

TITLE 22 – SIGN REGULATIONS

22.52.790 Purpose of Part 10 provisions.

It is the purpose of this Part 10 of Chapter 22.52 to establish comprehensive sign regulations for effectively regulating the placement, erection and maintenance of signs in the unincorporated territory of the county. These regulations are intended to provide equitable standards for the protection of property values, visual aesthetics, and the public health, safety and general welfare, while still providing ample opportunities for businesses and the visual advertising industry to operate successfully and effectively.

(Ord. 1494 Ch. 7 Art. 7 § 707, 1927.)

22.52.800 Use restrictions.

A person shall not use any sign in any zone except as specifically permitted in this Title 22 and subject to all regulations and conditions enumerated in this Title 22

(Ord. 1494 Ch. 7 Art. 7 § 707.1, 1927.)

22.52.810 Exemptions to Part 10 applicability.

The provisions of this Title 22 regulating signs shall not apply to the following signs except as otherwise indicated herein:

A.

Official notices issued by any court, public body or public officer;

B.

Notices posted by any public officer in performance of a public duty, or for any person in giving legal notice;

C.

Traffic, directional, warning or informational signs required or authorized by the public authority having jurisdiction;

D.

Official signs used for emergency purposes only;

E.

Permanent memorial or historical signs, plaques or markers;

F.

Public utility signs, provided such signs do not exceed three square feet in area.

(Ord. 1494 Ch. 7 Art. 7 § 707.2, 1927.)

22.52.820 General regulations.

The following regulations apply to all signs in any zone:

A.

In no case shall a lighted sign or lighting device thereof be so placed or directed so as to permit the beams and illumination therefrom to be directed or beamed upon a public street, highway, sidewalk or adjacent premises so as to cause glare or reflection that may constitute a traffic hazard or nuisance.

B.

Outdoor advertising signs may be either single or doublefaced, except as otherwise provided in this title, provided that if double-faced the distance between the faces of such signs shall not exceed 48 inches.

C.

Signs, except outdoor advertising signs, may be single-, double-, or multi-faced, provided that:

1.

The distance between the faces of any double-faced sign, other than a V-shaped projecting sign, shall not exceed 36 inches; and

2.

The separation between the intersecting faces of any multi-faced sign or a double-faced projecting sign shall not exceed 12 inches.

D.

Any sign located on vacant and unoccupied property, and which was erected for an occupant or business unrelated to the present occupant or business, or any sign which pertains to a time, event or purpose which no longer exists, shall be removed within 90 days after the purpose for or use utilizing such sign has been removed from such property.

E.

Any permitted sign may be a changeable-copy sign.

F.

All signs shall be designed in the simplest form and lie free of any bracing, angle-iron, guy wires, cables or similar devices.

G.

The exposed backs of all signs visible to the public shall be suitably covered, finished and properly maintained.

H.

All signs shall be maintained in good repair, including display surfaces, which shall be kept neatly painted or posted.

I.

Any sign which does not conform to the provisions of this Title 22 shall be made to conform or shall be removed as provided in subsection B.4 of Section 22.56.1540, except as provided in subsection C of this section.

J.

Except where otherwise specifically provided by this title, sign regulations established pursuant to this Part 10 shall not apply to signs within a building, arcade, court or other similarly enclosed area where such signs are not visible to the public without entering such facilities.

K.

The height of all signs shall be measured from the highest point of the sign, exclusive of any part of the sign not included in area calculations.

(Ord. 1494 Ch. 7 Art. 7 § 707.4, 1927.)

22.52.830 Surface area—Computation.

The surface area of any sign face shall be computed from the smallest rectangles, circles and/or triangles which will enclose all words, letters, figures, symbols, designs and pictures, together with all framing background material, colored or illuminated areas, and attention-attracting devices forming an integral part of the overall display, but excluding all support structures, except that:

A.

Superficial ornamentation and/or symbol-type appendages of a non-message-bearing character which do not exceed five percent of the surface area shall be exempted from computation; and

B.

Wall signs painted on or affixed directly to a building wall, facade or roof, and having no discernible boundary, shall have the areas between letters, words intended to be read together, and any device intended to draw attention to the sign message included in any computation of surface area; and

C.

Signs placed in such a manner, or bearing a text, as to require dependence upon each other in order to convey meaning shall be considered one sign and the intervening areas between signs included in any computation of surface area; and

D.

Spherical, cylindrical or other three-dimensional signs not having conventional sign faces shall be considered to have two faces and the area of each sign face shall be computed from the smallest three-dimensional geometrical shape or shapes which will best approximate the actual surface area of said faces.

(Ord. 1494 Ch. 7 Art. 7 § 707.5, 1927.)

22.52.840 Outdoor advertising signs—Conditions.

Outdoor advertising signs may be erected and maintained in Zones M-1, M-1½, M-2, M-3, and M-4 provided a conditional use permit has first been obtained and subject to the following conditions of use:

A.

That the total sign face of such signs shall not exceed 800 square feet; and

B.

That the height of such signs shall not exceed 42 feet measured from the ground level at the base of the sign; and

C.

That such signs having a total sign face of:

1.

More than 150 square feet shall not be erected or maintained within:

a.

500 feet of an outdoor advertising sign having a total sign face greater than 150 square feet, or

b.

200 feet of an outdoor advertising sign having a total sign face greater than 80 square feet but not exceeding 150 square feet, or

c.

100 feet of any other outdoor advertising sign located on the same side of the street or highway, or

2.

More than 80 square feet but not exceeding 150 square feet shall not be erected or maintained within:

a.

200 feet of an outdoor advertising sign having a total sign face greater than 80 square feet, or

b.

100 feet of any other outdoor advertising sign located on the same side of the street or highway, or

3.

80 square feet or less shall not be erected or maintained within 100 feet of any outdoor advertising sign located on the same side of the street or highway; and

D.

That such sign shall not be permitted having a message face visible from and within a distance of 660 feet of the edge of right-of-way of a freeway or scenic highway, measured horizontally along a line normal or perpendicular to the centerline of such freeway or scenic highway, if designed to be viewed primarily by persons traveling thereon; and

E.

That such signs shall not be permitted on a roof and that not more than 15 percent of the length of the structure of a freestanding sign shall extend over a roof; and

F.

That such signs shall not be permitted to encroach over public rights-of-way; and

G.

That such signs shall not be permitted within 200 feet of a residential zone located on the same side of the street or highway; and

H.

Tobacco Advertising Prohibited in Certain Areas of the County.*

1.

No person shall place or cause to be placed any advertisement for cigarettes or other tobacco products on any outdoor advertising sign within a residential or agricultural zone, or within 1,000 feet of the premises of any school, park, playground, recreational facility, youth center, child care center, entertainment park or church.

2.

This subsection H shall not apply to outdoor advertising signs located on property adjacent to, and designed to be viewed primarily by, persons traveling on a freeway.

3.

The distances specified in this subsection shall be measured in a straight line, without regard to intervening structures, from the nearest point of the outdoor advertising sign to the nearest property line of a use or zone listed above.

4.

"Tobacco product" means any substance containing tobacco leaf, including but not limited to cigarettes, cigars, pipes, tobacco, snuff, chewing tobacco and dipping tobacco.

5.

"School" includes any elementary or secondary school, public or private, attendance at which satisfies the compulsory education laws of the state of California, whether such use is within or outside the unincorporated area of the county.

6.

"Park" means any park, playground or grounds under the control, direction or management of a public entity, whether such use is within or outside the unincorporated area of the county.

7.

"Recreational facility" means any recreational center or facility under the control, direction or management of a public entity, whether such use is within or outside the unincorporated area of the county.

8.

"Youth center" means any designated indoor public, private or parochial facility, other than a private residence or a multiple dwelling unit, which contains programs which provide, on a regular basis, activities or services for persons who have not yet reached the age of 18 years, including, but not limited to, community-based programs, after-school programs, weekend programs, violence prevention programs, leadership development programs, vocational programs, substance abuse prevention programs, individual or group counseling, case management, remedial, tutorial or other educational assistance or enrichment, music, art, dance and other recreational or cultural activities, physical fitness activities and sports programs.

9.

"Church" means a development maintained and used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.

10.

"Child care center" means a facility, other than a family child care home, in which less than 24-hour-per-day nonmedical care and supervision is provided for children in a group setting as defined and licensed under the regulations of the state of California.

For purposes of this subsection, "child care center" shall not include such a facility when it is appurtenant and clearly subordinate to a commercial or industrial activity, established on the same lot or parcel, and operated for the children of the employees of the commercial or industrial activity.

11.

This subsection shall be administered and enforced by the department of regional planning. The department shall create and update a detailed map of the county, showing the location and boundaries of all schools, parks, playgrounds, recreational centers and facilities, youth centers, child care centers, entertainment parks and churches, and the corresponding 1,000-foot radii within which tobacco product advertising is prohibited. The department shall also develop guidelines, as appropriate, to ensure proper implementation and enforcement of this subsection. Nothing contained in this subsection shall be interpreted or enforced in such a manner as to constitute a compensable limitation on the use of any advertising display pursuant to Business and Professions Code Section 5412. The department may enter into agreements with appropriate departments to enforce this subsection; and

I.

Alcoholic Beverage Advertising Prohibited in Certain Areas of the County.*

1.

No person shall place or cause to be placed any advertisement for alcoholic beverages on any outdoor advertising sign within a residential or agricultural zone, or within 1,000 feet of the premises of any school, park, playground, recreational facility, youth center, child care center, entertainment park or church.

2.

This subsection I shall not apply to outdoor advertising signs located on property adjacent to, and designed to be viewed primarily by, persons traveling on a freeway.

3.

The distances specified in this subsection shall be measured in a straight line, without regard to intervening structures, from the nearest point of the outdoor advertising sign to the nearest property line of a use or zone listed above.

4.

"Alcoholic beverage" means any beverage in liquid form that contains not less than one-half of one percent of alcohol by volume and is intended for human consumption.

5.

"School" includes any elementary or secondary school, public or private, attendance at which satisfies the compulsory education laws of the state of California, whether such use is within or outside the unincorporated area of the county.

6.

"Park" means any park, playground or grounds under the control, direction or management of a public entity, whether such use is within or outside the unincorporated area of the county.

7.

"Recreational facility" means any recreational center or facility under the control, direction or management of a public entity, whether such use is within or outside the unincorporated area of the county.

8.

"Youth center" means any designated indoor public, private or parochial facility, other than a private residence or a multiple dwelling unit, which contains programs which provide, on a regular basis, activities or services for persons who have not yet reached the age of 18 years, including, but not limited to, community-based programs, after-school programs, weekend programs, violence prevention programs, leadership development programs, vocational programs, substance abuse prevention programs, individual or group counseling, case management, remedial, tutorial or other educational assistance or enrichment, music, art, dance and other recreational or cultural activities, physical fitness activities and sports programs.

9.

"Church" means a development maintained and used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.

10.

"Child care center" means a facility, other than a family child care home, in which less than 24-hour-per-day nonmedical care and supervision is provided for children in a group setting as defined and licensed under the regulations of the state of California.

For purposes of this subsection, "child care center" shall not include such a facility when it is appurtenant and clearly subordinate to a commercial or industrial activity, established on the same lot or parcel, and operated for the children of the employees of the commercial or industrial activity.

11.

This subsection shall be administered and enforced by the department of regional planning. The department shall create and update a detailed map of the county, showing the location and boundaries of all schools, parks, playgrounds, recreational centers and facilities, youth centers, child care centers, entertainment parks and churches, and the corresponding 1,000-foot radii within which alcoholic beverage advertising is prohibited. The department shall also develop guidelines, as appropriate, to ensure proper implementation and enforcement of this subsection. Nothing contained in this subsection shall be interpreted or enforced in such a manner as to constitute a compensable limitation on the use of any advertising display pursuant to Business and Professions Code Section 5412. The department may enter into agreements with appropriate departments to enforce this subsection; and

J.

Advertising Adult Telephone Messages Prohibited in Certain Areas of the County.*

1.

No person shall place or cause to be placed any advertisement for live or recorded telephone messages containing any harmful matter, as defined in Section 313 of the Penal Code, on any outdoor advertising sign within a residential or agricultural zone, or within 1,000 feet of the premises of any school, park, playground, recreational facility, youth center, child care center, entertainment park or church.

2.

This subsection J shall not apply to outdoor advertising signs located on property adjacent to, and designed to be viewed primarily by, persons traveling on a freeway.

3.

The distances specified in this subsection shall be measured in a straight line, without regard to intervening structures, from the nearest point of the outdoor advertising sign to the nearest property line of a use or zone listed above.

4.

"School" includes any elementary or secondary school, public or private, attendance at which satisfies the compulsory education laws of the state of California, whether such use is within or outside the unincorporated area of the county.

5.

"Park" means any park, playground or grounds under the control, direction or management of a public entity, whether such use is within or outside the unincorporated area of the county.

6.

"Recreational facility" means any recreational center or facility under the control, direction or management of a public entity, whether such use is within or outside the unincorporated area of the county.

7.

"Youth center" means any designated indoor public, private or parochial facility, other than a private residence or a multiple dwelling unit, which contains programs which provide, on a regular basis, activities or services for persons who have not yet reached the age of 18 years, including, but not limited to, community-based programs, after-school programs, weekend programs, violence prevention programs, leadership development programs, vocational programs, substance abuse prevention programs, individual or group counseling, case management, remedial, tutorial or other educational assistance or enrichment, music, art, dance and other recreational or cultural activities, physical fitness activities and sports programs.

8.

"Church" means a development maintained and used exclusively for religious worship, including customary incidental education and social activities in conjunction therewith.

9.

"Child care center" means a facility, other than a family child care home, in which less than 24-hour-per-day nonmedical care and supervision is provided for children in a group setting as defined and licensed under the regulations of the state of California.

For purposes of this subsection, "child care center" shall not include such a facility when it is appurtenant and clearly subordinate to a commercial or industrial activity, established on the same lot or parcel, and operated for the children of the employees of the commercial or industrial activity.

10.

This subsection shall be administered and enforced by the department of regional planning. The department shall create and update a detailed map of the county, showing the location and boundaries of all schools, parks, playgrounds, recreational centers and facilities, youth centers, child care centers, entertainment parks and churches, and the corresponding 1,000-foot radii within which adult telephone messages advertising is prohibited. The department shall also develop guidelines, as appropriate, to ensure proper implementation and enforcement of this subsection. Nothing contained in this subsection shall be interpreted or enforced in such a manner as to constitute a compensable limitation on the use of any advertising display pursuant to Business and Professions Code Section 5412. The department may enter into agreements with appropriate departments to enforce this subsection.

(Ord. 2004-0030 §§ 18—20, 2004; Ord. 2004-0016 § 4, 2004; Ord. 98-0025 § 1, 1998; Ord. 98-0024 § 1, 1998; Ord. 98-0023 § 1, 1998; Ord. 1494 Ch. 7 Art. 7 § 707.6, 1927.)

* Editor's note: Ords. 98-0023—98-0025, which enacted subsections H—J of Section 22.52.840, are operative on January 10, 1999.

22.52.850 Portable outdoor advertising signs—Conditions.

A.

Portable outdoor advertising signs may be placed and maintained in conformance with the provisions of Section 22.52.840 as well as the following additional conditions of use:

1.

That such signs shall be placed in compliance with the provisions of this Part 10 of Chapter 22.52

2.

That placement of such signs shall not constitute a potential hazard to pedestrian or vehicular traffic, or be placed in any area where the erection of buildings or structures is prohibited;

3.

That such signs shall not be placed within a public right-of-way; and

4.

That an official site-approval card shall be visibly attached to the sign during its placement at the approved location.

B.

No person shall place or grant permission to place a portable outdoor advertising sign unless a site plan approval has been obtained and an official site-approval card is displayed on such sign or trailer. Placement of a portable outdoor advertising sign in violation of this provision shall cause such sign to be deemed a public nuisance.

(Ord. 2004-0016 § 5, 2004; Ord. 1494 Ch. 7 Art. 7 § 707.7, 1927.)

22.52.860 Business signs—In agricultural and special purpose zones.

Business signs are permitted in Zones A-1, A-2, A-2-H, O-S, SR-D, P-R, B-1, A-C and W subject to the following restrictions:

A.

Area Permitted.

1.

In Zones A-1, A-2, A-2-H, O-S and W, one business sign, not to exceed 12 square feet in sign area, shall be permitted per lot or parcel of land.

2.

In Zones SR-D, P-R and B-1, two business signs, each not to exceed 30 square feet in sign area or 60 square feet in total sign area, shall be permitted per lot or parcel of land.

3.

In Zone A-C, one business sign not to exceed six square feet in sign area or 12 square feet in total sign area shall be permitted per lot or parcel of land.

B.

Height Permitted.

1.

Freestanding business signs shall not exceed a maximum height of 15 feet, measured vertically from ground level at the base of the sign.

2.

Wall and projecting business signs shall not extend more than one-third of the height of such signs, or three feet, whichever is less, above the lowest point of a roof or highest point of a parapet wall.

3.

a.

Roof business signs shall not exceed the following maximum heights:

i.

In Zones A-1, A-2, A-2-H and A-C, five feet; and

ii.

In Zones SR-D and P-R, seven feet.

b.

Such heights shall be measured from the highest point of the roof directly under the sign, exclusive of parapet walls or penthouse structures.

c.

No roof business sign shall extend below the lowest point of a roof or the highest point of a parapet wall.

C.

Location of Signs.

1.

Freestanding business signs shall not:

a.

Be placed on any property nearer than 25 feet to a lot line, other than one adjoining a street or highway;

b.

Be placed within a required front or corner side yard nearer than 10 feet to the highway line of the adjacent street, highway or parkway.

2.

No projecting business sign shall be placed on any building nearer to the corner of such building than a distance equal to 25 percent of the length of such building wall.

D.

Projection Permitted.

1.

Wall business signs shall not project more than 18 inches from the building to which they are attached.

2.

Freestanding business signs shall not project over the roof of any building or structure.

3.

Freestanding, roof and projecting business signs which project over public rights-of-way are subject to the requirements of the Building Code, set out at Title 26 of this code.

E.

Movement. Signs shall not rotate, move or simulate motion in any way.

F.

Lighting. Signs may be internally or externally lighted provided:

1.

That in Zones A-1, A-2, A-2-H, O-S or P-R, no exposed incandescent lamp used shall exceed a rated wattage of 25 watts; and

2.

That in Zone A-C, exposed lamps or light bulbs are prohibited.

3.

That any continuous or sequential flashing operation is prohibited.

G.

Sign Content. In Zone B-1, such signs may relate to business uses in an adjoining zone located on the same lot or parcel of land.

H.

Alternative Signing.

1.

Where a zone boundary divides a lot or parcel of land so that:

a.

A P-R or B-1 Zone separates commercial or industrial property from a street or highway upon which said property would otherwise front, such P-R or B-1 Zone may be considered as a part of the commercial or industrial zone for purposes of determining the number, sign area and location of freestanding business signs permitted on that specific frontage; and/or

b.

A P-R or B-1 Zone and a commercial or industrial zone front on the same street or highway, said P-R or B-1 Zone may be considered as a part of the commercial or industrial zone for the purpose of determining the number, sign area and location of freestanding business signs permitted on that specific frontage; provided, however, that such sign or signs shall not be erected in the P-R or B-1 Zone.

2.

In all such instances, the signing permitted by this subsection H shall be in lieu of the signing permitted in the P-R or B-1 Zone by this section.

(Ord. 83-0044 § 4 (part), 1983; Ord. 820249 § 7, 1982; Ord. 1494 Ch. 7 Art. 7 § 707.8, 1927.)

22.52.870 Business signs—In commercial and industrial zones.

Business signs are permitted in Zones C-H, C-1, C-2, C-3, C-M, C-R, R-R, M-1, M-1 1/2, M-2, M-2 1/2, M-3 and M-4, subject to the restrictions set out in Sections 22.52.880 through 22.52.920 of this Part 10.

(Ord. 1494 Ch. 7 Art. 7 § 707.9, (part), 1927.)

22.52.880 Wall business signs.

A.

Area Permitted.

1.

Each ground-floor business establishment fronting on and/or oriented toward one or more public street, highway or parkway shall be permitted:

a.

In Zones C-H, C-1 and R-R a maximum of two square feet of wall sign area for each one linear foot of building frontage; and

b.

In Zones C-2, C-3, C-M, C-R, M-1, M-1 1/2, M-2, M-2 1/2, M-3 and M-4, a maximum of three square feet of wall sign area for each one linear foot of building frontage.

2.

Where a ground-floor business establishment fronts only on a parking lot, alley, open mall, landscaped open space or other public way, the exterior building wall facing such parking lot, alley, open mall, landscaped open space or other public way shall be considered a building frontage for purposes of computing permitted wall sign area.

3.

A ground-floor business establishment having entrances intended for and regularly utilized by the public on the side of a building not considered to be building frontage by this section shall be permitted one wall sign on each such side, provided the sign does not exceed one-half the sign area permitted on the building frontage of said business. Where a business has more than one building frontage recognized by this section, an average of the permitted sign areas shall be used in computation.

4.

Any building containing business establishments which front only on an interior mall having a limited number of entrances, shall be considered a single establishment for the purpose of computing the wall sign area permitted on the exterior walls of such building.

5.

In all cases, permitted sign area shall be used only on the side of the building for which it was calculated.

6.

In all listed zones, each ground-floor business establishment shall be permitted a minimum sign area of 20 square feet for each building frontage.

7.

In all listed zones, each business establishment located on the second floor and facing the street or highway shall be permitted a maximum of 10 square feet of sign area.

8.

In all listed zones, each business establishment located on the ground or second floor having no building frontage shall be permitted a maximum of two square feet of sign area facing the street or highway.

B.

Steep Sloping Roofs. That portion of any actual or false roof varying 45 degrees or less from a vertical plane may be considered an extension of the building wall for the purpose of wall business-sign placement.

C.

Height Permitted. Wall business signs shall not extend above:

1.

The highest point, exclusive of any roof structures, of that portion of a false or actual roof having a slope of 45 degrees or less from the vertical plane; or

2.

The highest point of a parapet wall, except that such sign may extend one-third of its height or five feet, whichever is less, above a parapet wall, provided that a new parapet line, approximately parallel to the existing parapet line, is established for at least 80 percent of the building frontage; or

3.

The lowest point of a sloping roof, except that such sign may extend four feet above the eave line, provided that a new eave line approximately parallel to the existing eave line is established for at least 80 percent of the building frontage.

D.

Projection Permitted. Wall business signs shall not project more than 18 inches from the building wall or permanent roofed structure to which they are attached.

E.

Lighting. Wall business signs may be internally or externally lighted.

(Ord. 1494 Ch. 7 Art. 7 § 707.9(A), 1927.)

22.52.890 Roof and freestanding business signs.

A.

Frontage. Roof and freestanding business signs shall be permitted on any lot or parcel of land for each street or highway frontage having a continuous distance of 100 feet or more. Such signs shall also be permitted as provided in subsection H of this section.

B.

Area Permitted.

1.

a.

Except as otherwise provided in this section, the maximum roof and freestanding business sign area that shall be permitted for each street or highway frontage or for each combination of frontages considered to be a single frontage under either subsection H1 or H2 is:

i.

In Zones C-H, C-1 and R-R, 50 square feet plus one-fourth square foot of sign area for each one foot of street or highway frontage in excess of 100 feet.

ii.

In Zones C-2, C-3, C-M, C-R, M-1, M-2, M-3, M-4, M-1 1/2, and M-2 1/2, 150 square feet plus three-fourths square foot of sign area for each one foot of street or highway frontage in excess of 100 feet.

b.

Where the locational requirements of this section permit additional freestanding or roof business signs on the same frontage, sign area allocated for each sign may be in any proportion, provided that the sum does not exceed the maximum permitted sign area established herein for a specific frontage or combination of frontages, and that they conform to all other requirements of this section.

2.

If a sign has two or more faces, the maximum total sign area that shall be permitted is twice the sign area permitted for that sign.

3.

Except for freeway-oriented signs as otherwise provided in this section, permitted freestanding and roof sign area shall be used only for signs oriented to be viewed primarily on and/or along the street or highway frontage or combination of street or highway frontages from which said permitted area has been calculated.

C.

Height Permitted.

1.

In Zones C-H, C-1 and R-R:

a.

No freestanding business sign shall exceed a maximum height of 30 feet, measured vertically from ground level at the base of the sign; and

b.

No roof business sign shall exceed a maximum height of 15 feet, measured vertically from the highest point of the roof directly under the sign, exclusive of parapet walls or penthouse structures.

2.

a.

In Zones C-2, C-3, C-M, C-R, M-1, M-1 1/2, M-2, M-3, M-4 and M-2 1/2:

i.

No freestanding business sign shall exceed a maximum height of 30 feet plus one additional foot in height for each additional 10 square feet of sign area permitted in excess of 100 square feet, to a maximum height of 42 feet, measured vertically from ground level at the base of the sign.

ii.

No roof business sign shall exceed a height above the highest point of the roof directly under the sign, exclusive of parapet walls or penthouse structures, equal to the height of the building at that point measured from ground level, but in no case shall the height of the sign exceed 25 feet above the roof at that point.

b.

No roof business sign shall extend below the lowest point of a roof or the highest point of a parapet wall.

D.

Location of Signs.

1.

In Zones C-H, C-1 and R-R, no roof or freestanding business sign shall be located on any property nearer to a lot line, other than one adjoining a street or highway, than a distance equal to 25 feet plus one foot for every one square foot of sign area in excess of 50 square feet.

2.

In Zones C-2, C-3, C-M, C-R, M-1, M-1 1/2, M-2, M-3, M-4 and M-2 1/2, no roof or freestanding business sign shall be located on any property nearer to a lot line, other than one adjoining a street or highway, than a distance equal to 25 feet plus one foot for every three square feet of sign area in excess of 150 square feet.

3.

In Zones C-H, C-1 and R-R, no roof or freestanding business sign shall be located nearer to any other freestanding or roof business sign on the same frontage on the same lot or parcel of land than a distance equal to 100 feet plus one foot for each one square foot of the largest sign's computed sign area in excess of 25 square feet to a maximum of 200 feet.

4.

In Zones C-2, C-3, C-M, C-R, M-1, M-1 1/2, M-2, M-3, M-4 and M-2 1/2, no roof or freestanding business sign shall be located nearer to any other freestanding or roof business sign on the same frontage on the same lot or parcel of land than a distance equal to 100 feet plus one foot for each three square feet of the largest sign's computed area in excess of 75 square feet to a maximum of 200 feet.

E.

Projection.

1.

Freestanding business signs shall not project over the roof of any building or structure more than one-third of their length.

2.

Roof and freestanding business signs which project over public rights-of-way are subject to the requirements of the Building Code, set out at Title 26 of this code.

F.

Movement. One rotating or revolving freestanding business sign is permitted per premises, provided that:

1.

Such sign may not rotate at a rate of more than six revolutions per minute; and

2.

A premises having such a sign may have no other freestanding or roof signs.

3.

The permitted area of such sign shall be:

a.

In Zones C-1, C-H and R-R, 50 square feet plus one-eighth square foot of sign area for each one foot of street or highway frontage in excess of 100 feet; and

b.

In Zones C-2, C-3, C-M, C-R, M-1, M-1 1/2, M-2, M-3, M-4 and M-2 1/2, 150 square feet plus three-eighths' square foot of sign area for each one foot of street or highway frontage in excess of 100 feet.

c.

If such sign has two or more faces, the maximum total sign area that shall be permitted is twice the sign area permitted.

G.

Lighting. Roof and freestanding business signs may be internally or externally lighted.

H.

Exceptions.

1.

If a lot or parcel of land is a corner lot, the distances of any two intersecting street or highway frontages may be combined and considered as a single frontage for the purpose of erecting and/or maintaining a roof or freestanding business sign adjacent to the corner formed by the intersecting street or highway frontages, provided that:

a.

The total combined distance of the two street or highway frontages is 100 feet or more: and

b.

Where the locational requirements of this section permit additional freestanding or roof signs on the combined frontage, the sum of the sign areas of all freestanding and roof signs intended to be viewed from each street or highway frontage so combined shall not exceed the maximum permitted sign area established for each such frontage if considered separately; and

c.

No street or highway frontage shall be used in combination as described herein more than once; and

d.

All street or highway frontages not used in combination as described herein shall be considered a separate frontage for purposes of computation; and

e.

Such sign or signs comply with all area, height, projection, movement and locational requirements established elsewhere in this Title 22

2.

If any application for director's review, including a site plan and an architectural sketch of the proposed sign, is first submitted to and approved by the director as provided in Part 12 of Chapter 22.56, the street or highway frontages of two or more contiguous lots or parcels of land may be combined and considered as a single frontage for the purpose of jointly erecting and/or maintaining one roof or one freestanding business sign, provided that:

a.

The combined street or highway frontage is 100 feet or more; and

b.

Such lots or parcels of land share a common street or highway frontage; and

c.

Such sign complies with all area, height, projection, movement and locational requirements established elsewhere in this Title 22; and

d.

If one such lot is a corner lot, only frontage along the street or highway common to all lots or parcels of land so combined shall be used in these computations and all other frontages shall be considered separately.

3.

a.

If an application for director's review, including a site plan and an architectural sketch of the proposed sign, is first submitted to and approved by the director as provided in Part 12 of Chapter 22.56, one freestanding sign may be erected and/or maintained on a lot or parcel of land having less than 100 feet of continuous street or highway frontage, provided that the director, in approving any such application, shall make the following findings in addition to those specified in Section 22.56.1690

i.

That no roof or freestanding business sign currently exists on the subject property; and

ii.

That it is not feasible for the applicant to combine the street or highway frontage of said property with the frontage of one or more contiguous properties in order to comply with the minimum frontage requirement pursuant to subsection B1 of Section 22.52.860; and

iii.

That surrounding buildings, structures or topographical features would substantially obstruct the visibility of a projecting or wall sign as permitted by Part 10 of Chapter 22.52 for a distance of 100 feet on one or both sides of such sign, measured along the centerline of the street or highway upon which such property fronts; and

iv.

That the requested sign is necessary for the effective identification of business located on said premises; and

v.

That the requested sign will not obscure or significantly detract from existing legal signing located on surrounding properties; and

vi.

That the requested sign does not constitute a detriment to public health, safety and welfare; and

vii.

That the requested sign is in compliance with all other provisions of this Title 22

b.

If the obstruction referred to in subsection 3 a iii of this section is a nonconforming sign, the director shall require, as a condition of approval, that the proposed sign be removed no later than the date specified by this Title 22 for removal of the nonconforming sign. Such date for removal shall not be extended except in the instance where the amortization period for said nonconforming sign has been extended by the approval of an application for nonconforming use and structure review. In such instance, the new removal date shall not extend beyond the new amortization period established for said nonconforming sign.

c.

The maximum permitted area of such sign shall be in the following ratio:

i.

In Zones C-H, C-1 and R-R, one-half square foot of sign area for each one foot of street or highway frontage; and

ii.

In Zones C-2, C-3, C-M, C-R, M-1, M-2, M-3, M-4, M-1 1/2 and M-2 1/2, one and one-half square feet of sign for each one foot of street or highway frontage; and

iii.

If such sign has two or more faces, the maximum total sign area that shall be permitted is twice the sign area permitted.

4.

If an application for director's review, including a site plan and an architectural sketch of the proposed sign or signs, is submitted to the director as provided in Part 12 of Chapter 22.56, the director may approve one or more of the following modifications for freeway-oriented business signs which are located within 660 feet of the edge of the right-of-way of a freeway, measured horizontally along a line normal or perpendicular to the center of such freeway, and within a radius of 1,500 feet of a freeway exit providing access to the premises on which the sign is to be maintained:

a.

Modification of the permitted height of one such freestanding or roof business sign per lot or parcel of land to a maximum height of 60 feet, provided the director in approving such modification shall make the following finding in addition to those specified in Section 22.56.1690

i.

That such sign would otherwise not be visible at a lesser height for a distance on the freeway of one-third mile (1,760 feet) preceding the freeway exit providing access to said premises, or for a line-of-sight distance of two-thirds' mile (3,520 feet), whichever is less.

b.

Location of one such freestanding business sign per lot or parcel of land to within five feet of an interior lot line and to within 25 feet of a roof business sign or another freestanding business sign on the same or adjoining properties, provided that the director in approving any such modification shall make the following findings in addition to those specified in Section 22.56.1690

i.

That such sign is at least 50 feet from any lot line adjoining a street or highway or 25 feet from a residential zone; and

ii.

That all other freestanding and/or roof business signs shall be oriented toward the street or highway frontages from which their permitted areas are calculated; and

iii.

That the sum of the sign areas of such sign and all other freestanding and roof business signs shall not exceed the maximum sign area permitted on all street or highway frontages of such lot or parcel of land.

(Ord. 1494 Ch. 7 Art. 7 § 707.9(B), 1927.)

22.52.900 Projecting business signs.

A.

Area Permitted.

1.

Each ground-floor business may substitute projecting business sign area for wall sign area on the basis of one-half square foot of permitted projecting sign area for each one square foot of permitted wall sign area. There shall be a corresponding reduction in the permitted area for wall signs.

2.

If a projecting business sign has two or more faces, the maximum total sign area that shall be permitted is twice the sign area permitted for that sign.

3.

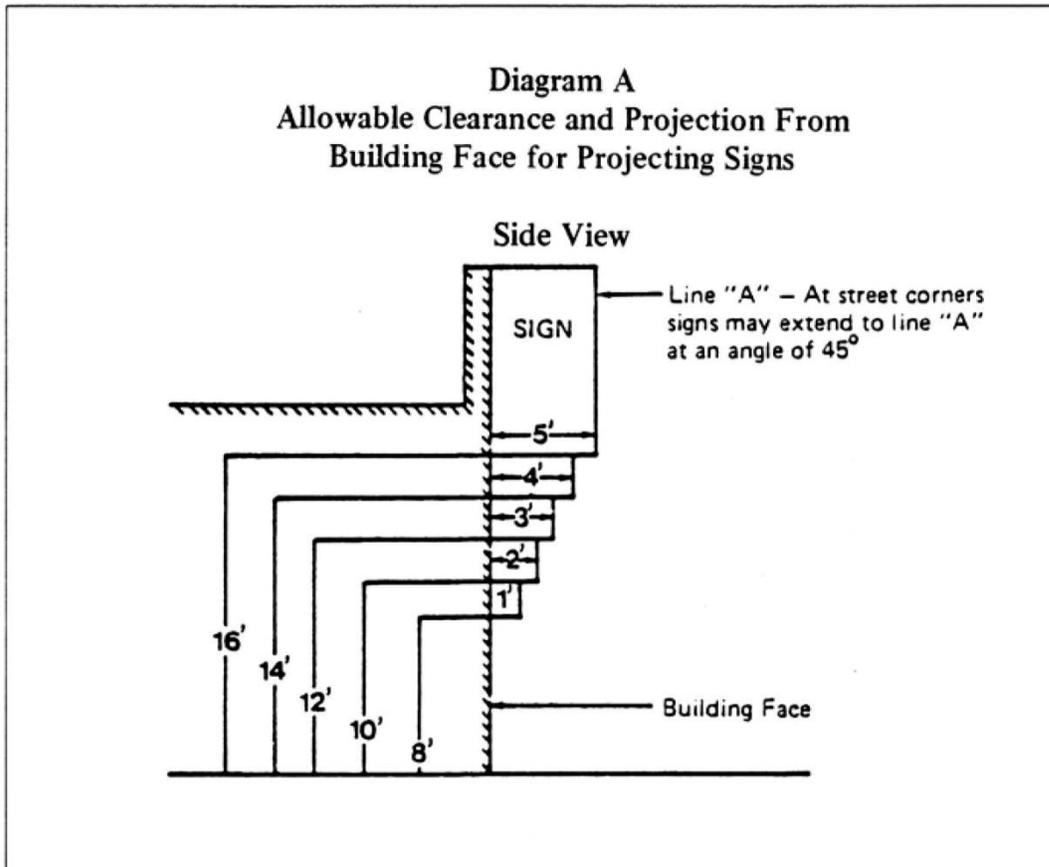
Permitted sign area shall be used only on the side of the building for which it was calculated, except where permitted at the corner of a building. Where a projecting business sign is located at the corner of two intersecting building frontages, such sign shall not exceed the permitted projecting business sign area of the smallest frontage, and there shall be a corresponding reduction in the permitted projecting business sign area of both frontages.

B.

Height Permitted. Projecting business signs shall not extend above:

1.

The highest point of a parapet wall, except that such sign may extend one-third of its height or five feet, whichever is less, above a parapet wall, provided that a new parapet line, approximately parallel to the existing parapet line, is established for at least 80 percent of the building frontage;



2.

The lowest point of a sloping roof, except that such sign may extend four feet above the eave line, provided that a new eave line, approximately parallel to the existing eave line, is established for at least 80 percent of the building frontage.

C.

Projection Permitted.

1.

Projecting business signs shall not project beyond the face of the building in excess of the limitations set forth in Diagram A (see the following pages) provided, however, that signs projecting over public rights-of-way are subject to the requirements of the Building Code, set out at Title 26 of this code.

2.

Such signs shall not project into any alley or parking area when located below a height of 14 feet, nor shall such sign project more than one foot when located above a height of 14 feet over such alley or parking area.

3.

The width of a projecting business sign shall not be in excess of the limitations set forth in Diagram B. (See Diagram B on following pages.)

D.

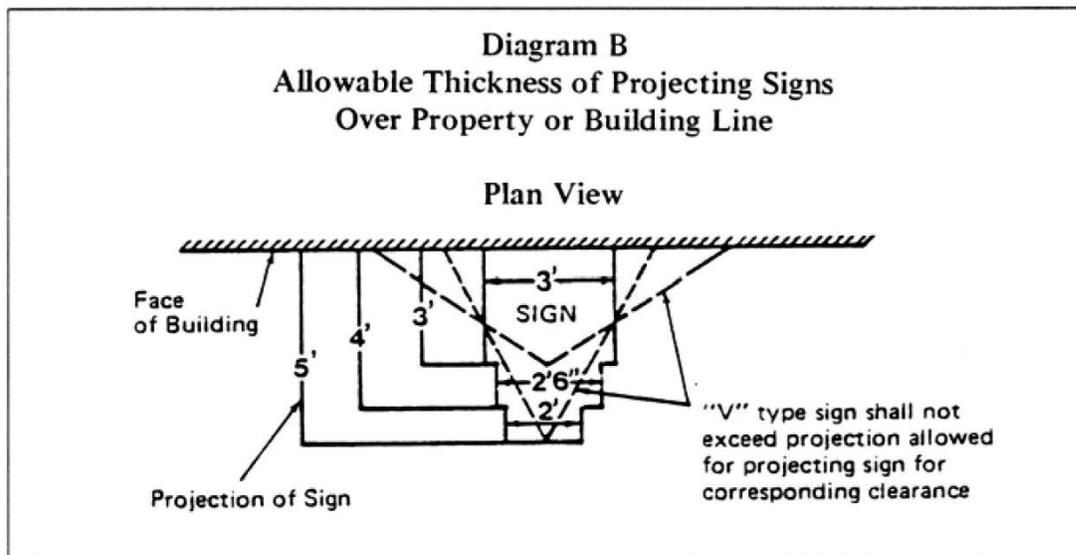
Movement. Projecting business signs shall not rotate, move or simulate motion in any way.

E.

Location. No projecting business sign shall be:

1.

Located on any building nearer to another business establishment located in the same building, or in a separate building if separated by less than 25 feet, than a distance equal to 25 percent of the length of such business establishment; or



2.

Located within 50 feet of any other projecting business sign of the same business on any frontage or frontages where such sign is visible; or

3.

Located on the same lot or parcel of land as a roof or freestanding business sign of the same business.

F.

Lighting. Projecting business signs may be internally or externally lighted.

(Ord. 1494 Ch. 7 Art. 7 § 707.9(C), 1927.)

22.52.910 Incidental business signs.

A.

Each business establishment shall be permitted incidental business signs, provided:

1.

That such signs are wall signs or are attached to an existing freestanding sign structure; and

2.

That such signs do not exceed three feet in sign area or six square feet in total sign area; and

3.

That the sum of the sign areas of all such signs does not exceed 10 square feet.

B.

Such signs may be internally or externally lighted, but any continuous or sequential flashing operation is prohibited.

C.

This provision shall not be interpreted to prohibit the use of similar signs of a larger size or in greater numbers where otherwise permitted by this Title 22, and computed as part of the sign area permitted for business signs as provided in Sections 22.52.880 through 22.52.920

(Ord. 1494 Ch. 7 Art. 7 § 707.9 (D), 1927.)

22.52.920 Temporary window signs.

Each business establishment shall be permitted temporary window signs, provided that such signs do not exceed 25 percent of the area of any single window or of adjoining windows on the same frontage.

This provision is not intended to restrict signs utilized as part of a window display of merchandise when such signs are incorporated within such display and located not less than one foot from such windows.

(Ord. 1494 Ch. 7 Art. 7 § 707.9(E), 1927.)

22.52.930 Building identification signs.

Building identification signs are permitted in all zones, except Zones B-1 and B-2, subject to the following restrictions:

A.

Area Permitted.

1.

In Zones R-1, R-2, R-A, A-1, A-2, A-2-H, A-C, O-S, R-R and W, one wall-mounted sign, not to exceed one square foot in sign area, shall be permitted per principal use.

2.

In Zones R-3 and R-4, one wall-mounted sign, not to exceed six square feet in sign area, shall be permitted per principal use.

3.

In Zones C-H, C-1, C-2, C-3, C-M, C-R, M-1, M-1 1/2, M-2, M-2 1/2, M-3, M-4, SR-D, P-R and W, one wall-mounted sign shall be permitted per principal use provided:

a.

Such sign does not exceed six square feet in sign area where located less than 30 feet above ground level, measured at the base of the building below said sign; or

b.

Such sign does not exceed two percent of the exterior wall area of the building wall on which it is mounted, excluding penthouse walls, where located more than 30 feet above ground level measured at the base of the building below said sign.

4.

This provision shall not be interpreted to prohibit the use of similar signs of a larger size or in greater number where otherwise permitted by this Title 22, and computed as part of the sign area permitted for business signs as provided in Sections 22.52.880 through 22.52.920 of this Part 10.

B.

Height Permitted. Such signs shall not extend above the highest point of a parapet wall or the lowest point of a sloping roof.

C.

Lighting. Such signs may be internally or externally lighted, provided:

1.

That any continuous or sequential flashing operation is prohibited; and

2.

That in Zones R-1, R-2, R-3, R-4, R-A, A-1, A-2, A-2-H, O-S, R-R and W, no exposed incandescent lamp used shall exceed a rated wattage of 25 watts;

3.

That in Zone A-C exposed lamps or light bulbs are prohibited.

(Ord. 83-0044 § 4 (part), 1983; Ord. 82-0249 § 8, 1982; Ord. 1494 Ch. 7 Art. 7 § 707.10, 1927.)

22.52.940 Temporary real estate signs.

Temporary real estate signs are permitted in all zones subject to the following restrictions:

A.

Area Permitted.

1.

In Zones R-1, R-2, R-A, A-1, A-2, A-2-H, A-C, O-S, R-R and W, one wall-mounted or freestanding real estate sign shall be permitted for each street or highway frontage, provided:

a.

That such sign does not exceed six square feet in sign area or 12 square feet in total sign area on any street or highway frontage of 100 feet or less; and

b.

That such sign does not exceed 32 feet in sign area or 64 square feet in total sign area on any lot or parcel of land having a street or highway frontage greater than 100 feet.

2.

In Zones R-3, R-4, SR-D and P-R, one wall-mounted or freestanding real estate sign shall be permitted for each street or highway frontage, provided:

a.

That such sign does not exceed 12 square feet in sign area or 24 square feet in total sign area on any frontage of 100 feet or less; and

b.

That such sign does not exceed 48 square feet in sign area or 96 square feet in total sign area on any lot or parcel of land having a street or highway frontage greater than 100 feet.

3.

In Zones C-H, C-1, C-2, C-3, C-M, C-R, M-1, M-1 1/2, M-2, M-2 1/2, M-3, M-4 and B-1, one wall-mounted or freestanding real estate sign shall be permitted for each street or highway frontage, provided:

a.

That such sign does not exceed 48 square feet in sign area or 96 square feet in total sign area on any frontage of 100 feet or less; and

b.

That such sign does not exceed 48 square feet in sign area plus an additional one-half square foot in sign area for each one foot of street or highway frontage in excess of 100 feet, to a maximum sign area of 100 square feet or an amount equal to twice the permitted sign area in total sign area.

B.

Height Permitted.

1.

Wall-mounted real estate signs shall not extend above the highest point of a parapet wall or the lowest point of a sloping roof.

2.

Freestanding real estate signs shall not exceed the following maximum heights:

a.

In Zones R-1, R-2, R-3, R-4, R-A, A-1, A-2, A-2-H, A-C, O-S, R-R and W, eight feet measured vertically from ground level at the base of the sign; and

b.

In Zones C-H, C-R, C-1, C-2, C-3, C-M, M-1, M-1 1/2, M-2, M-2 1/2, M-3, M-4 and B-1, 16 feet measured vertically from ground level at the base of the sign.

C.

Location of Signs.

1.

Freestanding real estate signs may be placed in required front yards, provided such signs are located not less than 10 feet from the highway line.

2.

Freestanding real estate signs shall not be placed nearer to a lot line, other than one adjoining a street or highway, than 10 feet.

D.

Lighting.

1.

Signs in Zones R-1, R-2, R-3, R-4, R-A, A-1, A-2, A-2-H, A-C, O-S, R-R, SR-D, P-R and W shall be unlighted.

2.

Signs in Zones C-H, C-1, C-2, C-3, C-R, C-M, M-1, M-1 1/2, M-2, M-2 1/2, M-3, M-4 and B-1 may be internally or externally lighted, but any continuous or sequential flashing operation is prohibited.

E.

Time Limit. All real estate signs shall be removed from the premises within 30 days after the property has been rented, leased or sold.

(Ord. 83-0044 § 4 (part), 1983; Ord. 82-0249 § 9, 1983; Ord. 1494 Ch. 7 Art. 7 § 707.11, 1927.)

22.52.950 Temporary construction signs.

Temporary construction signs are permitted in all zones, subject to the following restrictions:

A.

Area Permitted.

1.

In Zones R-1, R-2, R-3, R-4, R-A, A-1, A-2, A-2-H, A-C, O-S and W, one wall-mounted or freestanding construction sign shall be permitted for each street or highway frontage, provided:

a.

That such sign does not exceed six square feet in sign area or 12 square feet in total sign area on any street or highway frontage of 100 feet or less; and

b.

That such sign does not exceed 32 square feet in sign area or 64 square feet in total sign area on any lot or parcel of land having a street or highway frontage greater than 100 feet.

2.

In Zones C-H, C-1, C-2, C-3, C-R, C-M, M-1, M-1 1/2, M-2, M-3, M-4, M-2 1/2, B-1, R-R, P-R and SR-D, one wall-mounted or freestanding construction sign shall be permitted for each street or highway frontage, provided:

a.

That such sign does not exceed 48 square feet in sign area or 96 square feet in total sign area on any frontage of 100 feet or less; and

b.

That such sign does not exceed 48 square feet in sign area plus an additional one-half square foot in sign area for each one foot of street or highway frontage in excess of 100 feet to a maximum sign area of 100 square feet or an amount equal to twice the permitted sign area in total sign area.

B.

Height Permitted.

1.

Wall-mounted construction signs shall not extend above the highest point of a parapet wall or the lowest point of a sloping roof.

2.

Freestanding construction signs shall not exceed the following maximum heights:

a.

In Zones R-1, R-2, R-3, R-4, R-A, A-1, A-2, A-2-H, A-C, O-S and W, eight feet measured vertically from the base of the sign; and

b.

In Zones C-H, C-1, C-2, C-3, C-R, C-M, M-1, M-1 1/2, M-2, M-3, M-4, M-2 1/2, B-1, R-R, P-R and SR-D, 16 feet measured vertically from the base of the sign.

C.

Location of Signs.

1.

Construction signs shall be maintained only upon the site of the building or structure under construction, alteration or in process of removal.

D.

Lighting.

1.

Construction signs in Zones R-1, R-2, R-3, R-4, R-A, A-1, A-2, A-2-H, A-C and O-S shall be unlighted.

2.

Construction signs in Zones C-H, C-1, C-2, C-3, C-R, C-M, M-1, M-1 1/2, M-2, M-3, M-4, M-2 1/2, B-1, R-R, P-R and SR-D may be internally or externally lighted, but any continuous or sequential flashing operation is prohibited.

E.

Time Limit. All construction signs shall be removed from the premises within 30 days after the completion of construction, alteration or removal of the structure.

(Ord. 83-0044 § 4 (part), 1983; Ord. 82-0249 § 10, 1982; Ord. 1494 Ch. 7 Art. 7 § 707.12, 1927.)

22.52.960 Directional and/or informational signs.

Free standing or wall-mounted directional and/or informational signs are permitted in Zones A-1, A-2, A-C, O-S, R-R, W, C-1, C-2, C-3, C-M, C-R, M-1, M-1 1/2, M-2, M-3, M-4, M-2 1/2, B-1, P-R and SR-D, subject to the following restrictions:

A.

Director's Review. In Zones A-1, A-2, A-C, O-S, R-R and W, site plans shall be submitted to and approved by the director, as provided in Part 12 of Chapter 22.56, prior to the placement of directional and/or informational signs. In addition to the findings required by Section 22.56.1690, approval of such signs shall be contingent upon the additional finding that the geographic location of, or access route to the use identified creates a need for directional and/or information signs not satisfied by other signs permitted by this Title 22

B.

Area Permitted. Directional and/or informational signs shall not exceed 12 square feet in sign area or 24 square feet in total sign area.

C.

Heights Permitted.

1.

Wall-mounted directional and/or informational signs shall not extend above the highest point of a parapet wall or the lowest point of a sloping roof.

2.

Freestanding directional and/or informational signs shall not exceed the following maximum heights:

a.

In Zones A-1, A-2, A-C, O-S, R-R and W, six feet measured vertically from the base of the sign; and

b.

In all other permitted zones, 12 feet measured vertically from the base of the sign.

D.

Location of Signs.

1.

In Zones A-1, A-2, A-C, O-S, R-R and W directional and/or informational signs may be located on-site and off-site, provided that where located within a front or corner side yard, such sign shall not be nearer than 10 feet to any street or highway upon which the property fronts; and

2.

In all other permitted zones such signs shall be located on-site.

E.

Lighting. Directional and/or informational signs may be internally or externally lighted, provided:

1.

That any continuous or sequential flashing operation is prohibited; and

2.

That in Zones A-1, A-2, O-S, R-R and W, no exposed incandescent lamp used shall exceed a rated wattage of 25 watts;

3.

That in Zone A-C, exposed lamps or light bulbs are prohibited.

(Ord. 83-0044 § 4 (part), 1983; Ord. 82-0249 § 11, 1982; Ord. 1494 Ch. 7 Art. 7 § 707.13, 1927.)

22.52.970 Special-purpose signs.

The following special purpose signs are permitted as provided in this section:

A.

Community Identification Signs. If a site plan is first submitted to and approved by the director, as provided in Part 12 of Chapter 22.56, freestanding community identification signs are permitted in any zone at or near the entrance to an unincorporated community or city of the county, subject to the following restrictions:

1.

Area Permitted. Such signs shall not exceed 96 square feet in sign area or 192 square feet in total sign area.

2.

Height Permitted. Such signs shall not exceed a maximum height of 16 feet, measured vertically from the base of the sign.

3.

Lighting. Such signs may be internally or externally lighted, but any continuous or sequential flashing operation is prohibited.

4.

Design. Such signs will be architecturally related to the area in which they are located.

B.

Civic Organization Signs. If a site plan is first submitted to and approved by the director, as provided in Part 12 of Chapter 22.56, freestanding civic organization signs are permitted in any zone at or near the entrance to an unincorporated community or city of the county, subject to the following restrictions:

1.

Area Permitted. Such signs shall not exceed 50 square feet in sign area or 100 square feet in total sign area.

2.

Height Permitted. Such signs shall not exceed a maximum height of 15 feet, measured vertically from the base of the sign.

3.

Lighting. Such signs shall be unlighted.

4.

Design. Such signs shall be architecturally related to the area in which they are located.

C.

Bulletin or Special-event Signs. One freestanding or wall-mounted bulletin or special-event sign may be erected and maintained on each lot or parcel of land in any zone developed for a publicly owned, charitable, religious or educational institution subject to the following restrictions:

1.

Area Permitted. Such sign shall not exceed 50 square feet in sign area or 100 square feet in total sign area.

2.

Height Permitted.

a.

A wall-mounted sign shall not extend above the highest point of a parapet wall or the lowest point of a sloping roof.

b.

A freestanding sign shall not exceed a maximum height of 15 feet, measured vertically from the base of the sign.

3.

Location of Sign. A freestanding sign shall not be located nearer than 25 feet to a lot line which does not adjoin a street or highway.

4.

Lighting. Such sign may be internally or externally lighted, provided that no exposed incandescent lamp used shall exceed a rated wattage of 25 watts in any residential or agricultural zone, and that any continuous or sequential flashing operation is prohibited in all zones.

5.

Design. Such sign shall be architecturally related to the structure to which it is appurtenant.

D.

Fuel Pricing Signs. Fuel pricing signs are permitted for each business offering gasoline or other motor vehicle fuel for sale, subject to the following restrictions:

1.

Types of Signs. Such signs shall be separate freestanding signs, panels mounted to freestanding sign structures, or combined freestanding business and fuel pricing signs.

2.

Area Permitted.

a.

One sign, not to exceed 30 square feet in sign area or 60 square feet in total sign area, shall be permitted for each street or highway frontage.

b.

If said business is located on a corner, one sign, not to exceed 30 square feet in sign area or 120 square feet in total sign area, shall be permitted at the corner in lieu of separate signs on each of the intersecting frontages.

c.

The area per sign face of a combined freestanding business and fuel pricing sign shall not exceed the sum of the permitted areas per sign face of the two merging signs. Nor shall the business portion of said sign exceed the area per sign face that would be permitted a business sign were it erected separately.

3.

Height Permitted.

a.

No separate freestanding sign shall exceed 15 feet in height at a corner of 5 feet in height elsewhere. Such height shall be measured vertically from the base of the sign.

b.

No combined business and fuel pricing sign, or no business sign to which fuel pricing panels are mounted, shall exceed the maximum permitted height of a freestanding business sign as established in Sections 22.52.880 through 22.52.920 of this Part 10.

4.

Location of Sign. No separate freestanding sign shall be located nearer to an existing freestanding sign or to a lot line, other than one adjoining a street or highway, than 25 feet.

5.

Lighting. Such signs may be internally or externally lighted.

E.

Public Transportation Signs. If a permit is approved by the road commissioner in accordance with Title 16 of this code, public transportation signs are permitted in any zone, subject to the following conditions:

1.

Area Permitted. Such signs shall not exceed 24 square feet in sign area or 48 square feet in total sign area.

2.

Height Permitted. Such signs shall not exceed a maximum height of seven feet, measured vertically from the ground directly below the sign.

3.

Lighting. Such signs may be internally or externally lighted, provided that no exposed incandescent lamp used shall exceed a rated wattage of 25 watts in any residential or agricultural zone, and that any continuous or sequential flashing operation is prohibited in all zones.

4.

Design. Such signs shall be approved by the road commissioner.

5.

Location. No more than two such signs shall be placed at one location and shall not be erected or maintained within 100 feet of any other such sign or signs located on the same side of the street or highway. The location of all such signs shall be approved by the road commissioner, who shall ensure that their placement will not impair the safety or visibility of motorists, bicyclists, pedestrians and others using public streets and highways.

(Ord. 83-0028 § 3, 1983; Ord. 1494 Ch. 7 Art. 7 § 707.14, 1927.)

22.52.980 Temporary subdivision sales, entry and special-feature signs.

Temporary subdivision sales and related entry and special-feature signs are permitted in all zones subject to the following restrictions:

A.

Subdivision Sales Signs.

1.

Area Permitted. One freestanding subdivision sales sign shall be permitted for each street or highway bordering the tract, provided:

a.

That such sign does not exceed 32 square feet in sign area or 64 square feet in total sign area where such tract contains 10 lots or less; and

b.

That such sign does not exceed 64 square feet in sign area or 128 square feet in total area where such tract contains 11 to 19 lots; and

c.

That such sign does not exceed 96 square feet in sign area plus in additional one-half square foot in sign area for each one foot of street or highway frontage in excess of 500 feet, to a maximum sign area of 180 square feet, or an amount equal to twice the permitted sign area in total sign area, where such tract contains more than 20 lots.

2.

Height Permitted.

a.

Subdivision sales signs shall not exceed the following maximum heights:

i.

Eight feet, measured vertically from ground level at the base of the sign where such sign has a sign area of 64 square feet or less; and

ii.

16 feet, measured vertically from the base of the sign where such sign is 65 square feet or greater in sign area.

b.

Where a wall is required as a condition of approval along the street or highway frontage for which such sign is permitted, The director may modify this requirement pursuant to the provisions of Part 12 of Chapter 22.56

3.

Location of Signs. All subdivision sales signs shall be located on the subdivision and shall be oriented to read from the street or highway for which said sign is permitted.

4.

Lighting. Subdivision sales signs may be internally or externally lighted, but any continuous or sequential flashing operation is prohibited.

5.

Time Limit. Subdivision sales signs shall be maintained only until all the property is disposed of, or for a period of three years from the date of issuance of the first building permit for the subdivision, whichever should occur first. Any structure used for such purpose shall, at the end of such three-year period, be either removed or restored for a use permitted in the zone where located, except that the director may, upon showing of need by the owner of the property, extend the permitted time beyond three years.

6.

Text. All text on such signs shall relate exclusively to the subdivision being offered for sale or lease.

B.

Subdivision Entry and Special-feature Signs.

1.

Director's Review. If a site plan is first submitted to and approved by the director, as provided in Part 12 of Chapter 22.56, the following related signs may be permitted in any subdivision qualifying for subdivision sales signs:

a.

Subdivision entry signs as are necessary to facilitate entry into and movement within the subdivision;
and

b.

Subdivision special-feature signs located in the immediate vicinity of an approved model home and temporary real estate tract office.

2.

Area Permitted.

a.

Subdivision entry signs shall not exceed 12 square feet in sign area or 24 square feet in total sign area.

b.

Special-feature signs shall not exceed six square feet in sign area or 12 square feet in total sign area.

3.

Height Permitted. Subdivision entry and special-feature signs shall not exceed a maximum height of eight feet, measured from the base of the sign.

4.

Lighting. Subdivision entry and special-feature signs shall be unlighted.

5.

Location of Signs. Subdivision entry and special-feature signs shall be located on said subdivision.

6.

Time Limit. Subdivision entry and special-feature signs shall have the same time limit as subdivision sales signs approved for the same tract and shall be removed at the end of such period.

C.

"Subdivision," as it applies to this section, shall include contiguous units having separate recorded tract numbers developed by the same person.

(Ord. 1494 Ch. 7 Art. 7 § 707.15, 1927.)

22.52.990 Prohibited signs designated.

The following signs shall be prohibited in all zones:

A.

Signs which contain or utilize:

1.

Any exposed incandescent lamp with a rated wattage in excess of 40 watts;

2.

Any exposed incandescent lamp with an internal metallic reflector;

3.

Any exposed incandescent lamp with an external metallic reflector;

4.

Any revolving beacon light;

5.

Any continuous or sequential flashing operation, other than signs displaying time of day, atmospheric temperature or having programmable electronic messages, in which:

a.

More than one-third of the lights are turned on or off at one time, or

b.

The operation is located less than 100 feet on the same side of the street or highway from residentially or agriculturally zoned property;

6.

Any system for display of time of day, atmospheric temperature or programmable electronic messages in which:

a.

The proposed display has any illumination which is in continuous motion or which appears to be continuous motion, or

b.

The message is changed at a rate faster than one message every four seconds, or

c.

The interval between messages is less than one second, or

d.

The intensity of illumination changes, or

e.

The display is located less than 100 feet on the same side of the street or highway from residentially or agriculturally zoned property;

B.

Revolving signs, all or any portion of which rotate at a speed exceeding six revolutions per minute;

C.

Signs advertising or displaying any unlawful act, business or purpose;

D.

Devices dispensing bubbles and free-floating particles of matter;

E.

Any notice, placard, bill, card, poster, sticker, banner, sign, advertising or other device calculated to attract the attention of the public which any person posts, prints, sticks, stamps, tacks or otherwise affixes, or causes the same to be done to or upon any street, right-of-way, public sidewalk, crosswalk, curb, lamppost, hydrant, tree, telephone pole or lighting system, or upon any fixture of the police or fire alarm system of the county, with the exception of public transportation signs specifically permitted by this Part 10;

F.

Any strings of pennants, banners or streamers, clusters of flags, strings of twirlers or propellers, flares, balloons, and similar attention-getting devices, including noise-emitting devices, with the exception of the following:

1.

National, state, local governmental, institutional or corporate flags, properly displayed,

2.

Holiday decorations, in season, used for an aggregate period of 60 days in any one calendar year;

G.

Devices projecting or otherwise reproducing the image of a sign or message on any surface or object;

H.

Signs emitting or amplifying sounds for the purpose of attracting attention;

I.

Portable signs, except as otherwise specifically permitted by this Title 22

J.

Temporary signs, except as otherwise specifically permitted by this Title 22

(Ord. 83-0028 § 4, 1983; Ord. 1494 Ch. 7 Art. 7 § 707.3, 1927.)