

6.92.070 Signs in residential zones.

A. Sale, Lease or Exchange of Signs. During the period of time when realty is offered for sale, lease or exchange, one sign so indicating may be located on the property by the owner or his or her authorized agent, subject to the following provisions:

1. The size of the sign shall not exceed six square feet.
2. The sign may be double-faced.
3. The overall height of the installed sign shall not exceed six feet from the ground.
4. The information displayed on the sign shall be limited to showing the following:
 - a. That the property is for sale, lease or exchange by the owner or his or her agent;
 - b. The owner's or agent's name; and
 - c. The owner's or agent's address and telephone number.

B. Open House Signs. In lieu of, but not in addition to, the above real estate exchange sign, one "open house" sign may be permitted only during the time an owner or owner's agent is on the premises, subject to the following provisions:

1. The size of the sign shall not exceed two square feet.
2. The sign may be double-faced.
3. The overall height of the installed sign shall not exceed three feet from the ground.
4. The information displayed on the sign shall be limited to the words, "Open House."

C. The location and design of any sale, lease or exchange sign shall be subject to the approval of the Planning Director.

D. No other signs shall be erected or maintained in any residential zone except for those signs specifically authorized by the Planning Commission. Any such signs so authorized shall be necessary to preserve a legal right or serve an economic need, and shall not be deemed likely to cause undue detriment to surrounding uses or the economic values of surrounding properties. Signs so authorized shall be located and erected in a manner satisfactory to the Planning Commission.

E. With regard to signs allowed per subsections A and B of this section, no permit for the same shall be required, provided that the Planning Director shall continue to have the authority and duty to immediately remove any sign maintained or placed in violation of the restrictions in this section.

F. In R-3 zones only, one sign per street frontage designating "Manager" or "Office," is permitted, provided that each sign does not exceed one square foot in area.

G. In R-3 zones only, one lighted or unlighted attached sign for the purpose of identification which contains the name and address, or both, of the development only is permitted. Such sign shall not exceed 10 square feet in area.

6.92.100 Nonconforming signs.

A. Every legal conforming sign in existence on the effective date of this chapter which does not conform to this chapter, shall be exempt from the operation of this chapter.

B. Signs which do not conform to the provisions of this chapter shall be removed or reconstructed to conform to the provisions of this chapter when the business for which the sign was intended

to advertise has ceased to be in operation for four consecutive months.

C. No nonconforming sign which is destroyed or which is damaged to an extent in excess of 50% of its replacement cost shall be replaced, except by a sign which conforms to the provisions of this chapter. The determination of what constitutes replacement cost shall be made by the building official.

D. Manner of Abatement. Abatement of nonconforming signs shall be accomplished in the following manner:

1. Signs Painted on Buildings, Walls or Fences. By removal of the material constituting the sign or by permanently painting over it in such a way that the sign shall not thereafter become visible.
2. Other Signs. By removal of the sign, including its structures and supports, or by alteration and modifications in conformity with the provisions of this chapter.

6.92.120 Removal of unauthorized signs.

Any unauthorized, illegal or unpermitted sign may be removed by the City in accordance with the following provisions:

A. Public Property. Any unauthorized, illegal, or unpermitted sign located on public property shall be summarily removed by the City. The sign shall be stored by the City for a period of 60 days. Within 10 days of the removal of the sign, the City shall give written notice by mail to the owner of the sign that the sign may be reclaimed by the owner provided the owner pays the cost of removal to the City prior to redelivery of the sign. If the identity of the owner of the sign cannot be ascertained, the same notice shall be given to the owner of the property as shown on the assessor's records. After the 60-day period the City may demolish or discard the sign.

B. Unauthorized, illegal or unpermitted signs on private property shall be removed in accordance with the nuisance abatement procedures provided in Chapter 3.36 or by court action except as herein specifically otherwise provided.

1. A sign on private property may be removed by the City with the prior written consent of the owner of the sign and the owner of the real property in which the sign is located.
2. A sign on private property may be removed by the City through a written agreement with the property owner approved by the City Attorney, which contains the following minimum requirements:
 - a. A statement that the property owner has not consented to the placement of the sign on his or her property.
 - b. A provision that the property owner will hold harmless, indemnify and defend the City from any claim by any party for damage to the sign.
 - c. A waiver and hold harmless provision for any damage to the real property or premises (other than the sign) incurred in the removal of the sign.