

CHAPTER 19.75

SIGN REGULATIONS

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19.75.010 PURPOSE

The PURPOSE OF THIS Chapter is to establish regulations and guidelines of sign and sign structures in order to accomplish the following:

1. To provide a reasonable system of control of signs, integrated within and as a part of the comprehensive zoning plan set forth by this Code.

2. To encourage signs which are well designed and pleasing in appearance and to provide incentive and spacing of signs and latitude for variety of good sign relationship.
3. To encourage a desirable urban character which has a minimum of overhead clutter.
4. To enhance the economic value of the City's community and each area thereof through the regulations of such things as size, height, location, and illumination of signs.
5. To protect the public and private investment in buildings and open space.
6. To encourage signs which are compatible with adjacent land uses.
7. To attract and direct persons to various activities and enterprises in order to provide for the maximum public convenience.
8. To prevent a profusion of sign displays which are confusing to the general public.
9. To reduce possible traffic and safety hazards to motorists and pedestrians through sound signing practices.
10. To preserve and improve the appearance of the City as a place in which to live and to work and as an attraction to nonresidents who come to visit or trade.
11. To promote the public health, safety and general welfare of the City.

19.75.020 SIGN PERMITS REQUIRED

No person shall erect, move, alter, or reconstruct any type of sign without a permit unless the sign is exempt from the regulations of this Chapter. Applications for sign permits shall be on a form provided by the City and shall be accompanied by a filing fee. A tag issued by the City indicating the sign permit number shall be securely affixed to the sign so as to be readily visible, and the tag shall be renewed yearly through the Building Division. The following sign permits shall apply to the various types of signs:

A. *Minor Development Plan Review*

1. No sign shall be erected, re-erected, constructed, painted, or altered (other than change in copy), without minor development plan review pursuant to Chapter 19.13 of this Code unless a building permit for the same has been issued by the Planning and Community Development Department. Separate permits shall be required for each sign or group of signs in one location. In addition, building and electrical permits shall be obtained for each sign as required.
2. In accordance with this Chapter, a sign plan shall be approved through a minor development plan review pursuant to Chapter 19.13 of this Code. Any sign included in this sign plan shall be in conformance with the approved sign plan and building and electrical permits shall be obtained for each sign as required.

B. *Conditional Use Permit Required*

Outdoor advertising signs shall require a conditional use permit pursuant to the provisions of Chapter 19.61 of this Code and building permit for the same issued by the Planning and Community Development Department.

19.75.030 APPLICATION REQUIREMENTS

Applications for sign permits shall be made to the Planning and Community Development Department and shall contain the following:

A. *Minor Development Plan Review*

1. Completed application form and fee.
2. Plans drawn to scale of the site plan and building elevations detailed with location, area, and dimension of each and every sign and type of sign indicated. All signs shall be depicted, including: Tenant identification sign, building identification sign, addressing sign, window sign, and any other permitted signage.
3. Sign plans drawn to scale which include the location, dimensions, and elevation of each sign proposed, including such details as sign area, dimensions, color, letter height, and illumination.
4. Blueprint or pencil drawings of the plans and specifications and method of construction and attachment to the building, structure, or ground.
5. Name of the person erecting the advertising structure, name of the tenant, owner, or land on which the advertising structure is to be erected.
6. Building Division application requirements including, plot plan indicating location of signs relative to property line, buildings, and adjacent properties, plans, and specifications indicating method of construction and attachment, stress sheets, and calculations indicating structural wind and load requirements.

B. *Electrical Sign*

The Building Division shall review all electrical sign applications in accordance with the following:

1. The Building Division shall examine the plans and specifications respecting all wiring and electrical code requirements as used by the City Building Division.
2. The Building Division shall, upon the filing of an application for a permit, examine such plans and specifications and other data, the premises upon which the proposed sign is to be erected, and the advertising structure for compliance with all the requirements of Sections 16.16.070 through 16.16.100 of this Code and all other

laws of the City. If the plans and specifications are in compliance with such laws, then the Building Division shall grant approval.

19.75.040 BUILDING PERMITS REQUIRED

No sign shall be constructed, placed, or otherwise installed on any parcel of land, building, or other structure, unless all required building permits have been obtained, and all required fees have been paid.

19.75.050 FEE SCHEDULE

The permit filing fees shall be as set forth by City Council resolution.

19.75.060 APPROVAL

The Planning and Community Development Department shall issue a permit upon compliance with the provisions of this Chapter.

19.75.70 EXEMPTIONS

The following signs along with a change in sign copy shall be exempt from the application, permit and fee requirements of this Chapter; however, an electrical or building permit may be required.

A. *Address Identification Signs*

Address identification signs shall be exempt, provided that such signs are posted on contrasting background and comply with the following minimum requirements.

1. Single-Family Residential: Minimum character height of 4 inches.
2. Multi-Family Residential: Minimum character height of 6 inches for each individual unit and 12 inches for each building and/or complex.
3. Nonresidential Uses (industrial/Office/Civic/Institutional): Minimum character height of 12 inches.

B. *Real Estate Signs*

Real estate signs indicating the availability for sale, lease, or rent of the site on which they are located, provided such signs comply with the following:

1. Residential: Nonilluminated signs not to exceed 4 square feet in area and 5 feet in height. One sign per street frontage only, to be removed within 15 days after the close of escrow, or the execution date of a rental or lease agreement.

2. Nonresidential: Nonilluminated signs not to exceed 32 square feet in area and 8 feet in height. One sign permitted per street frontage, placed a minimum of 10 feet from the property line.

C. *Tenant Signs*

Prospective tenant identification signs, provided such signs are not erected on a site prior to the approval of a parcel map, final map, conditional use permit or plot plan for the project being advertised for the site and are removed within 14 days upon issuance of certificate of occupancy.

1. Parcels less than 10 acres: Signs shall be limited to one per street frontage, not to exceed 32 square feet in area and 8 feet in height. Such signs shall be placed 10 feet from property line.
2. Parcels 10 acres or greater: Signs shall be limited to one per every 600 linear feet of street frontage not to exceed 64 square feet in area and 15 feet in height. Such signs shall be placed 10 feet from property line.

D. *Safety and Governmental Signs*

1. Political signs: Political signs are allowed provided such signs are in accordance with Section 19.75.180 of this Code.
2. Construction signs: Construction signs are allowed provided such signs comply with the following: One directory sign per construction site not to exceed 32 square feet in area and 8 feet in height placed not more than 10 feet from property line. Such signs shall be removed prior to occupancy of the project.
3. Signs exclusively regulated by the state, traffic or municipal signs, signs required by law, railroad crossing signs, legal notices, and emergency or danger notices: Such signs are allowed provided:
 - a. They shall not exceed 12 square feet unless otherwise specified by law.
 - b. They contain no advertising message.
 - c. They shall not have more than one sign per street frontage unless otherwise required by law.
4. Safety signs: Safety signs are allowed on construction sites.
5. Official and legal notices: Official and legal notices issued by the court, public body, person, or officer in performance of his public duty or in posting any legal notices are allowed.
6. Pedestrian signs: Pedestrian signs are allowed provided such signs do not exceed 2 square feet in area with a minimum head clearance of 7 feet.
7. Signs exclusively regulated by the state, traffic or municipal signs, signs required by law, railroad crossing, and emergency or danger notices: Such signs are allowed provided:

- a. They do not exceed 12 square feet in area unless otherwise specified by law.
 - b. They contain no advertising messages.
8. Such emergency, temporary or non-advertising signs as are authorized by the City Council.

E. Miscellaneous

- 1. Commemorative signs: Commemorative signs are allowed provided such signs do not exceed 4 square feet in area.
- 2. On-site directional signs: On-site directional signs are allowed provided such signs do not exceed a maximum of 4 feet in height and 3 feet in area.
- 3. Warning signs: Warning signs, including, “no trespassing,” “no parking,” and other warning signs are allowed provided:
 - a. They not exceed 2 square feet in area.
 - b. They are located entirely on-site.
- 4. Bulletin boards: Bulletin boards, which are freestanding, shall not exceed 5 feet in height, or can be attached to the building with an area not to exceed 20 square feet. The sign shall be nonilluminated with 1 sign permitted per street frontage.
- 5. Nameplate attached to doors: Nameplates are allowed provided they are nonilluminated and do not extend 2 square feet in area.
- 6. Public convenience signs: Public convenience signs, such as signs identifying restrooms, public telephones, walkways and similar features or facilities, are allowed provided such signs are:
 - a. No more than 2 square feet in area.
 - b. Contain no advertising message.
- 7. Public utility signs: Public utility signs, which serve as an aid to public safety, or which show the location of underground facilities are allowed.
- 8. Permanent window signs: Permanent window signs are allowed provided such signs do not exceed 4 square feet in area.
- 9. Temporary window signs: Temporary signs are allowed provided such signs are not permanently affixed to a window and do not exceed an area greater than 25 percent of the window area and not used for a period exceeding 30 days.

19.75.080 PROHIBITED SIGNS

All signs not expressly permitted by this Chapter are prohibited including the following signs: Animated, flashing, blinking or noise making, revolving, vehicle, moving, portable, mobile, bench, multifaced, and pole signs.

A. Types of Signs

The following signs shall be prohibited unless otherwise authorized by this Chapter: Banner, flags, pennants, balloons, tethered inflatable, signs within public right-of-way, projecting signs, and off-site directional signs.

B. *Prohibited Subject to Regulation*

The following signs shall be prohibited subject to the following regulations:

1. Roof signs may be permitted if designed as an integral part of the building.
2. V-shaped or multifaced signs with an angle between each face which exceeds 20 degrees.
3. Kiosk advertising statuary, excluding informational directories.
4. Home occupation signs in accordance with applicable regulations of this Code.

19.75.090 TEMPORARY SIGNS

Temporary signs shall be permitted subject to the following provisions:

A. *Application Required*

The following information is required for submittal of a temporary sign permit application:

1. A completed application form and fee.
2. Plans drawn to scale indicating the sign area, dimensions, proposed copy, colors, materials and method of illumination, if any.
3. Site plan indicating the location of the proposed sign on the subject property.

B. *Approval*

A temporary sign permit shall be reviewed and approved by the Planning and Community Development Director subject to the regulations and conditions pertaining to each sign type as contained in this Section.

C. *Cash Deposit*

In any case where a permit is issued for a temporary sign or advertising display, the Planning and Community Development Director shall require, as a condition of approval of the permit, that the applicant post a cash deposit in the amount of the estimated sign cost of removal of the sign, and written authority to permit the City to enter upon the site and remove and dispose of the sign in the event such sign is not removed within a reasonable time period.

D. Signs Requiring a Temporary Sign Permit

Signs requiring a temporary sign permit shall include the following:

1. Directional Subdivision Signs. A temporary sign permit is required prior to the placement of a directional subdivision sign either on or off the subject property. Such signs shall comply with regulations of this Chapter for off-site directional signs.
2. Special Events. A temporary sign permit may be issued for special event signs no more than two times per calendar year. Special event signs may be utilized for a period of time not to exceed 10 consecutive days. Inflatable balloons, statuarities, banners, pennants, flags, and ~~spotlights~~ may be permitted. All signs must be securely fastened to the building/site. Such signs may not overhang any walkway and/or entrance, or be attached to any pole or freestanding structure.
3. Promotional Sales. Promotional sale signs may be permitted so long as the signs are replaced at intervals no less than 14 days. Such signs may include banners only that must be securely fastened to the building. Such promotional banners may not overhang any walkway and/or entrance, or be attached to any pole or freestanding structure. Promotional banners must not exceed 60 percent of the suite building frontage, with a height no greater than 4 feet. In no case shall the banner sign exceed 100 square feet. Only one sign is permitted per suite building frontage, with no more than a total of 2 signs permitted.
4. Model Home Complex Signs. A temporary sign permit may be issued for model home complexes in accordance with this Section, provided the signs are in compliance with all other applicable laws and ordinances.
5. Grand Opening Signs: A temporary sign permit is required before any grand opening signage may be placed on a site. A temporary sign permit may be issued for grand opening signage provided that the grand opening event takes place within 90 days of opening or change in ownership/use/management. Grand opening signs may be utilized for a period of time not to exceed 30 consecutive days. Inflatable balloons, statuarities, banners, pennants, flags, ~~and spotlights~~ may be permitted. All signs must be securely fastened to the building/site. Such signs may not overhang any walkway and/or entrance.

19.75.100 LOCATION AND HEIGHT

All freestanding signs shall be installed in compliance with the provisions of this Section.

A. *Height*

If the sign is constructed upon an artificial berm, the height of the sign, as measured from the toe of the slope or berm, shall not exceed 150 percent of the maximum height allowed by this Chapter.

B. *Location*

Location of signs shall be no closer than 5 feet from the property line, and shall be located in a landscaped planter with an area equal to or greater than the area of the sign.

19.75.110 ILLUMINATION OF SIGNS

A. *Types of Illumination*

All sign illumination shall be either from the interior of a sign, behind individually cut letters (back lighting), or an indirect source. No design or placement of a sign shall create adverse impacts on surrounding properties and roadways.

Interior raceways shall be used for channel letters if individually lit letters are not used. No exterior raceways shall be permitted unless no other alternative is available.

B. *Neon Tubing*

The use of neon shall be permitted in commercial districts only and requires the approval of a sign permit. The following requirements apply to the use of exposed neon tubing:

1. Neon and linear signage shall be Underwriters Laboratories (“UL”) listed with a maximum 20 amps per circuit and be designed to accommodate a dimmer in order to reduce the brightness of the neon.
2. All neon manufactured signs shall be registered with the UL.
3. Neon signs within 100 feet of a residential district shall not exceed one-half footcandles measured at the property line.
4. When neon tubing is used for any purpose it shall not be combined with reflective materials such as mirrors, polished metals, highly glazed tiles, or other such materials.
5. Neon tubing shall not exceed one-half inch diameter.
6. The use of neon lighting is subject to design review pursuant to Section 19.75.210.
7. Neon tubing signs shall be limited to business identification only, any may include graphic symbols.

C. ~~Spotlights~~

~~Spotlights shall be permitted for grand openings and special events only, and shall be approved with the sign plan for those events.~~

19.75.120 SIGN MAINTENANCE

A. *Maintenance Provisions*

1. Every sign and all parts, portions, and materials shall be manufactured, assembled and erected in compliance with all applicable state, federal and local regulations.
2. All signs shall be kept clean, neatly painted and free from rust and corrosion. Any cracked or broken surfaces, malfunctioning lights, missing sign copy, or other unmaintained or damaged portions of a sign shall be repaired or replaced within 14 days from notification by the City. Noncompliance with such a request shall constitute a zoning violation.
3. Any residue, damage or exposure of holes or electrical material on a building or structure resulting from the removal of signs shall be repaired within 14 days from removal of this sign. Noncompliance with such a request shall constitute a zoning violation.
4. Any sign pertaining to activities of businesses which are no longer in operation shall be removed from the premises or the sign copy shall be removed or obliterated within 60 days after the premises has been vacated. Any such sign not removed or altered within the specified time as set forth above shall constitute a nuisance and shall be subject to removal by the City at the property owner's expense.

B. *Public Nuisance*

Signs which are not properly maintained in accordance with the provisions of this Section shall constitute a public nuisance, and shall be removed or abated at the owner's expense pursuant to the provisions of this Chapter.

19.75.130 PERMITTED – GENERALLY

No sign permit shall be issued under this Section unless a sign proposal complied with all other applicable laws and ordinances.

19.75.140 PERMITTED IN RESIDENTIAL ZONES

Signs shall be permitted in residential land use districts subject to the provisions listed in Table 19.75.320, set out at the end of this Chapter.

19.75.150 PERMITTED IN COMMERCIAL ZONES

Signs shall be permitted in commercial land use districts subject to the provisions listed in Table 19.75.330, set out at the end of this Chapter.

19.75.160 PERMITTED IN MANUFACTURING/INDUSTRIAL ZONES

Signs shall be permitted in manufacturing/industrial land use districts subject to the provisions listed in Table 19.75.340, set out at the end of this Chapter.

19.75.170 PERMITTED IN PUBLIC/SEMIPUBLIC ZONES

Signs shall be permitted in public/semipublic land use districts subject to the provisions listed in Table 19.75.350, set at the end of this Chapter.

19.75.180 PERMITTED – SPECIAL

This Section regulates signs which are permitted within appropriate land use districts, but because of their special status require additional regulations to insure appropriate and adequate use and implementation. These special signs include the following:

A. Political Signs

Political signs shall be permitted in any zoning district subject to the following provisions:

1. No political sign shall be placed earlier than 45 days prior to the election for which it addresses and shall be removed no later than 14 days following the date of the election.
2. A political sign shall not exceed 32 square feet in total area for one side. No sign shall be placed in a manner that would obstruct visibility of traffic.
3. No political sign shall exceed an overall height of 8 feet. Signs used for identification of political headquarters shall comply with the provisions of this Section.
4. No political signs shall be posted on any public property or in the public right-of-way without a permit.
5. If the Director of Planning and Community Development finds that any political sign has been posted or is being maintained in violation of the provisions of this Section, the owner of the sign shall be given written notice to remove said sign. Said notice shall include a brief statement of the reasons for requiring removal. If the person so notified fails to correct the violation or remove the sign within 10 days after such notice, the Director of Planning and Community Development may cause such sign to be removed. If the owner of the sign cannot in good faith be located within a reasonable time, the sign shall be deemed abandoned. Any political sign that remains

posted for more than 14 days after the election to which it pertains shall also be deemed abandoned. The Director of Planning and Community Development may cause such abandoned signs and any signs which constitute an immediate peril to persons or property to be removed summarily and without prior notice.

B. *Freeway Signs*

Freeway signs shall comply with the following provisions:

1. All freeway signs shall be located on the same parcel as the entity it identifies.
2. The parcel on which the sign is located shall be located within 660 feet of the nearest edge of a freeway right-of-way line.
3. A maximum one freeway sign shall be allowed per parcel or site.
4. Freeway signs shall not exceed an overall height of 25 feet and a total sign area of 100 square feet, with the following exception: Freeway signs located within 300 feet of a freeway interchange or overpass shall be permitted an additional sign height of 25 feet.
5. Joint use freeway signs identifying more than one site/business may have a total sign area of 150 square feet, and shall be subject to the following provisions:
 - a. Joint use signs may be permitted for two or more sites/businesses, and shall be located within 660 feet of the nearest edge of a freeway right-of-way line.
 - b. Joint use signs may only identify businesses located on the parcel upon which the sign is located, and not to exceed a total of two, which are located on parcel(s) situated within 75 feet of the parcel upon which the sign is located.
 - c. Joint sign users/businesses shall be located within 660 feet of the nearest edge of a freeway right-of-way line and within 75 feet of the parcel upon which the joint use sign is located.
 - d. Only one freeway sign shall be permitted per site/business irrespective of whether a singular or joint use freeway sign is used.
6. The supporting structure of the base of the freeway sign shall be a minimum of 30 percent of the sign width, and architecturally treated to be consistent with the development.

C. *Gas Stations*

Pursuant to *California Business and Professions Code* Section 13532(c) gas station permitted signage shall include motor fuel prices and shall comply with the applicable zoning requirements and the following regulation: Height of the symbols which designate fuel prices shall not exceed 6 inches and shall be a single color.

D. *Drive-Through Restaurant Menu Boards*

Additional signage shall be permitted for menu boards for drive-through restaurants subject to the following provisions:

1. A maximum of two menu board signs shall be allowed per business.
2. A menu board shall not exceed 32 square feet in total area. No sign shall be placed in a manner that would obstruct visibility of pedestrian or vehicular traffic.
3. No menu board signs shall exceed an overall height of 5 feet.
4. A loudspeaker shall be permitted on menu board signs, but in no case shall the loudspeaker exceed a reasonable noise level range with a maximum of 45 decibels.
5. Menu board signs shall be screened from public view, including public right-of-way, adjacent parcels and common areas such as parking, open space, dining areas and similar areas.
6. Menu board signs shall be located on site as to permit adequate stacking of vehicles in the drive-through and prevent vehicle overflow upon public right-of-way areas or required parking drive aisles and circulation paths.

E. *Entertainment Theater*

Entertainment theater signs shall be permitted subject to the following provisions:

1. Entertainment theater signs shall be subject to the provisions of this Chapter.
2. An entertainment theater may dedicate up to 50 percent of its permitted sign area to marquee signs.
3. The entertainment theater complex with two or more screens shall be permitted an additional 10 square feet of sign area per each screen over 2.
4. One movie poster encased in glass attached or fixed to the building shall be permitted per screen. Glass encasements shall not exceed 3 feet in width and 4 feet in height.

F. *Model Home Complex*

Sign permits may be issued for model home complexes for single-family developments and model units for multi-family developments with 40 units or more, provided the signs are in compliance with the provisions of this Section and all applicable laws and provisions. Signage for model home complexes shall meet the following provisions:

1. Each model home complex may erect up to 5 flags per model home complex, with an additional two flags permitted per each model contained within the complex.

2. Each model home complex shall be permitted to have one on-site identification sign, not to exceed 12 square feet in area, and not more than 8 feet in height.
3. Each model home complex shall be permitted to have directional signs for parking areas, model home entrance and sales office area. No sign shall be more than two square feet in area, and 4 feet in height if freestanding, or 6 feet from finished grade if attached to a structure.
4. Each model shall be permitted one sign two square feet in area and 4 feet in height if freestanding, or 6 feet from finished grade if attached to the home.
5. All model home complex signs shall be removed within 10 days from the closure of the model home complex.
6. All signage for a model home complex shall require a temporary sign permit, in accordance with Section 19.75.090.

G. *Multi-Family Model Units*

Signage for multi-family model units shall meet the following provisions:

1. Each multi-family development with more than 40 units may erect up to 5 flags per development, with an additional two flags for every 50 units contained within the complex.
2. Each multi-family development with more than 40 units shall be permitted to have one on-site identification sign, not to exceed 12 square feet in area, and not more than 8 feet in height.
3. Each multi-family development with more than 40 units shall be permitted to have directional signage for parking areas, model entrance and sales office area. No sign shall be more than two square feet in area, and 4 feet in height if freestanding, or 6 feet from finished grade if attached to a structure.
4. All signage for multi-family development with more than 40 units shall be permitted upon the opening of a complex and until 80 percent of the complex is rented/sold or for a period of time not to exceed 12 months from opening date, whichever comes first. A 6 month extension may be granted, if less than 80 percent of the complex is occupied.
5. All signs for a multi-family development with more than 40 units shall require a temporary sign permit, in accordance with Section 19.75.090.

H. *Pedestrian/Downtown*

Sign permits may be issued for signs permitted under this Section for the pedestrian/downtown area provided the signs are in compliance with all other applicable laws and provisions. The following provisions are for the pedestrian/downtown area defined by the roadway boundaries of San

Jacinto on the north, Ellis Avenue on the south, and Redlands Avenue on the east, and Park Avenue on the west, and shall supersede the sign regulations for any zone district. Pedestrian/downtown signage area shall meet the following provisions:

1. Any and all signage shall be pedestrian oriented and compatible with the character of the pedestrian downtown area.
2. No canopy and awning signs, or any sign that projects into public right-of-way shall be permitted without a public encroachment permit.
3. Arcade and hanging signs shall be permitted in order to facilitate the pedestrian traffic flow.
4. All signage for the pedestrian downtown area shall be subject to design review, under the direction of the Director of Planning and Community Development, or his/her designee.

I. Off-Site Directional

Off-site directional signs may be permitted under this Section provided the signs are in compliance with all other applicable laws. This Section shall permit off-site directional signage for residential subdivisions only and any other type of off-site directional signage shall not be permitted within any zone district. Off-site directional signage shall be permitted subject to the following provisions:

1. Off-site directional signs shall only be permitted pending the sale of the subdivision it promotes. Off-site directional signs shall be removed within 10 days after all sales are complete.
2. Each subdivision shall be permitted a maximum of two off-site signs.
3. Off-site directional signs shall be located only along collector or arterial streets as defined by the General Plan.
4. Off-site directional signs shall not exceed 32 square feet in surface area per side. No sign shall obstruct visibility of pedestrian or vehicular traffic.
5. Off-site directional signs shall not exceed an overall height of 10 feet.
6. Off-site directional signs shall not cause public health or safety hazards.
7. Off-site directional signs shall not be placed upon or fixed to a tree, fence or utility pole, and shall not be posted on any public property or in the public right-of-way.
8. An off-site directional sign shall be valid for a one-year period.
9. An off-site directional sign posted in violation of this Section shall constitute a nuisance and the Director of Planning and Community Development or his/her designee may remove such signs. An application for off-site directional sign permit shall include written

authorization to enter the site for sign removal by the City under this Section.

10. Off-site directional signs as regulated by a contractual sign program with the City shall be permitted.

19.75.190 SIGN PLAN REGULATIONS

A. *Sign Plan Required*

In order to ensure that all signs within multi-tenant developments are compatible and consistent with other on-site signs, buildings and surrounding developments, a sign plan shall be required in addition to a sign permit. The intent of the sign plan is to integrate signs with building and landscaping design into a unified architectural statement. A sign plan shall be required when any one or more of the following circumstances exist:

1. Multi-tenant developments of two or more distinct businesses that share either the same lot or building and use common access and parking facilities.
2. Whenever 3 or more signs are proposed for a development.
3. Whenever wall signs are proposed on structures over 2 stores in height.

B. *Intent of the Sign Plan*

A sign plan shall provide a means of flexible application of the sign regulations to large, unique or sensitive developments so as to encourage maximum incentive and latitude in the design and display of signs in order to achieve the intent of the sign regulations. This shall be accomplished by requiring the following:

1. Sign color be compatible with building color. In general, limit the number of colors to be utilized on a single sign to no more than two colors, excluding logos, and limit the number of sign colors to be utilized by the development to no more than 6 colors.
2. The same type of cabinet supports or method of mounting for signs of the same type; utilize the same type of construction material for components.
3. Signs use the same compatible forms of illumination.

C. *Application Requirements*

A sign plan shall be submitted to the Planning and Community Development Department and shall contain the following material and information:

1. Completed sign permit application form and fee.
2. Plans drawn to scale which indicate sign dimensions, colors, letter height and elevations.

3. Plans indicating the site plan and elevations detailed with location, area and dimension of every sign and the type of sign. All signs shall be depicted, including project identification signs, tenant identification signs, building identification signs, address signs, window signs, if applicable, and on-site directional signs.
4. Detailed letter describing the regulations of the sign plan, including construction requirements, general requirements, nonpermitted items, installation requirements and removal and replacement policies.

D. Approval

A sign plan application shall be reviewed by the Planning and Community Development Department under the direction of the Director of Planning and Community Development or his/her designee. The Director of Planning and Community Development or his/her designee shall approve all plans in compliance with this Section.

E. Revisions to Sign Plans

Minor revisions to a sign plan may be approved by the Director of Planning and Community Development or his/her designee after approval of the sign plan, if such revisions are consistent with the intent of the original sign plan approval.

19.75.200 GENERAL APPLICABILITY

The design standards set forth in this Section shall apply to all sign proposals.

19.75.210 ARCHITECTURAL STYLE

Signs shall be compatible with the design of the surrounding development. Each sign shall be designed to be consistent with the architectural style of the main building or buildings upon the site.

19.75.220 SIGN RELATIONSHIP TO BUILDINGS

Signs shall be proportioned to the scale of the development. Signs located upon a site with only one main building containing an enterprise which the sign identified, shall be designed to incorporate at least one of the predominately visual elements of such building, such as type of construction materials or color. Each sign located upon a site with more than one building, such as a commercial center or other nonresidential development developed in accordance with a common development plan, shall be designed to incorporate at least one predominate visual design element common to all such buildings or a majority of the buildings.

19.75.230 RELATIONSHIP TO OTHER SIGNS

Multiple freestanding signs located within a single development or parcel shall have a common design established through the use of similar sign construction materials, sign supports, method of illumination, sign cabinet or other configuration of sign area, shape of sign and components, and color and letter style of sign copy.

19.75.240 LANDSCAPING

Each freestanding sign shall be located in a planted landscaped area of a shape, design and size not less than the sign area.

19.75.250 SIGN COPY

The name of the use or business shall be the dominant message on the sign. In the use of complex identification signs, the name/identity of the complex development shall be the dominant message on the sign and tenant identification may be incorporated. Tenant identification on complex signs shall be limited to ensure orderly and effective signing that does not produce visual clutter. Through design review, the sign shall be reviewed in respect to the number of tenants and signage area to be compatible and consistent with the goals and intent of this Chapter.

19.75.260 SIGN COLOR AND MATERIALS

Sign colors shall be consistent with the color scheme of the development. The use of fluorescent colors or similar highly reflective material shall be prohibited.

19.75.270 OUTDOOR ADVERTISING

A. Location Criteria

Outdoor advertising signs or display structures may be permitted in any commercial or manufacturing zone district subject to a conditional use permit, and subject to the following conditions:

1. The area of permitted outdoor sign or display structure shall not exceed 300 square feet.
2. Outdoor advertising signs shall be set back 100 feet from any right-of-way.
3. Outdoor advertising signs or display structure erected on a parcel of land located at the intersection of any state or federal highway with a major or secondary street of the City shall be setback at least 660 feet from any right-of-way.
4. Outdoor advertising signs shall not be located within 1,000 feet from any other outdoor advertising signs or display structure.

B. Distance Criteria

1. Freestanding outdoor advertising signs shall not be erected within 200 feet of a residential zone district.
2. Freestanding outdoor advertising signs shall not be erected within 200 feet of any public or private school, church, library, or any street designated as a parkway or entrance to a public park.

C. *Height/Location Criteria*

1. Freestanding outdoor advertising signs shall not exceed an overall height of 40 feet.
2. No outdoor advertising sign shall be painted or attached to any wall, building, or fence.
3. No outdoor advertising sign shall be erected upon the roof of any building.

D. *Permit Expiration*

Any permit for an outdoor advertising sign or display structure shall expire 10 years from the date of issuance.

19.75.280 ENFORCEMENT, PENALTIES AND ABATEMENT

Any violation of the provisions of this Chapter shall be deemed to be a continuing violation until the violation has been corrected.

A. *Violation*

Any person violating any of the provisions of this chapter shall be guilty of a misdemeanor. Notwithstanding any other provision of this Chapter, the City Attorney upon order of the City Council, may commence an action in a court of competent jurisdiction to obtain an injunction prohibiting the construction, erection, maintenance or display, or requiring the removal of any sign which is in violation of any of the provisions of this Chapter. In any such action, the prevailing party shall be entitled to recover costs and reasonable attorney's fees.

The owner or other person entitled to possession of a sign which is removed, stored and/or destroyed pursuant to any provision of this Chapter shall be liable to the City for the cost of the removal, storage and/or destruction along with any court costs and reasonable attorney fees the City may incur.

B. *Public Nuisance*

Any illegal sign within the City shall constitute a public nuisance and may be abated by the City in accordance with the following:

1. If the address of the owner or person in possession or control of the sign is known, notice of the City's intention to remove and destroy the sign, stating the date after which the sign shall be removed, shall be mailed to the owner or person in possession or control, by certified mail, return receipt requested, at least 10 days before the date of removal. If the address of the owner or person in possession or control is unavailable, the notice shall be affixed in a conspicuous place on the sign to be removed at least 10 days before the date of removal. The notice shall set forth the applicable provision(s) of this Chapter.
2. The owner or person in possession or control of the sign may, before the removal date stated in the notice, file a written request for hearing with the City Council. The request shall identify the sign and its location, date the name and address of the owner or person in possession or control and set forth in detail the reasons why the sign should not be removed and destroyed.
3. If a request for hearing is filed, the City Council shall hear the matter at a regularly scheduled meeting held not more than 60 days thereafter. After the hearing, the City Council shall determine whether the sign shall be removed in accordance with this Chapter. The City Council shall render a written decision within 10 days after the hearing and a copy of the decision shall be mailed to the owner or person in possession of the sign within 7 days thereafter.
4. Notwithstanding any provision of this Chapter any illegal sign which constitutes a hazard to pedestrian or vehicular traffic may be removed immediately by the City, at the expense of the owner or people in possession or control of the sign, pending the completion of the notification and hearing procedures set forth in this Section.

19.75.290 NONCONFORMING SIGNS

It is the intent of this Section to recognize that the eventual elimination of existing signs that are not in conformity with the provisions of this Chapter, is as important as is the prohibition of new signs that would violate these regulations.

A. General Requirements

A nonconforming sign shall not be:

1. Altered to convey an additional or alternative message.
2. Structurally altered to extend its useful life.
3. Structurally expanded.
4. Reestablished after a business discontinues for 60 days.
5. Reestablished after damage or destruction of more than 50 percent of its value, as determined by the Building Division.

B. Sign Approval

No new sign shall be approved for a site, structure, building or use that contains nonconforming signs, unless such nonconforming signs are removed or modified to conform with the provisions of this Chapter.

No building permit shall be issued for any structure or building expansion or any new construction on a site which contains nonconforming signs, unless all signs on the site are brought into conformance with this Chapter.

19.75.300 AMORTIZATION PERIOD FOR ALTERATION/REMOVAL

A. Sign Abatement Period

Except as otherwise provided in this Title, the following type or valued signs shall be abated or altered to comply with the requirements of this Chapter within the time period specified in this Section for said signs, in accordance with *Business and Professions Code* Section 5412. Said time periods shall commence on the effective date of the ordinance codified in this Chapter. If said signs are not so abated or altered, they shall be in violation of this Chapter.

<u>Signs</u>	<u>Period for Alteration or Removal</u>
Animated signs irrespective of they type or value	2 ½ years
Parcel identification sign	5 years
Enterprise identification sign	5 years

B. Sign Inventory

Within 6 months after the adoption of this Chapter, the Director of Planning and Community Development shall cause an inventory and identification of all nonconforming, illegal and abandoned signs to be made. Time periods for amortization of all said signs shall begin from the effective date of the ordinance codified in this Chapter. Any sign which becomes nonconforming either by reason of amendment to this Chapter or by annexation to the City, shall also be subject to the provisions of this Chapter. The period of time which such sign must be abated shall commence upon the effective date of such amendment or annexation.

19.75.310 TIME EXTENSIONS

A. Filing Request

Prior to the expiration of the amortization period provided in Section 19.75.300, a written request may be made to the City for an extension of said amortization period on such forms as are provided by the Director of

Planning and Community Development. The applicant shall state sufficient facts in said application to show cause why an extension of said amortization period is necessary for his particular sign so as to enable the Board of Zoning Adjustment to consider the factors set forth in this Section prior to its determination whether to grant the requested extension.

B. *Factors Considered*

Extension requests shall be heard and considered by the Board of Zoning Adjustment, and the Board of Zoning Adjustment shall make its determination after considering the following factors in its review of the evidence:

1. The original cost of the sign/
2. The date the sign was constructed and located on the site in question.
3. The remaining economic life of the sign, which may or may not be less than the actual physical life of said sign.
4. Any unusual circumstances concerning the size, height and location of the sign.
5. The manner in which the sign violates the sign regulations as provided in this Code.
6. Whether the immediate removal or alteration of the sign, as required by said sign regulations within the prescribed amortization period, would create unnecessary hardship on applicant, which hardship would be inconsistent with the purpose and intent of the sign regulations.
7. The effect of the continuation of the nonconforming sign beyond the amortization period on the use, value and enjoyment of property surrounding the site of said sign. The Director of Planning and Community Development shall accept for filing an application for extension of said amortization period, only after the applicant has paid to the City a fee, as established by City Council resolution for defraying the costs of processing said application. The procedures provided in this Section are supplementary and cumulative to those provisions of this Code relating to variances. Any person may apply for an extension of time under this Chapter and make the same request by a variance application, it being the intent of this Chapter that neither the procedures under this chapter nor those in this Code are mutually exclusive.

19.75.320 REMOVAL

Unless otherwise approved by the Director of Planning and Community Development in writing, removal of nonconforming signs shall be accomplished in the following manner:

A. *Signs Painted on Buildings, Walls or Fences*

By removal of the paint constituting the sign or by permanently painting over it in such a way that the sign shall not thereafter be or become visible.

B. *Other Signs*

By removal of said signs, including dependent structures and supports, or by modification, alteration, or replacement thereof in conformity with the provisions of this Chapter.

TABLE 1
PERMITTED SIGNS – RESIDENTIAL DISTRICTS

CLASS	SIGN TYPE	MAX. NO.	MAX AREA	MAX. HGT.	NOTES
1. INSTITUTIONAL (CHURCH/ SCHOOL/ ORGANIZATIONS)					
A. < 3 ACRES	WALL OR MONUMENT	1 (b) 1 (b)	20 SF 20 SF	(f) 4' (c)	+ COPY SHALL BE LIMITED TO NAME/ ADDRESS OF THE INSTITUTION
B. 3 – 7 ACRES	WALL OR MONUMENT	1 (b) 1 (b)	32 SF 32 SF	(f) 5' (c)	+ SIGN MAY INCORPORATE CHANGEABLE COPY
C. 7+ ACRES	WALL AND MONUMENT	1 (b) 1 (b)	32 SF 32 SF	(f) 5' (c)	
2. AGRICULTURAL	WALL OR MONUMENT	1 (a) 1 (b)	20 SF 32 SF	(f) 5' (c)	
3. GENERAL NON-RESIDENTIAL	WALL OR MONUMENT	1 (a) 1 (b)	20 SF 32 SF	(f) 5' (c)	+ SIGNS SHALL NOT BE INTERNALLY LIGHTED
4. COMMUNITY IDENTIFICATION MULTI- FAMILY					
A. < 40 UNITS	WALL OR MONUMENT	1 (d) 2 MAX 1 (d) 2 MAX	20 SF 20 SF	(e) (f) 5' (c)	+ COPY SHALL BE LIMITED TO PROJECT NAME, ADDRESS AND MANAGER'S NUMBER
B. 40 + UNITS	WALL AND MONUMENT	1 (d) 2 MAX 1 (d) 2 MAX	32 SF 32 SF	(e) (f) 5' (c)	
C. ON-SITE DIRECTORY	WALL OR MONUMENT	1 (g) 1 (g)	12 SF 12 SF	(e) (f) 4' (c)	
5. COMMUNITY IDENTIFICATION MOBILE HOME PARKS, SUBDIVISIONS	WALL OR MONUMENT	2 (g) 2 (g)	20 SF 20 SF	6' (e) (f) 4' (c)	+COPY SHALL BE LIMITED TO THE NAME/ ADDRESS OF THE MOBILE HOME PARK/ SUBDIVISION

(a) PER OCCUPANT/TENANT
(b) PER SITE/PARCEL
(c) FROM FINISHED GRADE
(d) PER STREET FRONTAGE

(e) MAX 20 FT FROM FINISHED GRADE
(f) BELOW ROOFLINE
(g) PER MAJOR ENTRANCE
(h) PER DEVELOPMENT
(j) PER BUILDING FRONTAGE

(k) 1:1 RATIO-1 SF OF SIGN AREA,
PER LINEAR FOOT OF
BUILDING FRONTAGE
(l) 1:2 RATIO-1 SF OF SIGN AREA,
PER EVERY 2 LINEAR FEET OF
BUILDING FRONTAGE

TABLE 1
 PERMITTED SIGNS – RESIDENTIAL DISTRICTS

CLASS	SIGN TYPE	MAX. NO.	MAX AREA	MAX. HGT.	NOTES
6. COMMUNITY IDENTIFICATION SINGLE FAMILY RES. SUBDIVISIONS	WALL OR MONUMENT	2 (g) 2 (g)	20 SF 20 SF	6' WALL 4' (c)	+ COPY SHALL BE LIMITED TO THE NAME AND/OR LOGO OF THE SUBDIVISION
7. COMMUNITY IDENTIFICATION SPECIFIC PLANS	SUBJECT TO DESIGN REVIEW SPECIFIC PLANS (OR MASTER PLANNED COMMUNITIES) WHICH HAVE SIGNAGE FOR THE PURPOSE OF COMMUNITY IDENTIFICATION, SHALL BE APPROVED THROUGH THE DEVELOPMENT DESIGN GUIDELINES OR A SIGN PLAN FOR THE SPECIFIC PLAN.				
8. MISCELLANEOUS NON-RESIDENTIAL	SUBJECT TO DESIGN REVIEW ANY MISCELLANEOUS NON-RESIDENTIAL USES LOCATED WITHIN A RESIDENTIAL ZONE DISTRICT SHALL SUBSTANTIALLY CONFORM TO THE SIGNAGE REQUIREMENTS OF THE DISTRICT AND SHALL BE SUBJECT TO DESIGN REVIEW.				

(a) PER OCCUPANT/TENANT	(e) MAX 20 FT FROM FINISHED GRADE	(k) 1:1 RATIO-1 SF OF SIGN AREA,
(b) PER SITE/PARCEL	(f) BELOW ROOFLINE	PER LINEAR FOOT OF
(c) FROM FINISHED GRADE	(g) PER MAJOR ENTRANCE	BUILDING FRONTAGE
(d) PER STREET FRONTAGE	(h) PER DEVELOPMENT	(l) 1:2 RATIO-1 SF OF SIGN AREA,
	(j) PER BUILDING FRONTAGE	PER EVERY 2 LINEAR FEET OF
		BUILDING FRONTAGE

TABLE 2
PERMITTED SIGNS – OFFICE/COMMERCIAL DISTRICTS

CLASS	SIGN TYPE	MAX. NO.	MAX AREA	MAX. HGT.	NOTES
1. OFFICE USES TENANT IDENTIFICATION (SINGLE TENANT BLDGS, INCLUDING PAD TENANTS)	WALL AND MONUMENT	1 (j) 2 MAX 1 (d) 2 MAX	1:1 (k) 100 SF MAX 20 SF	(e) (f) 4' (c)	+A COMBINATION OF WALL/MONUMENT SIGNS MAY BE USED; HOWEVER A MAXIMUM OF 3 SIGNS MAY BE USED TO IDENTIFY ANY ONE TENANT +SIGN MAY IDENTIFY NAME AND/OR LOGO OF TENANT
* ALL OFFICE USES WHICH CONTAIN <u>TWO OR MORE</u> TENANTS SHALL BE REQUIRED TO SUBMIT A SIGN PLAN THAT ENCOMPASSES THE ENTIRE DEVELOPMENT/SITE. THE SIGN PLAN SHALL BE IN COMPLIANCE WITH THE SIGN REGULATIONS AS INDICATED BY THIS CHAPTER. ALL SIGNAGE FOR THE DEVELOPMENT SHALL BE IN COMPLIANCE WITH THE APPROVED SIGN PLAN.					
2. OFFICE USES SMALL COMPLEX (2-10 TENANTS)					
A. COMPLEX IDENTIFICATION	WALL OR MONUMENT	1 (j) 2 MAX 1 (d) 2 MAX	1:1 (k) 50 SF MAX 32 SF	(e) (f) 5' (c)	+SIGN COPY MAY IDENTIFY NAME AND/OR LOGO OF THE DEVELOPMENT
B. TENANT IDENTIFICATION	WALL	1 (j) 2 MAX	1:1 (k) 100 SF MAX	(e) (f)	+TENANT SIGNS SHALL IDENTIFY NAME AND/OR LOGO
3. OFFICE USES LARGE COMPLEX (10+ TENANTS)					
A. COMPLEX IDENTIFICATION	WALL OR MONUMENT	1 (j) 2 MAX 1 (d) 2 MAX	1:1 (k) 75 SF MAX 50 SF	(e) (f) 5' (c)	+SIGN COPY MAY IDENTIFY NAME AND/OR LOGO OF THE DEVELOPMENT
B. TENANT IDENTIFICATION	WALL	1 (j) 2 MAX	1:1 (k) 100 SF MAX	(e) (f)	+TENANT SIGNS SHALL IDENTIFY NAME AND/OR LOGO
4. OFFICE USES OFFICE PARK (10+ ACRES)	SUBJECT TO DESIGN REVIEW LARGE OFFICE PARK DEVELOPMENTS SHALL SUBSTANTIALLY CONFORM TO THE SIGN REGULATIONS OF THIS CHAPTER, AND SHALL BE APPROVED THROUGH THE DEVELOPMENT REVIEW PROCESS/SIGN PLAN PROCESS.				

(a) PER OCCUPANT/TENANT	(e) MAX 20 FT FROM FINISHED GRADE	(k) 1:1 RATIO-1 SF OF SIGN AREA,
(b) PER SITE/PARCEL	(f) BELOW ROOFLINE	PER LINEAR FOOT OF
(c) FROM FINISHED GRADE	(g) PER MAJOR ENTRANCE	BUILDING FRONTAGE
(d) PER STREET FRONTAGE	(h) PER DEVELOPMENT	(l) 1:2 RATIO-1 SF OF SIGN AREA,
	(j) PER BUILDING FRONTAGE	PER EVERY 2 LINEAR FEET OF
		BUILDING FRONTAGE

TABLE 2
PERMITTED SIGNS – OFFICE/COMMERCIAL DISTRICTS

CLASS	SIGN TYPE	MAX. NO.	MAX AREA	MAX. HGT.	NOTES
5. COMMERCIAL USES TENANT IDENTIFICATION (SINGLE TENANT BLDGS, INCLUDING PAD TENANTS)					
A. SMALL TENANTS (<10,000 SF OF BUILDING AREA)	WALL	1 (j)	1:1 (k)	(e) (f)	+TENANT SIGNS SHALL IDENTIFY NAME AND/OR LOGO
	AND MONUMENT	2 MAX 1 (d) 2 MAX	100 SF MAX 20 SF	4' (c)	
B. MEDIAN TENANTS (10,000-30,000 SF OF BUILDING AREA)	WALL	1 (j)	1:1 (k)	(e) (f)	+A COMBINATION OF WALL/MONUMENT SIGNS MAY BE USED, BUT NO MORE THAN 3 SIGNS MAY BE USED
	AND MONUMENT	2 MAX 1 (d) 2 MAX	100 SF MAX 32 SF	5' (c)	
C. LARGE TENANTS (30,000+ SF OF BUILDING AREA)	WALL	1 (j)	1:1 (k)	(e) (f)	
	AND MONUMENT	2 MAX 1 (d) 2 MAX	150 SF MAX 50 SF	5' (c)	

*ALL COMMERCIAL USES WHICH CONTAIN TWO OR MORE TENANTS SHALL BE REQUIRED TO SUBMIT A SIGN PLAN THAT ENCOMPASSES THE ENTIRE DEVELOPMENT/SITE. THE SIGN PLAN SHALL BE IN COMPLIANCE WITH THE SIGN REGULATIONS AS INDICATED BY THIS CHAPTER. ALL SIGNAGE FOR THE DEVELOPMENT SHALL BE IN COMPLIANCE WITH THE APPROVED SIGN PLAN.

6. COMMERCIAL USES SMALL COMPLEX (< 5 ACRES)					
A. COMPLEX IDENTIFICATION	WALL	1 (j)	1:1 (k)	(e) (f)	+SIGN COPY MAY IDENTIFY NAME AND/OR LOGO OF THE DEVELOPMENT
	OR MONUMENT	2 MAX 1 (d) 2 MAX	75 SF MAX 32 SF	5' (c)	
B. TENANT IDENTIFICATION	WALL	1 (j) 2 MAX	1:1 (k) 100 SF MAX	(e) (f)	+TENANT SIGNS SHALL IDENTIFY NAME AND/OR LOGO

7. COMMERCIAL USES MEDIAN COMPLEX (5-15 ACRES)					
A. COMPLEX IDENTIFICATION	WALL	1 (j)	1:1 (k)	(e) (f)	+SIGN COPY MAY IDENTIFY NAME AND/OR LOGO OF THE DEVELOPMENT
	OR	2 MAX	100 SF MAX		
	MONUMENT	1 (d)	50 SF	6' (c)	
	OR PYLON	2 MAX 1 (d) 2 MAX	100 SF	20' (c)	
B. TENANT IDENTIFICATION	WALL	1 (j) 2 MAX	1:1 (k) 100 SF MAX	(e) (f)	+TENANT SIGNS SHALL IDENTIFY NAME AND/OR LOGO

(a) PER OCCUPANT/TENANT	(e) MAX 20 FT FROM FINISHED GRADE	(k) 1:1 RATIO-1 SF OF SIGN AREA, PER LINEAR FOOT OF BUILDING FRONTAGE
(b) PER SITE/PARCEL	(f) BELOW ROOFLINE	
(c) FROM FINISHED GRADE	(g) PER MAJOR ENTRANCE	
(d) PER STREET FRONTAGE	(h) PER DEVELOPMENT (j) PER BUILDING FRONTAGE	(l) 1:2 RATIO-1 SF OF SIGN AREA, PER EVERY 2 LINEAR FEET OF BUILDING FRONTAGE

TABLE 2
 PERMITTED SIGNS – OFFICE/COMMERCIAL DISTRICTS

CLASS	SIGN TYPE	MAX. NO.	MAX AREA	MAX. HGT.	NOTES
8. COMMERCIAL USES LARGE COMPLEX (15-25 ACRES)					
A. COMPLEX IDENTIFICATION	WALL OR MONUMENT OR PYLON	1 (j) 2 MAX 1 (d) 2 MAX 1 (d) 2 MAX	1:1 (k) 100 SF MAX 75 SF 150 SF	(e) (f) 8' (c) 20' (c)	+SIGN COPY MAY IDENTIFY NAME AND/OR LOGO OF THE DEVELOPMENT
B. TENANT IDENTIFICATION	WALL	1 (j) 2 MAX	1:1 (k) 100 SF MAX	(e) (f)	+TENANT SIGNS SHALL IDENTIFY NAME AND/OR LOGO
9. COMMERCIAL USES COMMUNITY CENTER (25+ ACRES)	SUBJECT TO DESIGN REVIEW LARGE COMMUNITY CENTER DEVELOPMENTS SHALL SUBSTANTIALLY CONFORM TO THE SIGN REGULATIONS OF THIS CHAPTER, AND SHALL BE APPROVED THROUGH THE DEVELOPMENT REVIEW PROCESS/SIGN PLAN PROCESS.				
10. HIGH RISE BUILDINGS (3+ STORIES)	SUBJECT TO DESIGN REVIEW HIGH RISE BUILDING DEVELOPMENTS SHALL SUBSTANTIALLY CONFORM TO THE SIGN REGULATIONS OF THIS CHAPTER, AND SHALL BE APPROVED THROUGH THE DEVELOPMENT REVIEW PROCESS/SIGN PLAN PROCESS.				

(a) PER OCCUPANT/TENANT	(e) MAX 20 FT FROM FINISHED GRADE	(k) 1:1 RATIO-1 SF OF SIGN AREA,
(b) PER SITE/PARCEL	(f) BELOW ROOFLINE	PER LINEAR FOOT OF
(c) FROM FINISHED GRADE	(g) PER MAJOR ENTRANCE	BUILDING FRONTAGE
(d) PER STREET FRONTAGE	(h) PER DEVELOPMENT	(l) 1:2 RATIO-1 SF OF SIGN AREA,
	(j) PER BUILDING FRONTAGE	PER EVERY 2 LINEAR FEET OF
		BUILDING FRONTAGE

TABLE 3
 PERMITTED SIGNS – INDUSTRIAL/MANUFACTURING DISTRICT005

CLASS	SIGN TYPE	MAX. NO.	MAX AREA	MAX. HGT.	NOTES
1. INDUSTRIAL USES					
TENANT IDENTIFICATION (SINGLE TENANT BLDGS, INCLUDING PAD TENANTS)					
A. SMALL TENANTS (< 5 ACRES)	WALL	1 (j)	1:1 (k)	(e) (f)	+TENANT SIGNS SHALL IDENTIFY NAME AND/OR LOGO
	AND MONUMENT	2 MAX 1 (d) 2 MAX	100 SF MAX 20 SF	5' (c)	
B. MEDIAN TENANTS (5-15 ACRES)	WALL	1 (j)	1:1 (k)	(e) (f)	+A COMBINATION OF WALL/MONUMENT SIGNS MAY BE USED, BUT NO MORE THAN 3 SIGNS MAY BE USED
	AND MONUMENT	2 MAX 1 (d) 2 MAX	100 SF MAX 32 SF	6' (c)	
C. LARGE TENANTS (15+ ACRES)	WALL	1 (j)	1:1 (k)	(e) (f)	
	AND MONUMENT	2 MAX 1 (d) 2 MAX	150 SF MAX 50 SF	7' (c)	
* ALL INDUSTRIAL USES WHICH CONTAIN TWO OR MORE TENANTS SHALL BE REQUIRED TO SUBMIT A SIGN PLAN THAT ENCOMPASSES THE ENTIRE DEVELOPMENT/SITE. THE SIGN PLAN SHALL BE IN COMPLIANCE WITH THE SIGN REGULATIONS AS INDICATED BY THIS CHAPTER. ALL SIGNAGE FOR THE DEVELOPMENT SHALL BE IN COMPLIANCE WITH THE APPROVED SIGN PLAN.					
2. INDUSTRIAL USES					
SMALL COMPLEX (< 10 ACRES)					
A. COMPLEX IDENTIFICATION	WALL	1 (j)	1:2 (k)	(e) (f)	+SIGN COPY MAY IDENTIFY NAME AND/OR LOGO OF THE DEVELOPMENT
	OR MONUMENT	2 MAX 1 (d) 2 MAX	50 SF MAX 20 SF	5' (c)	
B. TENANT IDENTIFICATION	WALL	1 (j) 2 MAX	1:2 (k) 50 SF MAX	(e) (f)	+TENANT SIGNS SHALL IDENTIFY NAME AND/OR LOGO
3. INDUSTRIAL USES					
LARGE COMPLEX (10-25 ACRES)					
A. COMPLEX IDENTIFICATION	WALL	1 (j)	1:2 (k)	(e) (f)	+SIGN COPY MAY IDENTIFY NAME AND/OR LOGO OF THE DEVELOPMENT
	OR MONUMENT	2 MAX 1 (d) 2 MAX	100 SF MAX 32 SF	6' (c)	
B. TENANT IDENTIFICATION	WALL	1 (j) 2 MAX	1:2 (k) 50 SF MAX	(e) (f)	+TENANT SIGNS SHALL IDENTIFY NAME AND/OR LOGO

(a) PER OCCUPANT/TENANT	(e) MAX 20 FT FROM FINISHED GRADE	(k) 1:1 RATIO-1 SF OF SIGN AREA,
(b) PER SITE/PARCEL	(f) BELOW ROOFLINE	PER LINEAR FOOT OF
(c) FROM FINISHED GRADE	(g) PER MAJOR ENTRANCE	BUILDING FRONTAGE
(d) PER STREET FRONTAGE	(h) PER DEVELOPMENT	(l) 1:2 RATIO-1 SF OF SIGN AREA,
	(j) PER BUILDING FRONTAGE	PER EVERY 2 LINEAR FEET OF
		BUILDING FRONTAGE

TABLE 3
 PERMITTED SIGNS – INDUSTRIAL/MANUFACTURING DISTRICT005

CLASS	SIGN TYPE	MAX. NO.	MAX AREA	MAX. HGT.	NOTES
4. INDUSTRIAL USES INDUSTRIAL PARK (25+ ACRES)	SUBJECT TO DESIGN REVIEW LARGE INDUSTRIAL PARK DEVELOPMENTS SHALL SUBSTANTIALLY CONFORM TO THE SIGN REGULATIONS OF THIS CHAPTER, AND SHALL BE APPROVED THROUGH THE DEVELOPMENT REVIEW PROCESS/SIGN PLAN PROCESS.				
5. HIGH RISE BUILDINGS (3+ STORIES)	SUBJECT TO DESIGN REVIEW HIGH RISE BUILDING DEVELOPMENTS SHALL SUBSTANTIALLY CONFORM TO THE SIGN REGULATIONS OF THIS CHAPTER, AND SHALL BE APPROVED THROUGH THE DEVELOPMENT REVIEW PROCESS/SIGN PLAN PROCESS.				

(a) PER OCCUPANT/TENANT	(e) MAX 20 FT FROM FINISHED GRADE	(k) 1:1 RATIO-1 SF OF SIGN AREA, PER LINEAR FOOT OF BUILDING FRONTAGE
(b) PER SITE/PARCEL	(f) BELOW ROOFLINE	(l) 1:2 RATIO-1 SF OF SIGN AREA, PER EVERY 2 LINEAR FEET OF BUILDING FRONTAGE
(c) FROM FINISHED GRADE	(g) PER MAJOR ENTRANCE	
(d) PER STREET FRONTAGE	(h) PER DEVELOPMENT	
	(j) PER BUILDING FRONTAGE	

TABLE 4
 PERMITTED SIGNS – PUBLIC/SEMI-PUBLIC DISTRICTS

CLASS	SIGN TYPE	MAX. NO.	MAX AREA	MAX. HGT.	NOTES
2. FACILITY IDENTIFICATION	SUBJECT TO DESIGN REVIEW PUBLIC AND SEMI-PUBLIC FACILITY DEVELOPMENTS SHALL SUBSTANTIALLY CONFORM TO THE SIGN REGULATIONS OF THIS CHAPTER, AND SHALL BE APPROVED THROUGH THE DEVELOPMENT REVIEW PROCESS/SIGN PLAN PROCESS				