in addition to other sign configurations and sign area allowed by the land use zoning district.

- (3) A complex shall have a minimum street frontage of ~~one~~ 150 feet. A shopping center complex, abutting two street frontages of at least 150 feet each, may have one additional monument sign. However, the total cumulative square footage of the monument signs shall not exceed 100 square feet.
- ~~(4) Freestanding signs shall be located in a landscaped planter at least two times the area of the sign. The planter shall contain a permanent operational irrigation system.~~
- ~~(5) One roof or one projecting sign shall be allowed when the Building Official finds that an allowed on-site freestanding sign does not provide sufficient opportunity for adequate viewing.~~

- (6) **On-site signs in Office Commercial (CO) land use zoning district.** Table 83-21 indicates the types of signs allowed in the Office Commercial (CO) land use zoning district and the standards applicable to those signs.

Table 83-21 On-Site Signs in Office Commercial (CO) Land Use Zoning District			
Type of Sign	Individual Business/Structure Not a Part of a Complex	Multi-Tenant Complex	Occupant within a Multi-Tenant Complex
Freestanding			
Pole or Pylon	25 ft. maximum height 100 sq. ft. maximum area	25 ft. maximum height 100 sq. ft. maximum area	Sign not allowed
Monument	4 ft. maximum height 36 sq. ft. maximum area	4 ft. maximum height 36 sq. ft. maximum area	Sign not allowed
Attached			
Projecting	25 ft. maximum height 100 sq. ft. maximum area 8 ft. minimum clearance from underlying walkway or thoroughfare	25 ft. maximum height 100 sq. ft. maximum area 8 ft. minimum clearance from underlying walkway or thoroughfare	Sign not allowed
Roof	1:1 (bldg. frontage to sign area ratio) 50 sq. ft. maximum area	Sign not allowed	1:1 (bldg. frontage to sign area ratio) 50 sq. ft. maximum area
Wall	1:1 (bldg. frontage to sign area ratio) 50 sq. ft. maximum area	Sign not allowed	1:1 (bldg. frontage to sign area ratio) 50 sq. ft. maximum area
Total area sq. ft.	150	100	50
Total number	1 Freestanding 1 Attached	1 per frontage	1

- (7) **On-site signs in Neighborhood Commercial (CN) land use zoning district.** Table 83-22 indicates the types of signs allowed in the Neighborhood Commercial (CN) land use zoning district and the standards applicable to those signs.

Table 83-22			
On-Site Signs in Neighborhood Commercial (CN) Land Use Zoning District			
Type of Sign	Individual Business/Structure Not a Part of a Complex	Multi-Tenant Complex	Occupant within a Multi-Tenant Complex
Freestanding			
Pole or Pylon	25 ft. maximum height 100 sq. ft. maximum area	25 ft. maximum height 100 sq. ft. maximum area	Sign not allowed
Monument	4 ft. maximum height 36 sq. ft. maximum area	4 ft. maximum height 36 sq. ft. maximum area	Sign not allowed
Attached			
Projecting	25 ft. maximum height 100 sq. ft. maximum area 8 ft. minimum clearance from underlying walkway or thoroughfare	25 ft. maximum height 100 sq. ft. maximum area 8 ft. minimum clearance from underlying walkway or thoroughfare	Sign not allowed
Roof	1:2 (bldg. frontage to sign area ratio) 50 sq. ft. maximum area	Sign not allowed	1:2 (bldg. frontage to sign area ratio) 50 sq. ft. maximum area
Wall	1:2 (bldg. frontage to sign area ratio) 50 sq. ft. maximum area	Sign not allowed	1:2 (bldg. frontage to sign area ratio) 50 sq. ft. maximum area
Total area sq. ft.	150	100	50
Total number	1 Freestanding 1 Attached per Frontage	1 per frontage	1

- (8) **On-site signs in Rural Commercial (CR) land use zoning district.** Table 83-23 indicates the types of signs allowed in the Rural Commercial (CR) land use zoning district and the standards applicable to those signs.

Table 83-23			
On-Site Signs in Rural Commercial (CR) Land Use Zoning District			
Type of Sign	Individual Business/Structure Not a Part of a Complex	Multi-Tenant Complex	Occupant within a Multi-Tenant Complex
Freestanding			
Pole or Pylon	25 ft. maximum height 100 sq. ft. maximum area	25 ft. maximum height 100 sq. ft. maximum area	Sign not allowed
Monument	4 ft. maximum height 36 sq. ft. maximum area	4 ft. maximum height 36 sq. ft. maximum area	Sign not allowed
Attached			
Projecting	25 ft. maximum height 50 sq. ft. maximum area 8 ft. minimum clearance from underlying walkway or thoroughfare	25 ft. maximum height 50 sq. ft. maximum area 8 ft. minimum clearance from underlying walkway or thoroughfare	Sign not allowed
Roof	1:2 (bldg. frontage to sign area ratio) 50 sq. ft. maximum area	Sign not allowed	1:2 (bldg. frontage to sign area ratio) 50 sq. ft. maximum area
Wall	1:2 (bldg. frontage to sign area ratio) 50 sq. ft. maximum area	Sign not allowed	1:2 (bldg. frontage to sign area ratio) 50 sq. ft. maximum area
Total area sq. ft.	150	100	50
Total number	1 Freestanding 1 Attached per Frontage	1 per frontage	1

- (9) **On-site signs in Highway Commercial (CH) land use zoning district.** Table 83-24 indicates the types of signs allowed in the Neighborhood Commercial (CN) land use zoning district and the standards applicable to those signs.

Table 83-24			
On-Site Signs in Highway Commercial (CH) Land Use Zoning District			
Type of Sign	Individual Business/Structure Not a Part of a Complex	Multi-Tenant Complex	Occupant within a Multi-Tenant Complex
Freestanding			
Pole or Pylon	25 ft. maximum height 200 sq. ft. maximum area	25 ft. maximum height 200 sq. ft. maximum area	Sign not allowed
Monument	4 ft. maximum height 50 sq. ft. maximum area	4 ft. maximum height 50 sq. ft. maximum area	Sign not allowed
Attached			
Projecting	35 ft. maximum height 200 sq. ft. maximum area 8 ft. minimum clearance from underlying walkway or thoroughfare	35 ft. maximum height 200 sq. ft. maximum area 8 ft. minimum clearance from underlying walkway or thoroughfare	Sign not allowed
Roof	1:3 (bldg. frontage to sign area ratio) 50 sq. ft. maximum area	Sign not allowed	1:2 (bldg. frontage to sign area ratio) 50 sq. ft. maximum area
Wall	1:3 (bldg. frontage to sign area ratio) 200 sq. ft. maximum area	Sign not allowed	1:2 (bldg. frontage to sign area ratio) 50 sq. ft. maximum area
Total area sq. ft.	300	200	100
Total number	1 Freestanding 2 Attached	1 per frontage	1

- (10) **On-site signs in General Commercial (CG) land use zoning district.** Table 83-25 indicates the types of signs allowed in the General Commercial (CG) land use zoning district and the standards applicable to those signs.

Table 83-25			
On-Site Signs in General Commercial (CG) Land Use Zoning District			
Type of Sign	Individual Business/Structure Not a Part of a Complex	Multi-Tenant Complex	Occupant within a Multi-Tenant Complex
Freestanding			
Pole or Pylon	25 ft. maximum height 200 sq. ft. maximum area	25 ft. maximum height 200 sq. ft. maximum area	Sign not allowed
Monument	4 ft. maximum height 50 sq. ft. maximum area	4 ft. maximum height 50 sq. ft. maximum area	Sign not allowed
Attached			
Projecting	35 ft. maximum height 200 sq. ft. maximum area 8 ft. minimum clearance from underlying walkway or thoroughfare	35 ft. maximum height 200 sq. ft. maximum area 8 ft. minimum clearance from underlying walkway or thoroughfare	Sign not allowed
Roof	1:3 (bldg. frontage to sign area ratio) 50 sq. ft. maximum area	Sign not allowed	1:2 (bldg. frontage to sign area ratio) 50 sq. ft. maximum area
Wall	1:3 (bldg. frontage to sign area ratio) 50 sq. ft. maximum area	Sign not allowed	1:2 (bldg. frontage to sign area ratio) 50 sq. ft. maximum area
Total area sq. ft.	300	200	50
Total number	1 Freestanding 2 Attached	1 per frontage	1

- (11) **On-site signs in Service Commercial (CS) land use district.** Table 83-26 indicates the types of signs allowed in the Service Commercial (CS) land use district and the standards applicable to those signs.

Table 83-26			
On-Site Signs in Service Commercial (CS) Land Use Zoning District			
Type of Sign	Individual Business/Structure Not a Part of a Complex	Multi-Tenant Complex	Occupant within a Multi-Tenant Complex
Freestanding			
Pole or Pylon	25 ft. maximum height 200 sq. ft. maximum area	25 ft. maximum height 200 sq. ft. maximum area	Sign not allowed
Monument	4 ft. maximum height 50 sq. ft. maximum area	4 ft. maximum height 50 sq. ft. maximum area	Sign not allowed
Attached			
Projecting	35 ft. maximum height 200 sq. ft. maximum area 8 ft. minimum clearance from underlying walkway or thoroughfare	35 ft. maximum height 200 sq. ft. maximum area 8 ft. minimum clearance from underlying walkway or thoroughfare	Sign not allowed
Roof	1:3 (bldg. frontage to sign area ratio) 50 sq. ft. maximum area	Sign not allowed	1:2 (bldg. frontage to sign area ratio) 50 sq. ft. maximum area
Wall	1:3 (bldg. frontage to sign area ratio) 200 sq. ft. maximum area	Sign not allowed	1:2 (bldg. frontage to sign area ratio) 50 sq. ft. maximum area
Total area sq. ft.	300	200	50
Total number	1 Freestanding 1 Attached	1 per frontage	1

- (12) **On-site signs in Community Industrial (IC) land use zoning district.** Table 83-27 indicates the types of signs allowed in the Community Industrial (IC) land use zoning district and the standards applicable to those signs.

Table 83-27			
On-Site Signs in Community Industrial (IC) Land Use Zoning District			
Type of Sign	Individual Business/Structure Not a Part of a Complex	Multi-Tenant Complex	Occupant within a Multi-Tenant Complex
Freestanding			
Pole or Pylon	25 ft. maximum height 200 sq. ft. maximum area	25 ft. maximum height 200 sq. ft. maximum area	Sign not allowed
Monument	6 ft. maximum height 100 sq. ft. maximum area	6 ft. maximum height 100 sq. ft. maximum area	Sign not allowed
Attached			
Projecting	Sign not allowed	Sign not allowed	Sign not allowed
Roof	1:3 (bldg. frontage to sign area ratio) 150 sq. ft. maximum area	Sign not allowed	Sign not allowed
Wall	1:3 (bldg. frontage to sign area ratio) 200 sq. ft. maximum area	Sign not allowed	1:2 (bldg. frontage to sign area ratio) 150 sq. ft. maximum area
Total area sq. ft.	400	320	150
Total number	1 Freestanding 2 Attached	1 per frontage	1

- (13) **On-site signs in Regional Industrial (IR) land use zoning district.** Table 83-28 indicates the types of signs allowed in the Regional Industrial (IR) land use zoning district and the standards applicable to those signs.

Table 83-28			
On-Site Signs in Regional Industrial (IR) Land Use Zoning District			
Type of Sign	Individual Business/Structure Not a Part of a Complex	Multi-Tenant Complex	Occupant within a Multi-Tenant Complex
Freestanding			
Pole or Pylon	25 ft. maximum height 200 sq. ft. maximum area	25 ft. maximum height 200 sq. ft. maximum area	Sign not allowed
Monument	6 ft. maximum height 100 sq. ft. maximum area	6 ft. maximum height 100 sq. ft. maximum area	Sign not allowed
Attached			
Projecting	25 ft. maximum height 200 sq. ft. maximum area 8 ft. minimum clearance from underlying walkway or thoroughfare	Sign not allowed	Sign not allowed
Roof	1:4 (bldg. frontage to sign area ratio) 200 sq. ft. maximum area	Sign not allowed	1:1 (bldg. frontage to sign area ratio) 50 sq. ft. maximum area
Wall	1:4 (bldg. frontage to sign area ratio) 200 sq. ft. maximum area	Sign not allowed	1:2 (bldg. frontage to sign area ratio) 150 sq. ft. maximum area
Total area sq. ft.	400	400	150
Total number	1 Freestanding 2 Attached	1 per frontage	1

- (d) **On-site signs in Institutional (IN) land use zoning district.** Table 83-29 indicates the types of signs allowed in the Institutional (IN) land use zoning district and the standards applicable to those signs.

Table 83-29			
On-Site Signs in Institutional (IN) Land Use Zoning District			
Type of Sign	Individual Business/Structure Not a Part of a Complex	Multi-Tenant Complex	Occupant within a Multi-Tenant Complex
Freestanding			
Pole or Pylon	25 ft. maximum height 48 sq. ft. maximum area	Sign not allowed	Sign not allowed
Monument	6 ft. maximum height 48 sq. ft. maximum area	Sign not allowed	Sign not allowed
Attached			
Projecting	15 ft. maximum height 48 sq. ft. maximum area 8 ft. minimum clearance from underlying walkway or thoroughfare	Sign not allowed	Sign not allowed
Roof	1:1 (bldg. frontage to sign area ratio) 100 sq. ft. maximum area	Sign not allowed	Sign not allowed
Wall	1:1 (bldg. frontage to sign area ratio) 100 sq. ft. maximum area	Sign not allowed	Sign not allowed
Total area sq. ft.	150		
Total number	1 Freestanding 2 Attached		

- (e) **On-site signs in Special Development (SD) land use zoning district.** Table 83-30 indicates the types of signs allowed in the Special Development (SD) land use zoning district and the standards applicable to those signs.

Table 83-30			
On-Site Signs in Special Development (SD) Land Use Zoning District			
Type of Sign	Individual Business/Structure Not a Part of a Complex	Multi-Tenant Complex	Occupant within a Multi-Tenant Complex
Freestanding			
Pole or Pylon	25 ft. maximum height 100 sq. ft. maximum area	25 ft. maximum height 100 sq. ft. maximum area	Sign not allowed
Monument	4 ft. maximum height 36 sq. ft. maximum area	4 ft. maximum height 36 sq. ft. maximum area	Sign not allowed
Attached			
Projecting	25 ft. maximum height 100 sq. ft. maximum area 8 ft. minimum clearance from underlying walkway or thoroughfare	25 ft. maximum height 100 sq. ft. maximum area 8 ft. minimum clearance from underlying walkway or thoroughfare	Sign not allowed
Roof	1:2 (bldg. frontage to sign area ratio) 50 sq. ft. maximum area	Sign not allowed	1:2 (bldg. frontage to sign area ratio) 50 sq. ft. maximum area
Wall	1:2 (bldg. frontage to sign area ratio) 50 sq. ft. maximum area	Sign not allowed	1:2 (bldg. frontage to sign area ratio) 50 sq. ft. maximum area
Total area sq. ft.	150	100	50
Total number	1 Freestanding 2 Attached per frontage	1 per frontage	1

(f) **On-site signs in Crest Forest Community Plan commercial land use zoning districts.** Table 83-31 indicates the types of signs allowed in commercial land use districts of the Crest Forest Community Plan area, and the standards applicable to those signs.

Table 83-31			
On-Site Signs in Crest Forest Community Plan (CF) Commercial Land Use Zoning Districts			
Type of Sign	Individual Business/Structure Not Part of a Complex or Center	Multi-Tenant Complex or Center	Occupant within a Multi-Tenant Complex or Center
Freestanding			
Pole or Pylon	25 ft. maximum height 50 sq. ft. maximum area	25 ft. maximum height 50 sq. ft. maximum area	Sign not allowed
Monument	4 ft. maximum height in addition to 2 ft. solid base 50 sq. ft. maximum area	4 ft. maximum height in addition to 2 ft. solid base 50 sq. ft. maximum area	Sign not allowed
Attached			
Projecting (may require encroachment permit)	35 ft. maximum height, not to exceed roof ridge or parapet height. 32 sq. ft. maximum area 8 ft. minimum clearance from underlying walkway or thoroughfare	35 ft. maximum height, not to exceed roof edge or parapet height. 32 sq. ft. maximum area 8 ft. minimum clearance from underlying walkway or thoroughfare	32 sq. ft. maximum area, 8 ft. minimum clearance from underlying on-site walkway.
Roof	3:1 (bldg. frontage to sign area ratio) 32 sq. ft. maximum area Placement subject to Section 83.13.090 (f)	Sign not allowed	3:1 (bldg. frontage to sign area ratio) 32 sq. ft. maximum area Placement subject to Section 83.13.090 (f)
Wall	3:1 (bldg. frontage to sign area ratio) 32 sq. ft. maximum area	Sign not allowed	3:1 (bldg. frontage to sign area ratio) 32 sq. ft. maximum area
Total number	2 Freestanding per frontage 2 Attached per frontage	1 per frontage	1 per frontage

(fg) On-site civic signs. On-site civic signs are signs that give notice of the name or service, or other function or operation, of a publicly owned land use type on the same parcel, or that gives notice of the address or conditions of use of a parking area or other facility serving the activity. On-site civic signs are allowed in all land use zoning districts subject to the following limitations:

- (1) In land use zoning districts where on-site business signs are not allowed, on-site civic signs with a maximum area of 32 square feet and a maximum height of 12 feet are allowed.
- (2) In land use zoning districts where on-site business signs are allowed, the maximum height and area for on-site civic signs shall be the same as that allowed for on-site business signs.

(gh) Freeway oriented on-site signs.

- (1) Freeway oriented signs shall be located within 200 feet of the structure or use to which the sign is an on-site use.
- (2) A maximum of two steel support poles shall be required for a freestanding freeway oriented on-site sign that has an area of 18 square feet or greater.

Adopted Ordinance 4011 (2007); Amended Ordinance 4043 (2008); Amended Ordinance 4067 (2009)

83.13.060 Off-Site Signs

(a) General regulations for off-site signs. Unless otherwise specified in this Section, the following standards shall be applicable to off-site signs:

(1) Allowability of Off-Site signs.

(A) Where allowed. Off-site signs shall be allowed in the CG (General Commercial) and CH (Highway Commercial) land use zoning districts subject to a Conditional Use Permit.

(B) Where prohibited. Off-site signs shall be prohibited in the Phelan Planning Area and the Crest Forest Planning Area.

(2) Dimensions and area.

(A) Overall height. The maximum height of an off-site freestanding sign shall be 35 feet. The maximum height of an off-site freestanding sign whose leading edge is not within 500 feet of a freeway right-of-way nor located within 50 feet of a railroad line shall be 25 feet.

(B) Height of sign face. The maximum vertical height of the face of an off-site sign shall be 25 feet.

- (C) **Width of sign face.** The maximum horizontal width of the face of an off-site sign shall be 50 feet.
- (D) **Area.** The maximum area of the face of an off-site sign shall be 500 square feet. The maximum area of the face of an off-site sign whose leading edge is not within 500 feet of a freeway right-of-way shall be 300 square feet. The area and height of a freestanding sign may be expanded by no more than 10 percent for the addition of temporary embellishments, cut-outs, and other add-ons. The embellishments shall not exceed 50 square feet in area, nor add more than five feet in additional height.
- (3) **Construction standards.** A maximum of two steel support poles shall be allowed for an off-site freestanding sign. Steel support poles shall be required for the construction of an off-site freestanding sign required in this Chapter to have a Building Permit.
- (4) **Access.** Off-site signs shall not obstruct an access route, including setback areas needed for emergency vehicle or personnel access.
- (5) **Designated scenic route.** No off-site freestanding signs greater than 18 square feet in area shall be oriented toward a State or County Highway that has been designated as a Scenic Route by the Federal, State, or a local jurisdiction.
- (6) **Visibility from freeway when sign not oriented towards freeway.** Where off-site signs are oriented towards thoroughfares other than freeways, the message displayed on the signs may be visible to the operators of vehicles from on-and-off ramps, but the message shall not be designed to be viewed by the operators of vehicles being driven on the main traveled way of the freeway.
- (7) **Double-faced, back-to-back signs allowed.** Provisions of this Section shall not prevent the erection of double-faced, back-to-back off-site signs or V-shaped signs erected in compliance with Subsection 1.d (Area), above.
- (8) **Minimum spacing.** Off-site signs shall maintain the following minimum spacing between the leading edge of each sign on the same side of the same street or freeway. Measurements shall be calculated from the leading edge or footing of the sign nearest to the planned right-of-way.

Sign Area	Minimum Spacing
(A) Freeway Oriented Off-site Signs	
0 - 500 square feet	750 feet
500.01 square feet and over	Not allowed
(B) All other Off-site Signs	
0 - 50 square feet	50 feet
50.01 - 100 square feet	150 feet
100.01 - 300 square feet	500 feet
300.01 square feet and over	Not allowed

- (9) **Setback.** The leading edge of off-site signs shall maintain the following minimum setback from the planned right-of-way:

Sign Height	Setback
(A) Freeway oriented off-site signs	
Any height	3 feet
(B) All other off-site signs	
0 - 16 feet	3 feet
16.01 - 25 feet	5 feet
25.01 feet and over	Not allowed

- (10) **State Outdoor Advertising Permit.** A copy of the current valid State Outdoor Advertising Permit, where one is required by the State, shall be submitted to the Building Official before approval of a plot plan for an off-site sign, except where specific County findings are required by the State Department of Transportation before the issuance of the State Outdoor Advertising Permit. When a valid State Outdoor Advertising Permit is required by the State, it shall be submitted before issuance of a Building Permit for the construction of the sign.

- (11) **Illumination.** Lighting of off-site signs shall comply with Section 83.07.040 (Glare and Outdoor Lighting Mountain and Desert Regions).

(b) **Freeway oriented off-site signs.**

- (1) **Message orientation.** Freeway oriented off-site signs shall be erected, constructed, or maintained, to ensure that the message displayed on the signs shall be designed to be viewed by the operators of vehicles traveling on freeways.
- (2) **Applicable land use development standards.** In addition to the provisions of this Subsection, signs shall be subject to the provisions of the land use zoning district in which they are located.
- (3) **Conditional Use Permit required.** Freeway oriented off-site signs shall be allowed subject to a Conditional Use Permit.
- (4) **Minimum spacing.** See Section 83.13.060.(a)(8) (Minimum spacing).
- (5) **Location and design standards.** Unless otherwise specified in this Chapter, the location and design standards for freeway oriented off-site signs shall be as provided in the:
- (A) Outdoor Advertising Act (California Business and Professions Code Section 5200 et seq.).
- (B) California Code of Regulations, Title 4 (Business Regulations), Chapter 4 (Directional and Other Official Signs and Notices).

- (6) **Activities exempt from permit requirements.** The changing of a message or customary maintenance of a legally existing sign structure as defined in Section 2270 (Customary Maintenance) of the California Code of Regulations, Title 4 (Business Regulations), Chapter 1 (Outdoor Advertising General) shall not require a Use Permit in compliance with this Subsection.
- (7) **Location standards.** In addition to other applicable Federal, State, and local requirements, freeway oriented off-site signs shall not be constructed until a permit has been issued by the Building Official in compliance with the following:
- (A) **Location in established business area.**
- (I) Freeway oriented off-site freestanding signs shall be located where allowed within an established business area, which shall mean an area within 1,000 feet, measured in any direction, from the leading edge of the nearest edge of a commercial or industrial activity or structure, and that is located in a commercial or industrial land use zoning district. For purposes of calculating the 1,000-foot measurement, the freeway right-of-way shall be excluded.
- (II) The area of a commercial or an industrial activity shall be presumed to be that portion of a parcel lying within a single rectangle that encloses improvements, storage areas, and parking areas related to that commercial or industrial activity. This activity includes accessory and primary land uses that are both directly and traditionally related to a commercial or industrial land use, but does not include infrastructure or access improvements (e.g., driveways, railways, power lines, etc.).
- (B) **Sign separation requirement.** Freeway oriented off-site signs shall be not be placed within 750 feet from another freeway oriented off-site sign on the same side of the freeway. If a particular land use zoning district specifies a more restrictive spacing, then the more restrictive spacing shall prevail.
- (c) **Freeway oriented directional signs.**
- (1) **Location and design standards.** Freeway oriented directional signs shall be located and designed in compliance with the:
- (A) Outdoor Advertising Act (Business and Professions Code Section 5200 et seq.).
- (B) California Code of Regulations, Title 4 (Business Regulations), Chapter 4 (Directional and Other Official Signs and Notices).
- (2) **Message.** The message on directional signs shall be limited to the identification of an attraction or activity and directional information useful to the traveler in locating the corresponding attraction or activity.

- (3) **State Outdoor Advertising Permit.** A copy of the current valid State Outdoor Advertising Permit, where it is required by the State, shall be submitted to the Building Official before approval of a plot plan for a freeway oriented directional sign, except where specific County findings are required by the State Department of Transportation before the issuance of State Outdoor Advertising Permit. When a valid State Outdoor Advertising Permit is required by the State, it shall be submitted before issuance of a Building Permit for the construction of the sign.
- (d) **Additional off-site signs.** The following off-site signs are allowed in addition to those specified within individual land use zoning districts:
- (1) **Off-site permanent civic signs.** Signs that serve to identify a community shall be allowed in all land use zoning districts subject to the following:
- (A) In land use zoning districts where off-site business signs are allowed, the maximum height and area for a off-site civic sign shall be the same as the allowed on-site business sign, unless otherwise specified by this Chapter.
 - (B) In land use districts where off-site signs are not allowed, signs shall have a maximum area of 100 square feet and a maximum height of 15 feet, except in those land use zoning districts where on-site signs are not allowed.
 - (C) In land use districts where off-site signs are not allowed, off-site civic signs shall have a maximum area of 32 square feet and a maximum height of 12 feet.
 - (D) Off-site civic signs shall only display the name, surname, and/or slogan of the city or community.
- (2) **Off-site business directional signs.** Off-site business directional signs are signs that direct attention to, or otherwise pertain to, a commodity or service that is sold, produced, conducted or offered by a nonresidential land use type not located on the same site where the sign is located but is within 50 air miles of the business or establishment being identified. Off-site business directional signs are allowed in all land use zoning districts subject to the following restrictions:
- (A) Off-site business directional signs shall not be allowed when an on-site business sign will serve to adequately identify the establishment.
 - (B) Off-site business directional signs shall not be located within 50 feet of another off-site sign.
 - (C) In those nonresidential land use zoning districts where on-site business signs are not allowed, off-site business directional signs shall not exceed 32 square feet in area nor 10 feet in height.
 - (D) In those land use zoning districts where on-site business signs are allowed, off-site business directional signs shall not exceed 64 square feet in area, nor 15 feet in height or the signs shall conform to the size and height

provided for on-site business signs within the land use zoning district, whichever is smaller.

- (E) Whenever an off-site business directional sign is used, there shall be a one square foot reduction of allowed sign area for on-site business signs for the establishment for each square foot of sign area in the business directional sign.
- (F) If an off-site business directional sign is oriented towards a State Highway or freeway, the sign shall also comply with the provisions of Subsection 83.13.060(c) (Freeway oriented directional signs), above.

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009)

83.13.070 Temporary Signs

- (a) **Temporary on-site signs.** The following signs shall be allowed as on-site signs in all land use zoning districts on a temporary basis:

- (1) **Temporary on-site realty signs.**

- (A) On-site realty signs are temporary on-site signs that pertain to the sale, lease, rental, or display of parcels, structures, or facilities that exist or are in the process of being constructed or altered.
- (B) On-site realty signs shall be allowed subject to the following height and area limitations:
 - (I) In land use zoning districts where on-site business signs are not allowed, the maximum area of an on-site realty sign shall be six square feet and the maximum height shall be five feet. These signs shall have a maximum height of four feet when placed within the front setback or side street setback areas.
 - (II) In land use zoning districts where on-site business signs are allowed, the maximum area for an on-site realty sign shall be 50 percent of the allowable area for the on-site business signs, but not more than 32 square feet. Allowed height for an on-site realty sign shall be the same as that allowed for an on-site business sign.

- (2) **Temporary on-site development signs.** On-site development signs are temporary on-site signs that announce future activities and facilities to be located on the site, and that may identify the persons or firms engaged in the promotion, design, construction, or alteration of the facilities. On-site development signs shall be allowed in all land use zoning districts subject to the issuance of a Temporary Use Permit.

- (3) **Temporary on-site residential development signs.**

- (A) Temporary on-site residential development signs are for on-site advertisement of residential development projects.
- (B) A maximum of three signs are allowed within the boundaries of the residential development project. These signs are to be located as follows: one at the entrance, and one at the exit of the residential development project, and one at the sales office site.
- (C) Temporary on-site residential development signs shall only state the name of the developer, type of financing, price range, and the developer's telephone number.
- (D) Temporary on-site residential development signs may be located in front, side, or rear setbacks, but shall not be located closer than five feet from the edge of the planned right-of-way.
- (E) Each individual sign structure shall have no more than 64 square feet of total sign area. The total square footage of the on-site signs shall not be more than 100 feet.
- (F) Nonconforming signs on the proposed site shall be removed.
- (G) An approved Temporary Use Permit may allow the use of flags or other alternate advertising displays, provided the conditions of approval specify the type, maximum area, maximum height, maximum number, minimum spacing, time limitation, and maintenance requirements for the alternate advertising displays.
- (H) See also Subsection 84.25.040(g)(3) (Temporary On-Your-Lot Builder Model Home/Sales Office).
- (4) Temporary banners and flags.** Temporary banners and flags shall be allowed without a permit, subject to the owner maintaining the banners and flags in good condition, and subject to the following standards: ~~Fewer than three flags or two banners may be allowed when used by non profit, religious, charitable, or fraternal organizations; or when used for temporary advertising of business openings and special events. These b~~On-site banners and flags shall not exceed 15 feet in length or three feet in width. Any banners or flags exceeding 15 feet in length or 3 feet in width shall be subject to a Temporary Use Permit. Banners and flags shall be displayed on roof, wall, or fence areas only. Banners and flags shall be placed in a manner that will not obstruct the visibility of other signs or pose a safety hazard for drivers or pedestrians. The total number of banners or flags for each occupant shall not exceed one for each street frontage. The maximum time period for display of an ~~approved~~ banner or flag shall be 9060 days. Banners advertising a special event shall be removed within 5 days following the event.- Banners and flags proposed for display in the public right-of-way shall be subject to an encroachment permit.~~and shall be subject to a Temporary Use Permit.~~

- (A) “Banana flags” shall not be allowed in the Crest Forest Community Plan area.
- (b) **Temporary off-site signs.** The following signs shall be allowed in all land use zoning districts on a temporary basis:
- (1) **Temporary off-site political signs.**
- (A) A temporary off-site political sign is a sign that indicates any one or a combination of the following:
- (I) The name or picture of an individual seeking election or appointment to a public office.
- (II) Relates to an upcoming public election or referendum.
- (III) Advocates a person’s, group’s, or party’s political views or policies.
- (B) A temporary off-site political sign shall be allowed in any land use zoning district subject to the following limitations:
- (I) Political signs shall be removed within 30 days after the election.
- (II) Political signs shall have a maximum area of eight square feet in residential land use zoning districts, and 32 square feet in other land use zoning districts, unless the sign is an on-site sign (e.g., campaign headquarters, etc.) or is an off-site sign allowed by this Chapter.
- (III) Political signs shall not be erected within a street intersection, clear sight triangle, or at a location where the sign may interfere with, obstruct the view of, or be confused with an authorized traffic sign.
- (IV) Political signs shall not be nailed or affixed to a tree, fence post, or public utility pole and shall not be located in the public right-of-way, parkway, or on publicly owned land.
- (2) **Temporary off-site residential directional signs.** Temporary off-site residential directional signs shall be used for identifying a housing project or a new apartment complex of five or more units. These signs shall be allowed in all land use zoning districts subject to a Sign Location Plan and the following provisions:
- (A) The maximum height shall be eight feet.
- (B) The top panel shall measure 60 inches by 16 inches and shall identify the County or the community where the sign is located.
- (C) Each subsequent panel shall measure not less than 60 inches by 10 inches and shall only specify the name of the development project and a directional arrow. A maximum of six advertising panels shall be allowed per sign.

- (D) Colors for lettering and background and type of lettering shall be uniform for each community and shall be approved by the Director.
- (E) Double wide sign structures may be installed at locations subject to the approval of the Director.
- (F) In areas where it is not practical to install the standard sized sign, a small sign may be installed. The sign shall measure no more than 30 inches high and 30 inches wide. A maximum of two panels shall be used per sign.
- (G) Temporary off-site residential directional signs shall be located at least 300 feet away from another off-site residential directional sign, unless it is determined by the Director that a closer spacing will better accomplish the intent of this Subsection.
- (H) Temporary off-site residential directional signs placed on private property shall receive written consent of the property owner that shall be filed with the Department before issuance of a permit. Signs placed in the public right-of-way shall require an Encroachment Permit from the Department.
- (I) Temporary off-site residential directional signs shall be located away from a scenic highway or outside a Sign Control Overlay with a designation of SC[p] whenever possible. However, if a location is sufficiently justified, the maximum number of advertising panels shall be restricted to two.
- (J) Temporary off-site residential directional signs shall not be allowed within clear sight triangles in compliance with Section 83.02.030 (Clear Sight Triangles).
- (K) There shall not be additions, tag signs, streamers, flags, devices, display boards, or appurtenances added to the sign as originally approved. Further, other directional signs shall not be used (e.g., posters, trailer signs, etc.).
- (L) Nonconforming subdivision or apartment complex directional signs that are advertised under this Subsection shall be removed before the issuance of a New Sign Permit. These signs may be removed by the County, with the cost of removal charged to the developer. Additional costs incurred by the County resulting from the removal of illegal signs shall also be charged to the developer.
- (M) Signs shall not be illuminated.
- (N) Signs shall be maintained in a neat, clean, and orderly manner. Broken, damaged, or defaced signs shall be repaired within 30 days.
- (O) Signs shall not obstruct the use of sidewalks, walkways, bike or multi-use trails.

- (P) The County, and its officers and employees, shall be held free and harmless of costs, claims, and damages levied against them.
- (Q) Temporary Weekend Signs. Small temporary signs may be placed during two or three day weekends on private property with the property owner's permission or within the public right-of-way so long as the signs are requested from and placed by the County's authorized administrator. These signs shall not be larger than 24 inches by 25 inches, and they shall be made of either plastic or cardboard, and shall be mounted with stakes that are either wood or metal. These signs shall not be erected earlier than 12 midnight on Friday and shall not be removed later than 12 midnight on Sunday. In the event of a three-day holiday, these signs may be erected no earlier than 12 midnight on Thursday, if the holiday falls on Friday, and shall not be removed later than 12 midnight on Monday, if the holiday falls on a Monday.
- (R) An off-site residential directional sign program may be implemented and installed through the Building Industry Association (BIA) if an agreement is approved for the regulation and control between the County and the BIA. Directional signs erected through this program shall be regulated and installed in compliance with the agreement and approvals between the BIA and the County. The BIA shall not install new structures without express written consent of the Director.

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009)

83.13.080 Standards for All Types of Signs

- (a) **Maintenance.** Signs and their components shall be regularly maintained and kept in good repair and appearance. If a sign is not properly maintained, it shall be removed or repaired within 30 days, following written notice of insufficient maintenance by an authorized County official.
- (b) **Maximum sign area and calculation of sign area.**
 - (1) Where a maximum overall sign area is specified, the sum of the areas of walls, roofs, or display sign faces shall be calculated in compliance with the provisions of this Section.
 - (2) Where a ratio of structure frontage to sign area is used, the structure frontage shall be the linear dimension of the structure foundation or base that is adjacent to the street right-of-way, or that is the main entrance to the structure when it is not adjacent to the street right-of-way.
 - (3) Where a ratio of structure footage to sign area is used, separate attached signs are allowed on each structure footage, provided that this ratio and the maximum total area and total number of attached signs provided for within the land use zoning district is not exceeded.

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- (4) The area of a single sign shall not exceed 500 square feet and shall be calculated as follows:
- (A) Except as otherwise provided by this Section or the provisions of a land use zoning district, decorative trim six inches or less in width immediately surrounding the perimeter of a sign, pole covers not exceeding 24 inches in width, and roofs attached immediately above the top of the sign that do not exceed 24 inches in height nor 12 inches in width beyond the width of each side of the sign face, shall not be included for purposes of calculating sign area, unless decorative trim is part of, is associated with or implies the commercial, noncommercial, or political message that is being displayed.
 - (B) The maximum area allowed for each face of the following signs shall be equal to the maximum sign area allowed by the applicable land use zoning district or this Chapter.
 - (I) Single face signs.
 - (II) Double face signs, as measured on the largest single face.
 - (III) V-shaped signs with an acute or right angle between the sign faced on the side away from the right-of-way to which the sign is oriented.
- (5) The maximum area allowed for one of the following signs shall be 75 percent of the maximum sign area allowed by the applicable land use zoning district or this Chapter. The total area of these sign faces shall not exceed the maximum sign area allowed by the applicable land use zoning district or this Chapter.
- (A) Signs with more than two faces.
 - (B) Signs with more than one face oriented in the same direction.
 - (C) V-shaped signs with an obtuse angle greater than 90 degrees and less than 180 degrees between the sign faces on the side away from the right-of-way to which the sign is oriented.
- (6) The area of a figure or other irregular or three-dimensional display used for advertising purposes shall be computed by enclosing the entire area within parallelograms, triangles, or circles in a size sufficient to cover the entire area and computing only the maximum single display surface that is visible from a ground position at one time.
- (7) A sign that includes an automatic time or temperature display shall be given a bonus of 30 percent increase in area over the maximum area allowed by a land use zoning district or this Chapter. This bonus area shall only be utilized for the time or temperature display. The bonus shall not exceed a maximum of 50 square feet.
- (8) Animals, man-made objects or natural features that are part of or incorporated into the design of the sign, and are associated with or imply the commercial,

noncommercial, or political message that is being displayed shall be calculated as part of the total sign face area.

- (9) The area of a monument sign shall be calculated by using only the area devoted to display of a commercial, noncommercial, or political message.

(c) **Design.**

- (1) **Illumination.** Except for time and temperature components, signs shall only be lit by steady, stationary, shielded light directed only at the sign, by light inside the sign, by direct neon lighting, or by an alternating light system that does not change more than once five seconds. The glare from luminous sources shall not exceed one-half footcandle. See also Section 83.07.040 (Glare and Outdoor Lighting Mountain and Desert Regions).
- (2) **Visibility of sign faces.** More than two faces of a single sign shall not be viewable at one time from one place.

~~(3) **Sign information.** The following information shall be clearly legible and in a conspicuous place on each sign:~~

~~(A) Every on-site sign shall display the name of the maker and date of construction.~~

~~(B) Every off-site sign shall display the name of the sign owner, operator, and structure and the State Outdoor Advertising Permit number, where required.~~

~~(C) A County sign registration decal shall be displayed on off-site and on-site signs.~~

- (43) **Setback from right-of-way.** The leading edge or footing of a sign shall not be located closer than one foot from the ultimate right-of-way line.

(d) **Height.**

- (1) **Measurement.** The height of signs shall be measured along the leading edge of the sign and shall be measured from the finished grade of the ground below the leading edge to the top of the sign, except that freestanding signs shall be measured from grade or the surface of the adjacent roadbed, whichever yields the greater sign height.
- (2) **Maximum height.** The maximum height of an on-site freestanding sign shall be 25 feet. A more restrictive maximum sign height standard may be specified by this Chapter or by the provisions of the applicable land use zoning district or overlay.

(e) **Location.**

- (1) A sign or portion of sign shall not extend over a property line onto an adjacent property or right-of-way.

- (2) A sign shall not interfere with a driver's or pedestrian's view of public rights-of-way (e.g., the view of approaching, merging, or intersecting traffic, etc.) or otherwise impair public safety, or interfere with the safe operation of a motor vehicle on public streets.
- (3) Signs shall comply with the provisions Section 83.02.030 (Clear Sight Triangles) that include the following:
 - (A) Monument signs shall not be allowed within a clear sight triangle.
 - (B) There shall not be more than two posts or columns, each with a width or diameter no greater than 12 inches, within a clear sight triangle.
 - (C) When a freestanding sign is located within a clear sight triangle, the lower edge of the sign face shall be at least eight feet above grade.
- (4) A sign shall not be attached to or painted on a public utility pole, traffic sign or streetlight.
- (5) Where it is determined that vegetation will obstruct the visibility of more than 10 percent of the face of a proposed sign, as viewed from the edge of the abutting paved roadway for 10 percent of the distance up to 750 feet away from the proposed sign face, the following shall be submitted before issuance of a Building Permit:
 - (A) The sign owner shall submit a statement indicating what vegetation will be cut, trimmed, and/or left undisturbed.
 - (B) The sign owner shall submit a letter from an affected agency or property owner, where trees are proposed to be cut or trimmed, authorizing the removal or trimming operation.
 - (C) Where vegetation is authorized to be removed to accommodate visibility of a sign on a publicly owned right-of-way, then the remaining vegetation shall be enhanced by the planting of one specimen tree or plant of the same or similar species for each tree or plant removed. This shall be accomplished before the final Building Permit inspection for the proposed sign. The specimen plants shall be planted along the same roadway as close as botanically sound, but not in a manner that obstructs the proposed sign during the life of the tree or plant. The applicant shall obtain permission from the responsible agency or property owner for the plantings before the issuance of the Building Permit and shall maintain the vegetation after planting for a period of six months or until the plant is self-sustaining, whichever is longer. This requirement shall be modified or waived by the Building Official where it is determined that an alternate mitigation measure is acceptable or where compliance is not practicable.

- (6) A sign shall not be attached to or painted on natural features (e.g., trees, shrubs, rocks, etc.).

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009)

83.13.090 Standards for Specific Types of Signs

- (a) **Accessory signs.** An accessory sign, as allowed by this Code, may be mounted on the same sign structure as a permanent freestanding sign, provided that the accessory sign shall have a maximum area that is no more than 50 percent of the area of the off-site sign face on the same sign structure, and provided that the maximum total area and height allowed within a land use zoning district is not exceeded.
- (b) **Complex or Center occupant signs.** Complex or center occupant signs shall be allowed in conjunction with individual occupants within a shopping center, business, or other complex. The complex or center occupant sign shall also include the use of one five square foot pedestrian walkway sign for each occupant within the complex or center, in addition to other sign configurations and sign area allowed by the land use zoning district.
- (c) **Freestanding signs - general.**
- (1) Unless otherwise specified by this Chapter or a land use zoning district, a maximum of one freestanding sign shall be allowed on each parcel, per frontage. A portion of a new freestanding sign structure, erected after November 1987, shall not be closer than 10 feet to an existing sign.
 - (2) Freestanding signs that have an area 18 square feet or greater and/or a height of six feet or greater shall require a Building Permit before construction.
 - (3) No part of a freestanding sign, including the footing, shall be located closer than one foot away from an interior property line and from the right-of-way of a street or highway adjoining the parcel on which the sign is located. Provided, however, that when a freestanding sign is within a front or street side setback, the sign shall be constructed to provide an open space of at least eight feet in height measured from grade.
 - (4) When a freestanding sign is located within a street front or side setback area, the sign face shall be at least eight feet above grade.
 - (5) Freestanding signs located in a front setback or street side setback area shall not have be more than two posts or columns, each with a width or diameter no greater than 12 inches. ~~that are located within a street front or side setback area.~~ Exceptions to this design standard shall be subject to Director approval, subject to a safety review for clear sight triangle obstruction by the Land Development Division.

(d) Freestanding signs - monument signs.

- (1) A monument sign may be substituted for a freestanding sign allowed by the provisions of this Code or an applicable plan, provided the monument sign complies with the provisions of this Chapter.
- (2) The maximum height of a monument sign located in a setback area shall be the height of an allowed wall or fence in the same setback area.
- (3) Monument signs shall not interfere with a driver's line of sight and shall not be closer than one foot from the right-of-way and shall not have a height greater than that allowed for a wall or fence, unless otherwise specified in an applicable land use zoning district.

(e) Projecting signs. A projecting sign shall not:

- (1) Exceed the height of the structure to which it is attached.(2) Project more than five feet from the supporting wall.
- (3) Be less than eight feet from grade or any underlying walkway or thoroughfare.

(f) Roof signs. Roof signs shall be mounted on the roof parallel to the ridge of the roof and shall not project above a ridge line or top of the parapet, whichever is greater, nor project beyond the end of the structure wall or edge of the roof. **Roof signs shall not be displayed on a pole mounted on the roof. Approval of a roof sign shall be subject to demonstration by the applicant that the building design will not accommodate adequate signage on the walls. Whenever possible, roof signs shall be placed flat on the roof surface, and on the lower 1/3 of the roof slope surface.****(g) Wall signs.** Wall signs shall be attached flat against a wall of the structure. These signs shall not project more than 18 inches from the wall, and shall not project above the roof line or extend over a public sidewalk or right-of-way.**(h) Window display signs.** Display signs shall not exceed 25 percent of the window area on which the sign is placed.

Adopted Ordinance 4011 (2007); Amended Ordinance 4043 (2008); Amended Ordinance 4057 (2008); Amended Ordinance 4067 (2009)

83.13.100 Sign Standards for Specific Uses

The following signs shall comply with the requirements of this Development Code or applicable specific plans:

(a) Service station signs. The following regulations shall apply to service stations, in addition to all other provisions of this Chapter.**(1) Monument.**

- (A) **Number.** One per street frontage.
 - (B) **Area.** Not to exceed 36 square feet.
 - (C) **Height.** Not to exceed 4 feet.
 - (D) **Additional regulations.** Ground signs shall be located in a landscaped planter with a minimum area equal to two times the area of the sign.
- (2) **Wall signs.**
- (A) **Number.** One per building frontage facing a street.
 - (B) **Area.** The area of a wall sign shall not exceed two square feet for each lineal foot of building frontage.
- (3) **Canopy signs.**
- (A) **Number.** Two canopy signs per canopy.
 - (B) **Area.** The area of a canopy sign shall not exceed 8 square feet.

- (C) **Additional regulations.** Canopy signs shall not extend beyond the gable or fascia board of the canopy.
- (4) **Service island signs.** One sign, not exceeding 4 square feet, shall be allowed on or in front of each end of a service island to identify methods of sale (i.e., self-serve or full-serve).
- (5) **Window signs.**
- (A) **Number.** One per window.
- (B) **Area.** Window signs shall not cover more than 25 percent of the window area.
- (6) **Service station product price signs.** Not to exceed 24 square feet in area per sign. One such sign shall be allowed per street frontage. Any additional sign area shall be calculated as part of the total sign area allowed by the land use district.
- (b) **Drive-in restaurant menu board.** Drive-in restaurant menu boards, including those with speakers, shall be allowed provided each sign does not exceed 50 square feet. More than two of these signs shall not be allowed on each site.
- (c) **Garage sales signs.** Temporary signs for garage sales shall be allowed in compliance with Chapter 84.10 (Garage Sales).

Adopted Ordinance 4011 (2007); Amended Ordinance 4057 (2008); Amended Ordinance 4067 (2009)

83.13.110 Enforcement

- (a) In addition to the following provisions, violations of this Chapter shall be enforced in compliance with the provisions of **Chapter 86.09** (Enforcement).
- (b) The following signs are hereby declared to be public nuisances:
- (1) A sign or advertising structure, including flags, unlawfully constructed, placed on or unlawfully projecting over land owned in fee simple by a governmental entity, or unlawfully on or over a public right-of-way without an Encroachment Permit as provided in the County Code.
- (2) A sign declared to be hazardous or unsafe by the Director, Building Official, or Fire Chief.
- (3) Illegal signs.

- (c) A County Enforcement Officer may, without notice, move, remove, and/or dispose of a sign or advertising structure that has been declared a public nuisance in compliance with Subsection B. above. In addition, an Enforcement Officer may authorize work required to correct a hazardous or unsafe condition.
- (d) A County Enforcement Officer shall charge the cost of moving, removing, disposing, correcting, storing, repairing, or working on a sign or sign structure to any one or all of the following, each of which shall be jointly and individually liable for the expense:
 - (1) The permittee.
 - (2) The owner of the sign.
 - (3) The owner of the premises on which the sign is located.
 - (4) The sign lessee or lessor.
- (e) The charge for expenses shall be in addition to penalty for the violation. Recovery of the sign does not necessarily abrogate the penalty.
- (f) Signs made of paper, cardboard, lightweight plastic, or similar materials, that are removed, may be discarded immediately. Other removed signs shall be held no less than 30 days by the County, during which period it may be recovered by the owner upon paying the County for costs of removal and storage. If not recovered within the allowed 30-day period, the sign and structure is hereby declared abandoned and the Title of it shall vest to the County.

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009); Amended Ordinance 4245 (2014)

83.13.120 Nonconforming Signs

- (a) **Amortization of nonconforming signs.** Nonconforming signs shall be removed or altered to be conforming as provided below.
 - (1) Nonconforming on-site signs that are located in an agricultural or residential district shall be removed from the site without compensation after the expiration of 15 years from the date the sign became nonconforming. Upon the expiration of the amortization period, the sign shall be an illegal use subject to immediate removal. Nonconforming on-site signs that are also illegal signs shall be removed immediately from the site without compensation.
 - (2) Legal nonconforming commercial signs and billboards existing at the time this Code became effective may be continued, although the use does not conform with these provisions provided, however, that these nonconforming signs and billboards and their supporting structures shall be completely removed by their owners not later than five years from the effective date of this Code.

- (3) Legal nonconforming off-site sign displays located in an area designated on the County General Plan and designated as either agricultural or residential and located more than 660 feet from the edge of the right-of-way of a freeway or primary highway, that have copy not visible or intended to be read from the freeway or primary highway, shall be removed from the site without compensation in compliance with the following schedule. This amortization period shall commence upon receipt of written notice of nonconformance.

Fair Market Value on Date of Notice	Maximum Years Allowed
Under \$1,999	2.0
\$2,000 to \$3,999	4.5
\$4,000 to \$5,999	6.0
\$6,000 to \$7,999	7.5
\$8,000 to \$9,999	9.0
\$10,000 and over	10.5

- (4) The Building Official shall determine the fair market value in compliance with the latest material valuation schedules and send notice of the determined value to the owner. Disagreement over the value shall be resolved under the appeal procedures identified in this Code. Upon the expiration of the appeal period, the sign shall be an illegal use, subject to immediate removal.

(b) Continuance of nonconforming signs. A nonconforming sign may be continued and shall be maintained in good condition as required by these regulations, but it shall not be:

- (1) Structurally changed to another nonconforming sign, but its pictorial content may be changed.
- (2) Structurally altered to prolong the life of the sign, except to meet safety requirements.
- (3) Expanded or altered in a manner that increases the degree of nonconformity.
- (4) Reestablished after damage or destruction if the estimated cost of reconstruction exceeds 75 percent of the replacement cost as determined by the Building Official.

(c) New signs on sites with nonconforming signs. No new sign shall be approved for a site, structure, building, or use that contains a nonconforming sign unless the nonconforming sign is removed or modified to conform to the provisions of this Chapter. No building permit shall be issued for any structures, building expansions, or

new building construction on a site that contains nonconforming signs, unless all signs on the site are brought into compliance with this Chapter. This does not include interior alterations that do not substantially change the character or intensity of the site.

- (d) **Repairing and painting.** Nonconforming signs shall only be painted and repaired in place and shall not be removed from their existing location except for building remodeling.
- (e) **Change of business ownership.** Upon a change of ownership, the new owner of a nonconforming sign may change a name or names on the sign so long as there is no change in the structure or configuration of the sign.
- (f) **Structure remodeling.** Nonconforming signs may be removed for the purpose of remodeling a structure and shall be replaced immediately after the remodeling is completed. No alteration of the sign cabinet or structure is allowed.
- (g) **Hardship cases.**
 - (1) Under cases of extreme hardship and unusual circumstances, the Commission shall have the authority to allow the retention of a legal nonconforming sign if the Commission specifically finds that extreme hardship and unusual circumstances exist. The proponent of the request shall have the burden of clearly demonstrating that an extreme hardship and unusual circumstance exists and warrants the retention of the nonconforming sign. The Commission shall conduct a public hearing and shall find the following to be true before allowing retention of a nonconforming sign:
 - (A) The site has a unique character or features that cause visibility problems.
 - (B) The sign does not create a traffic hazard.
 - (C) The sign does not create a visual blight to the community.
 - (D) The sign does not adversely affect adjacent properties.
 - (E) The sign is properly maintained and structurally sound.
 - (F) Other sign alternatives or designs would not be feasible or be able to provide reasonable signing in compliance with this Code.
 - (2) If the Commission finds that an extreme and unusual circumstance exists, but that the design or condition of the sign creates a visual blight, then the Commission may grant a relief from the amortization of the nonconforming sign with the condition that the sign be remodeled to improve the condition of the sign and/or to create a more aesthetic design.

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009)

83.13.130 Abandoned Signs

(a) Removal of abandoned signs.

- (1) A sign that identifies a business or activity that is no long conducted on the premises where the sign is located or pertains to a time, event, or purpose that no longer applies, shall be considered an abandoned sign and shall be prohibited. An abandoned sign shall be removed by the owner or lessee of the premises upon which the sign is located immediately upon closure of the business or the passing of the event.
- (2) A sign frame or structure that supported an abandoned sign and that conforms to all applicable regulations shall be allowed to remain in place. However, in the event a sign frame or structure is inconsistent with regulations, the sign structure and/or frame shall be either altered to comply with the regulations of this Chapter, or removed by the owner or lessee of the property.
- (3) Signs considered by the County to have historic value or cultural significance shall be exempt from this requirement.
- (4) If the owner or lessee fails to remove the sign, the County, following a public hearing, may have the sign removed.

(b) Recovery of costs. When the County is required to remove an illegal sign, the reasonable cost of the removal and storage may be assessed against the owner of the sign(s) and/or the property owner. If not paid, the applicable costs may be imposed as a tax lien against the property.

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009)