

## **Article 63. Signs**

### **Sec. 8-5.6301. Applicability.**

No sign(s) shall be erected or maintained in any land use district established by this chapter, except those sign(s) specifically described in this chapter. The number and area of signs as outlined in this chapter are intended to be maximum standards. In addition to the specified standards, consideration shall be given to a sign's relationship to the overall appearance of the subject property.

### **Sec. 8-5.6302. Review Process.**

With the exception of exempt signs, listed in Section 8-5.6306 of this article, no new, altered or changed sign shall be installed or utilized without prior approval and issuance of a zoning clearance (Sec. 8-5.7002), which may be conditionally approved, by the Planning Director. Minor repair of all or part of an existing sign so as to duplicate the appearance and location of the original sign shall not require such prior review and approval.

### **Sec. 8-5.6303. Sign Maintenance.**

Every sign displayed within the City, including but not limited to those signs for which permits are or are not required, shall be maintained in good physical condition. All signs, together with supports, braces, anchors, and electrical components, shall be kept in a safe, presentable condition. All defective or broken parts shall be replaced. Exposed surfaces shall be kept clean, in good repair, and painted where paint is required. The Planning Director may order the repair or removal of any sign determined by the City to be unsafe, defective, damaged, or substantially deteriorated.

### **Sec. 8-5.6304. Measuring Sign Area.**

Sign area includes the entire face of the sign, including the surface and any framing, but not including the support structure. Individual letters on a building shall be measured by the area enclosed by a continuous line outlining the perimeter of the words, emblems and logos. For **double faced signs** with less than 18 inches between faces, only one side shall be counted as the total area.

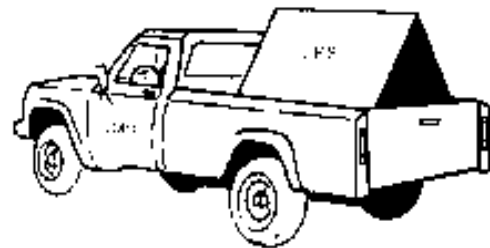
### **Sec. 8-5.6305. Prohibited Signs.**

The following signs are expressly prohibited:

**A. A-frames**

**B. Banners** - No canvas sign, banner, pennant, streamer, bunting, wind sign, balloon or flag shall be permitted except as permitted in Section 8-5.6308 of this article.

- C. Flashing signs** - No sign (including window sign, exterior lighting or window lighting) shall be permitted which is animated by means of flashing, scintillating, blinking, or traveling lights or any other means not providing constant illumination, except for date, time and temperature signs and Christmas lights for duration not to exceed 60 days during the holiday season.
- D. Signs on City property** - No sign located on City property or within the right-of-way of any City street without the expressed permission of the City.
- E. Signs that move or show movement** - No moving (except date, time and temperature signs, Christmas decorations not to exceed 60 days duration) shall be permitted.
- F. Noise or smoke** - No signs or device which emits audible sound, odor or visible matter shall be permitted.
- G. Posters** - The tacking, painting, pasting or otherwise affixing of signs or posters of a miscellaneous character, visible from a public right-of-way, located on the walls of a building, bars, shed, on trees, poles, posts, fences, or other structures, or anywhere on public property is prohibited.
- H. Roof signs.**
- I. Traffic hazard** - No sign shall be permitted at the intersection of any street in such a manner as to obstruct free and clear vision of motor vehicle operators or at any location where by reason of its position, intensity of light, shape or color, it may interfere with or be confused with any authorized traffic sign, signal, or device or which makes use of a work symbol, phrase, shape or color in such a manner as to interfere with, mislead, or confuse traffic.
- J. Vehicle signs** - Signs on vehicles, trailers, boats, storage boxes or other similar objects where such signs are not incidental to the primary use of the vehicle or other similar objects for conveyance of persons or property or storage of property, and where the primary purpose of the sign and vehicle or other similar object upon which the sign is attached or affixed is for advertising purposes.
- K. Building signs** - A building sign that exceeds the height of the eave line of the building wall to which it is attached.
- L. Freestanding signs.**



## **Sec. 8-5.6306. Exempt Signs.**

The following signs shall be exempt from the provisions of this chapter:

- A. Address sign** - The numeric reference of a structure or use to a street.
- B. City entrance signs** - Signs erected in or near the City boundary, contents of which are limited to the name of the City and the name of or other information regarding civic, fraternal, or religious organizations located within the City.
- C. Civic signs** - Memorial signs and plaques installed by a civic organization recognized by the City Council.
- D. Civic event signs.**
- E. Flags** - Official governmental flags of a state, nation, or political subdivision, and nationally or internationally recognized organizations.
- F. Off-site garage/yard sale signs** - Limited to 2 such signs, having a maximum of 5 square feet and not to exceed 6 feet high each, located on private property with the property owner's permission. All signs are to be removed within 24 hours of the conclusion of the sale.
- G. Gas station signs** - Only gas price signs as required by State law.
- H. Indoor signs** - Signs within a structure and not visible from the outside or public right-of-way.
- I. Notices** - Official and legal notices issued by a court or governmental agency.
- J. Political signs** - Political signs as provided for by State laws.
- K. Real estate signs** -
  - 1. All districts - One per street frontage not to exceed 6 square feet in area and not to exceed a height of 6 feet.
  - 2. C and M Districts - One per street frontage not to exceed 32 square feet in area and not to exceed a height of 8 feet.
  - 3. Such real estate signs shall be removed within 7 days after the sale; rental or lease of the property has been accomplished.
  - 4. Up to 4 off-site directional signs, to a maximum of 4 square feet each and 3 feet in height, directing traffic to open houses and subdivisions involved in real estate sales may be permitted in any zone providing that:

- a. the sign does not obstruct sight clearance,
  - b. the owner of the property on which such directional sign is posted has agreed to such posting, and
  - c. such directional signs are removed at the close of business on each day.
- L. Subdivision flags** - Bearing the name of the developer or development and only when utilized in association with an approved model home sales office for a new residential subdivision. Subdivision flags shall be limited to 2 flags per model home and 4 flags at the subdivision entrance not to exceed a maximum area of 20 square feet each and a pole height of 25 feet. If there are no model homes, then up to 4 flags may be utilized in addition to those at the subdivision entrance.
- M. Traffic signs** - Traffic, directional, warning, or informational signs required or authorized by a governmental agency.
- N. Window signs (inside)** - Signs painted on, or otherwise displayed from the inside surface of a window, showcase, or other similar facility are permitted in addition to other permitted signs, provided that all such commercial and incidental signs (both temporary and permanent) do not exceed a combined maximum of 35 percent of the total window area.

### **Sec. 8-5.6307. Developer/Contractor Signs.**

Development/contractor's sign(s) not to exceed 50 square feet per street frontage and not to exceed 10 feet in height, with the name of the subdivision, development, building contractor, architect, or real estate firm, which may refer to materials, appliances, supplies, and building trades used in the construction of the development or services provided by the developer, may be allowed, upon securing a zoning clearance (Sec. 8-5.7002) in any zone for a period of not to exceed one year and may receive annual renewals for periods of up to one year each upon an approval by the Planning Director, provided the project remains under construction.

### **Sec. 8-5.6308. Special Event Signs.**

Temporary, on-site, special event signs, including but not limited to banners, pennants, streamers, bunting, wind signs, balloons or flags other than those of any nation, state or political subdivision shall be permitted up to a maximum of 90 days in each calendar year. In no event shall the special event sign advertising exceed 30 days in any quarter.

Prior to the use of the special event signs, each business shall provide a schedule to the City identifying the dates for which the special event signs are to be used and obtain a zoning clearance pursuant to Sec. 8-5.7002. The use of these types of special event signs are limited to properties located in commercial and industrial zoning districts.

Special event signs, regardless of the number or location of such signs, shall be accompanied by a cash deposit or bond to assure the removal of such signs in accordance with the provisions of

this chapter. If such special event signs are not removed within the required time, the City may remove such signs, which then shall become the property of the City and may also require a forfeiture of all or part of such cash deposit or bond.

**Sec. 8-5.6309. Seasonal Displays.**

For commercially zoned and developed lots permanent or semi-permanent displays may be suspended from the parking lot light standards, such as bunting used to attract attention to a coherent retail property or properties, provided the following can be met:

- A. The display does not advertise a company; product or special event associated with an individual business;
- B. The display is designed so it does not obstruct traffic, sight distance, parking area lighting or existing directional signs; and
- C. Installation shall be subject to securing a zoning clearance (Sec. 8-5.7002) by the Planning Director.

The zoning clearance shall be issued provided the Planning Director can make the finding that the display will enhance the aesthetic appearance of the retail area and not be an unwanted distraction to adjoining properties.

**Sec. 8-5.6310. Sign Standards.**

**A. Residential Zones (R-1<sup>(1)</sup>,R-2<sup>(1)</sup>,R-3)**

**B. Commercial Zones (C-1, C-2, C-3, C-O, C-M)**

**C. Industrial Zones (M-1, M-2)**

**Sec. 8-5.6311. Specific Plan or Planned Development Areas.**

Any new sign or enlargement to an existing sign on property located within a specific plan area or a planned development district shall comply with those more specific standards.