

[CHAPTER 22.36. - SIGN STANDARDS](#)

Sec. 22.36.010. - Purpose.

The purpose of this chapter is to provide minimum standards to safeguard life, health, property and public welfare, and to preserve the character of the city by regulating the size, height, design, quality of materials, construction, location, lighting and maintenance of signs and sign structures not enclosed within a building, to accomplish the following:

- (1) Provide a reasonable and comprehensive system of sign controls;
- (2) Encourage a desirable city character with a minimum of clutter, while recognizing the need for signs as a major form of communication;
- (3) Provide for fair and equal treatment of sign users;
- (4) Encourage signs that are well designed and pleasing in appearance by providing incentive and latitude for variety, good design relationship, spacing and location;
- (5) Provide for maximum public convenience by properly directing people to various activities; and
- (6) Promote public safety by providing that official traffic regulation devices be easily visible and free from nearby visual obstructions, including blinking signs, excessive number of signs, or signs resembling official traffic signs.

(Ord. No. 02(1998), § 2, 11-3-98)

Sec. 22.36.020. - Applicability.

- (a) The sign standards provided in this chapter are intended to apply to signs in each zoning district in the city. Only signs authorized by this chapter shall be allowed in that zoning district unless otherwise expressly provided in this chapter.
- (b) If a new zoning district is created after the enactment of this chapter, the director shall have the authority to make determinations as to the applicability of appropriate sign regulations in compliance with chapter 22.04 (Interpretation of Development Code Provisions) until this chapter is amended to govern the new zoning district.

(Ord. No. 02(1998), § 2, 11-3-98)

Sec. 22.36.030. - General provisions for all signs.

- (a) *Maintenance of signs.* Signs and supporting hardware, including temporary signs, shall be maintained in good repair and functioning properly at all times. Repairs to signs shall be of equal or better in quality of materials and design as the original sign. Signs which are not properly maintained and are dilapidated shall be deemed to be a public nuisance.

When existing signs are removed or replaced, all brackets, poles, and other supports that are no longer required shall be removed. Unpainted areas shall be painted to match the adjacent portion of the building or sign support structure.

- (b) *Measurement of sign height.* Sign height shall be measured from the uppermost part of the sign used in determining the area of the sign to the elevation of the base of the sign nearest the curb of the public street or nearest the base of the adjacent on-site building, whichever is closer to the location of the sign. (Figure 3-45)

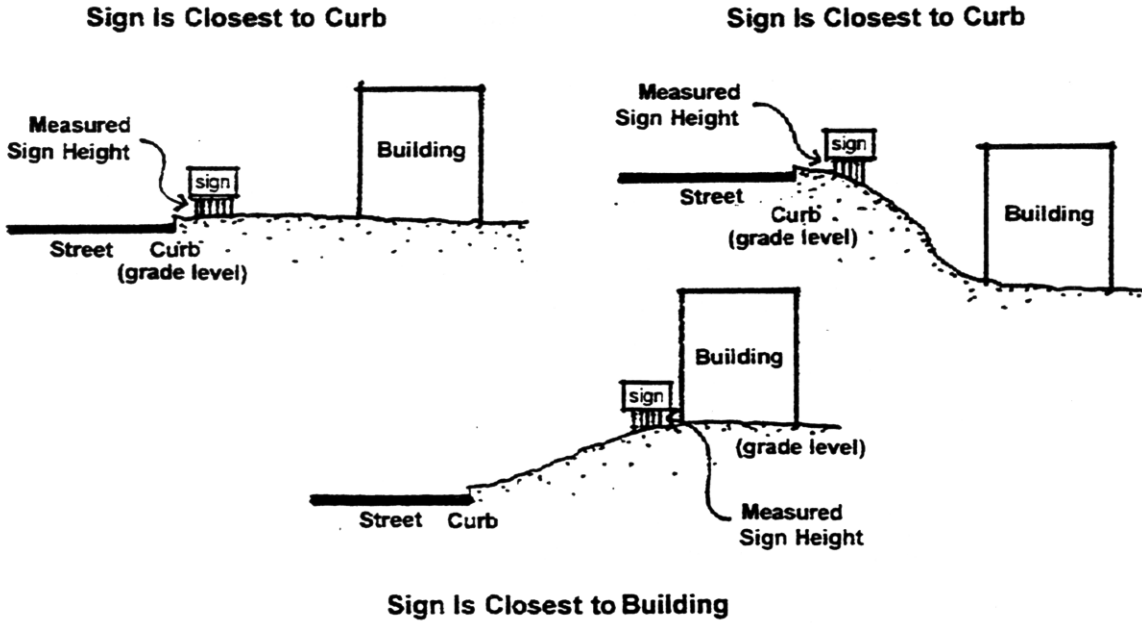
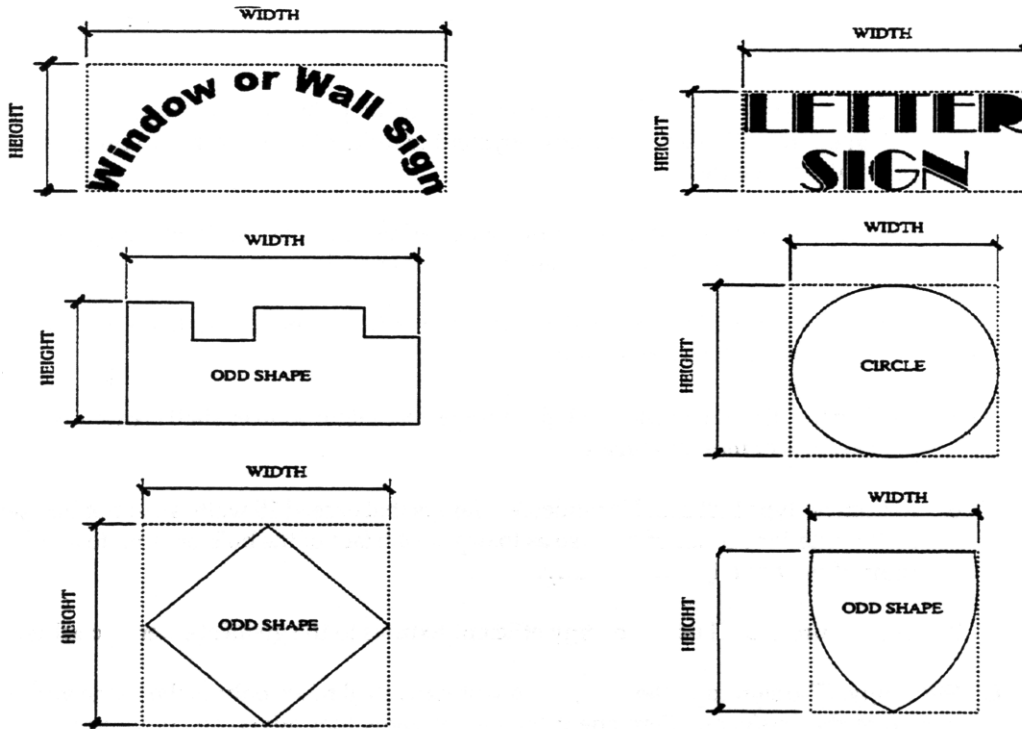


Figure 3-45

Figure 3-45



SIGN AREA = WIDTH X HEIGHT

Figure 3-46

Figure 3-46

- (c) *Measurement of sign area.*
- (1) The surface area of a sign shall be calculated by enclosing the extreme limits of all writing, logo, representation, emblem, or other display within a single continuous perimeter composed of squares or rectangles with no more than eight lines.
 - (2) Supporting framework or bracing that is clearly incidental to the display itself shall not be computed as sign area.
 - (3) Signs composed of more than one sign face shall be computed as including only the maximum single display surface that is visible from any ground position at one time.
 - (4) Where a sign consists of one or more three-dimensional objects (i.e., balls, cubes, clusters of objects, sculpture or statue-like trademarks), the sign area shall be measured as their maximum projection upon a vertical plane.
 - (5) For signs that incorporate time and temperature devices, the area of these devices shall not be included in the total area of the sign.
- (d) *Illumination of signs.* The artificial illumination of signs, either from an internal or external source, shall be designed to eliminate negative impacts on surrounding rights-of-way and properties.
- (1) External light sources shall be directed and shielded to limit direct illumination of any object other than the sign.
 - (2) The light from an illuminated sign shall not be of an intensity or brightness which will interfere with the reasonable enjoyment of residential properties in direct visual proximity to the sign.
 - (3) Signs shall not have blinking, flashing, or fluttering lights or other illuminating devices that have a changing light intensity, brightness or color.
 - (4) Colored lights shall not be used at a location or in a manner so as to be confused or construed as traffic control devices.
 - (5) Neither the direct nor reflected light from primary light sources shall create a hazard to operators of motor vehicles.
 - (6) Reflective-type bulbs and incandescent lamps that exceed 15 watts shall not be used on the exterior surface of signs so as to expose the face of the bulb or lamp to a public right-of-way or adjacent property.
 - (7) Light sources shall utilize energy-efficient fixtures to the greatest extent possible.
- (e) *Sign copy.* The sign copy (text) of permanent signs shall relate only to the name and/or nature of the business. Permanent "come-on" signs that advertise continuous sales, special prices, etc., shall not be allowed.

Each business must provide identification signage in English characters not less than four inches in height. All commercial businesses shall contain the address or unit number or letter of the occupant. Unit letters shall be in the English alphabet. Address numbers shall be in Arabic numerals. All letters and numerals shall be provided in digits which are visible from the adjacent street or parking lot drive aisle.

Freestanding monument signs shall contain the street address of the use(s) in compliance with section 22.36.120(b) (Freestanding monument signs).

- (f) *Substitution clause.* Notwithstanding any other provision of this Code, any noncommercial copy may be substituted for any commercial copy on any sign permitted by this Code. If non-commercial copy is substituted, the resulting sign will continue to be treated as the original commercial sign

under this Code and will not be deemed or treated as an off-site sign. The content of any noncommercial copy on any sign otherwise permitted by this Code may be changed without complying with any provisions of this Code normally required for sign copy or design approval.

(Ord. No. 02(1998), § 2, 11-3-98; Ord. No. 02(2005), § 1, 2-15-05)

Sec. 22.36.040. - Sign permits.

- (a) *Sign permits required.* To ensure compliance with the regulations of this chapter, a sign permit shall be required in order to erect, move, alter, or reconstruct any permanent or temporary sign, except signs that are exempt from permits in compliance with section 22.36.050 below.
- (b) *Sign permit fee.* A sign permit processing fee shall be collected upon application for a sign permit or appeal thereof.
- (c) *Temporary sign permit bond.* To ensure the removal of temporary signs in a timely manner, the director may require that the applicant post a bond in an amount sufficient to cover the cost of removing the temporary sign and restoring the premises to its proper condition.
- (d) *Approval of sign permits.* A sign permit application shall be approved by the director provided that the proposed sign is consistent with the intent and provisions of this chapter.

Review of the sign permit shall include consideration of size, color, material, illumination, location, and other elements of design in compliance with the sign design guidelines (section 22.36.070).

- (e) *Revocation of sign permits.* The director may revoke or modify a sign permit, in compliance with chapter 22.76 (Revocations and Modifications) if it is found that the sign(s) has been erected, altered, reconstructed, or is being maintained in a manner that is inconsistent with the approved permit.

(Ord. No. 02(1998), § 2, 11-3-98)

Sec. 22.36.050. - Exemptions from sign permits.

Sign permits shall not be required for the signs listed in this section. Exempt signs shall not be included in the determination of the total allowable number of signs or total allowable sign area for a site/use.

- (1) *Permanent signs without specific size limitation.* The following signs are exempt from sign permit review subject to the following limitations:
 - a. Signs located within shopping centers or similar areas where the signs are not visible from any point on the boundary of the premises;
 - b. Official and legal notices required by a court or governmental agency;
 - c. A sign erected and maintained in compliance with and in discharge of a governmental function or required by a law, ordinance or governmental regulation, including signs erected by a public utility;
 - d. Signs on licensed commercial vehicles, including trailers; provided, however, that vehicles/trailers shall not be used as parked/stationary outdoor display signs;
 - e. Bench and other signs located at designated public transit locations; and
 - f. Change of copy within an approved comprehensive sign program that conforms to the provisions of the comprehensive sign program (section 22.36.060).

- (2) *Permanent signs limited by maximum size.* The following signs are exempt from sign permit review subject to the following limitations:
- a. Occupant name, street number, and street name signs not exceeding two square feet in area per single-family or multifamily unit. Street address signs shall have Arabic numbers a minimum of four inches in height;
 - b. Signs for commercial, office and industrial uses not exceeding two square feet and limited to business identification, hours of operation, address and emergency information;
 - c. Vehicle oriented safety and directional signs solely for the purpose of guiding traffic, parking, and loading on private property, and not bearing advertising materials. Maximum sign area shall be four square feet in residential zoning districts and six square feet in commercial zoning districts. Maximum height for freestanding signs shall be four feet. Taller signs may be approved by the director, if visibility will not be impaired;
 - d. Affiliation signs for auto-related uses, motels, and hotels that show notices of services provided or required by law, trade affiliations, credit cards accepted, and similar signs provided they are attached to an otherwise approved freestanding sign or structure. Signs or notices shall not exceed one-half square foot in area per sign, and no more than six signs are allowed per business;
 - e. Gasoline pump signs identifying the brand, types, and octane rating provided the signs do not exceed two square feet per pump face;
 - f. Names of structures, commemorative plaques, tables, dates of construction, and the like when carved in stone, concrete, or similar materials or made of bronze, aluminum, or other similar permanent material and mounted permanently on a structure. These signs shall not exceed four square feet in area and five feet in height; and
 - g. Official flags of a nation, the State of California, other states of the nation, and municipalities provided that the pole height shall not exceed 25 feet in residential zoning districts and 35 feet in nonresidential zoning districts. The length of the flag shall not be more than one-fourth of the height of the pole. Larger flags may be approved subject to approval by the director.
- (3) *Menu boards.* Menu boards for drive-through restaurants shall not exceed a height of six feet and shall be placed within a landscaped area. Only two menu signs shall be allowed for each restaurant.
- (4) *Temporary signs limited by size and period of display.*
- a. *Real estate signs.* Real estate signs offering property for sale, lease, or rent are allowed on private property in any zoning district subject to the owner's permission and the following limitations:
 1. For single-family dwellings, one sign per street frontage not to exceed four square feet in area and six feet in height. In addition, up to four "open house" signs not exceeding two square feet each are allowed when a sales agent or owner is present at the site. Signs shall be removed when the open house ends.
 2. For multifamily dwellings, one sign per street frontage not to exceed 32 square feet and six feet in height;
 3. Individual commercial, office, and industrial properties not located in a commercial center or industrial/business park, one sign per street frontage not to exceed 16 square feet and six feet in height. Parcels with more than 200 feet of frontage, or that have a

freeway orientation, or have limited visibility due to topographic constraints, may be allowed larger and/or higher signs subject to approval of the director; and

4. Individual tenant spaces within multitenant commercial centers, office structures and industrial subdivisions offered for sale, rent, or lease, one sign per street frontage not to exceed 16 square feet and six feet in height. In addition, one sign for each tenant space available not to exceed six square feet to be located at the individual tenant space for rent or lease.
 5. Signs shall be removed within ten days after sale, lease, or rental of the property.
- b. *Garage sale signs.* Signs that announce the occurrence of a garage or yard sale may be allowed subject to the following limitations:
1. Signs shall not exceed three square feet in area;
 2. Signs shall only be displayed during the time of the sale and shall be promptly removed at the end of the sale; and
 3. Signs shall not be placed on any public property, including properties of public utility companies.
- c. *Future tenant signs.* Future tenant identification signs that announce the future use of a project while under construction subject to compliance with the following limitations:
1. One sign per street frontage except where a project has in excess of 500 lineal feet of street frontage, one additional sign may be allowed;
 2. Signs shall be limited to a maximum of 32 square feet and six feet in height. Maximum 50 square feet if combined with a construction sign; and
 3. Signs shall be removed upon occupancy of the site.
- d. *Construction signs.* Signs that provide the names of the architects, engineers, and contractors working on the site of a development project subject to compliance with the following limitations:
1. One sign per street frontage not to exceed 20 square feet with a maximum height of six feet. Maximum size of 32 square feet if combined with a future tenant sign; and
 2. Signs shall be removed upon first occupancy of the site.
 3. Temporary signs placed on public property.
- (5) *Temporary signs placed upon public property.* The following provisions shall control the placement or proposed placement of signs on public property:
- a. No sign shall project over any public walkway, alley, street or public property except as may be expressly permitted pursuant to this section. On private property, in any outdoor area open to the public, no portion of any sign attached to a building and extending below a height of seven feet above ground level shall project more than six inches from the face of the building.
 - b. No sign, other than those required for traffic safety or pursuant to law, shall be placed, located or maintained upon any center median of any street, highway or other improvement intended for utilization by vehicular traffic.
 - c. No sign may be placed, located or maintained in, on or over any public walkway, parkway, alley, street or any other public property which interferes with the construction,

maintenance or repair thereof or of any facilities therein or thereon, including, but not limited to, landscape, hardscape, meters, or irrigation facilities.

- d. No sign shall be affixed to any tree or other plant materials located in any public walkway, parkway, alley, street or any other public property.
- e. No sign placed on public property pursuant to this Code shall contain more than six square feet of sign area.
- f. Only one sign advertising, identifying, displaying, or directing or attracting attention to a particular idea or event shall be placed in the public right-of-way on each side of any single block. For the purposes of this section, "block" shall mean that portion of a street lying between the nearest two intersecting or intercepting streets.
- g. Any sign advertising, identifying, displaying, directing or attracting attention to, or conveying an idea related to an event which is to occur on a certain date shall not be placed in the public right-of-way more than 30 days prior to that date and shall be removed not later than ten days after that date.

(Ord. No. 02(1998), § 2, 11-3-98)

Sec. 22.36.060. - Comprehensive sign program.

- (a) *Purpose.* The purpose of a comprehensive sign program is to integrate a project's signs with the design of the structures to achieve a unified architectural statement. A comprehensive sign program provides a means for the flexible application of sign regulations for multitenant projects and other users of multiple signs in order to encourage creativity and provide incentive and latitude in the provision of multiple signs and to achieve, not circumvent, the intent of this chapter.
- (b) *Comprehensive sign program required.* Standards for signs provided in this chapter shall serve as a reference for evaluating comprehensive sign program applications. A comprehensive sign program shall be required whenever any of the following circumstances exist:
 - (1) New multitenant developments of three or more separate tenants that share either the same parcel or structure and use common access and parking facilities;
 - (2) Whenever five or more signs are proposed for a new or existing development;
 - (3) Whenever wall signs are proposed on structures over two stories in height;
 - (4) Whenever two or more signs are requested by a single tenant in an existing multitenant project that currently is not covered by a comprehensive sign program; and
 - (5) Whenever the director determines that a comprehensive sign program should be developed for a project due to special circumstances (e.g., the number or size of signs proposed, constrained visibility of the site, location of site relative to major transportation routes, etc.).
- (c) *Single-use buildings.* For single-use buildings with 200 feet or more of frontage, a comprehensive sign program may be approved which exceeds the maximum aggregate sign area up to a limit of 200 square feet, provided that:
 - (1) No single wall sign so approved exceeds 125 square feet, and no freestanding sign exceeds 24 square feet, except as stated by the provisions of this chapter.
 - (2) Any two signs placed on the same frontage which taken together exceed 125 square feet shall be separated by no less than one-half the length of the building frontage.

- (3) No comprehensive sign program shall be approved which allows any combination of signs which exceed an overall maximum of 125 square feet per use, except as stated by the provisions of this chapter.
- (d) *Lessees to be informed of comprehensive sign program.* Lessees within developments subject to the requirements of an approved comprehensive sign program shall be made aware of the program in their lease and their responsibility to follow the approved comprehensive sign program.
- (e) *Findings.* In approving a comprehensive sign program, the commission hearing officer shall make the following findings:
 - (1) The comprehensive sign program satisfies the purpose of this chapter and the intent of this section;
 - (2) The signs enhance the overall development, are in harmony with, and are visually related to other signs included in the comprehensive sign program and to the structure and/or uses they identify, and to surrounding development;
 - (3) The comprehensive sign program accommodates future revisions which may be required due to changes in uses or tenants; and
 - (4) The comprehensive sign program complies with the standards of this chapter, except that flexibility is allowed with regard to sign area, number, location, and/or height to the extent that the comprehensive sign program will enhance the overall development and will more fully accomplish the purposes of this chapter.
- (f) *Revisions to comprehensive sign programs.* Revisions to a comprehensive sign program may be approved by the director if it is determined that the revision is minor and that the intent of the original approval, and any conditions attached thereto, are not affected. Revisions that would substantially deviate from the original approval may require planning commission approval.

(Ord. No. 02(1998), § 2, 11-3-98)

Sec. 22.36.070. - Sign design guidelines.

In determining the consistency of each proposed sign with the purposes of this chapter, the following guidelines shall be applied:

- (1) That the proposed sign will be legible to the intended audience under normal viewing conditions, based on its proposed location, and the design of its visual element;
- (2) That the proposed sign will not obscure front view or detract from existing signs, based on its location, shape, color, and other similar considerations;
- (3) That the proposed sign will be in harmony with adjacent properties and surroundings, based on the size, shape, height, color, placement, and the proximity of the proposed signs to adjacent properties and surroundings;
- (4) That the proposed structure, sign or display will be designed, constructed, and located so that it will not constitute a hazard to the public; and
- (5) That the proposed sign is not designed to be viewed from a freeway, unless specifically provided for under the terms of this chapter.

(Ord. No. 02(1998), § 2, 11-3-98)

Sec. 22.36.080. - Prohibited signs.

The following signs are inconsistent with the purposes and standards of this chapter and are, therefore, prohibited in all zoning districts:

- (1) Abandoned and/or dilapidated signs and sign structures;
- (2) Animals or human beings, live or simulated, designed or used so as to attract attention to the premises;
- (3) Animated, moving, flashing, blinking, reflecting, revolving, or other similar signs, except time/temperature devices and barber poles and signs or decorations commemorating a national, state, or local holiday;
- (4) Banners, streamers, and pennants, except as specifically allowed by the provisions of section 22.36.120(f);
- (5) Bench signs, except at approved bus passenger loading areas;
- (6) Changeable copy signs, except as approved for a civic organization/institution, place of worship, movie theater, or gasoline pricing sign;
- (7) Electronic reader board signs, except time/temperature devices and except as provided in section 22.36.120(c)(7);
- (8) Inflated signs, balloons, and figures except as provided in section 22.36.120(f)(2);
- (9) Neon signs, except as approved through a comprehensive sign program;
- (10) Obscene or offensive signs containing statements, words, or pictures of an obscene, indecent or immoral character which appeal to the prurient interest in sex, or which are patently offensive and do not have serious literary, artistic, political, or scientific value;
- (11) Off-site signs not specifically allowed by the provisions of this chapter, including billboards and outdoor advertising;
- (12) Painted signs on fences, walls, or roofs;
- (13) Portable signs, except as approved through a comprehensive sign program;
- (14) Pole-mounted signs;
- (15) Price signs, except for service stations;
- (16) Projecting signs;
- (17) Roof signs extending above the edge of the roof of a structure;
- (18) Signs erected in a manner that a portion of its surface or supports will interfere in any way with the free use of a fire escape, exit, or standpipe or obstruct a required ventilator, door, stairway, or window above the first story;
- (19) Signs not in compliance with the provisions of this chapter;
- (20) Signs emitting audible sounds, odors, or visible matter;
- (21) Signs that conflict with or imitate traffic control devices due to color, wording, design, location or illumination, or that interfere with the safe and efficient flow of vehicular and/or pedestrian traffic;
- (22) Signs on public property or projecting within the public right-of-way, except political signs and signs with an encroachment permit issued by the city;
- (23) Strings of lights or signs outlined with individual light bulbs; and

(24) Signs attached to or painted on motor vehicles or trailers that are parked on or adjacent to property for more than 48 consecutive hours, the principal purpose of which is to attract attention to a product sold or business located on or near the property where the vehicle or trailer is located;

(25) Signs attached to trees.

(Ord. No. 02(1998), § 2, 11-3-98; Ord. No. 01(2002), § 1, 1-29-02)

Sec. 22.36.090. - Nonconforming signs.

It is the intent of this section to recognize that the eventual elimination of signs that do not comply with the provisions of this chapter is as important as the prohibition of new signs that would violate these standards.

(1) *Amortization.* Existing signs that are determined to be nonconforming on the effective date of this chapter (date of adoption) shall be modified or removed to comply with all provisions of this chapter within the time periods specified below. The specified time periods shall commence on the date of first written notice by the director to the sign owner that the sign is nonconforming and subject to a specified amortization period.

If the sign owner fails to alter or remove the sign to comply with the requirements of this chapter within the specified amortization period, the sign may be removed by the city at the expense of the owner.

a. *Temporary signs.*

1. *Ninety days.* Paper, cloth and cardboard signs, banners, balloons, flags, bunting, portable signs, moving, flashing and oscillating signs, and other similar signs.
2. *Twelve months.* Signs painted on structures, walls, roofs, or fences.

b. *Permanent signs - 15 years.* Signs constructed of durable materials (e.g., metal, plastic, wood) designed to have a useful life of more than one year.

(2) *Annexed areas.* Except as otherwise provided in this section, signs in areas annexed to the city after the date of adoption of this chapter, which do not conform to the provisions of this chapter, shall be regarded as nonconforming signs and may remain for the amortization period as listed above, following notification by the director.

(3) *Exception.* If a nonconforming sign has historical significance apart from its main purpose of advertising, the sign may be granted a conditional use permit for continued use in compliance with chapter 22.58 (Conditional Use Permits).

(4) *Maintenance and repair.* Nonconforming signs and sign structures may be maintained and repaired in compliance with section 22.68.020 (Restrictions on nonconforming structures and uses).

(Ord. No. 02(1998), § 2, 11-3-98)

Sec. 22.36.100. - Abandoned signs.

A sign shall be removed by the owner or lessee of the premises upon which the sign is located when the business that it advertises is no longer conducted on the premises. The sign shall be removed within 30 days of the close of business. If the owner or lessee fails to remove the sign, the director shall give the

owner 30 days written notice to remove it. Upon failure to comply with the notice, the director may have the sign removed at the owner's expense.

(Ord. No. 02(1998), § 2, 11-3-98)

Sec. 22.36.110. - Inventory and abatement of illegal and abandoned signs.

- (a) *Inventory of signs required.* Within six months following the adoption of this chapter, the director shall commence an inventory and identification of all illegal and abandoned signs within the city.
- (b) *Authority to abate.* The director is authorized to abate illegal and abandoned signs. Abatement of identified illegal or abandoned signs shall commence within eight months of the adoption of this chapter and shall be ongoing thereafter.
- (c) *Illegal signs in the public right-of-way.* Illegal signs posted in the public right-of-way or upon public property may be removed by the director without notice or hearing. Signs shall be retained by the city for a period of not less than 30 days. Thereafter, any unclaimed signs may be discarded.
- (d) *Recovery of costs.* When the city is required to remove illegal or abandoned signs in compliance with this section, the reasonable cost of the removal may be assessed against the owner of the sign(s).

(Ord. No. 02(1998), § 2, 11-3-98)

Sec. 22.36.120. - Standards for specific types of signs.

- (a) *Awning signs.*
 - (1) Signs on awnings shall only be located on building frontages, including those fronting a parking lot or pedestrian way.
 - (2) Signs on awnings are limited to ground level and second story occupancies only.
 - (3) Awnings shall not be internally illuminated. Lighting directed downwards that does not illuminate the awning is allowed.
- (b) *Freestanding monument signs.*
 - (1) Signs are allowed only for frontages adjoining a public street.
 - (2) Signs shall not be located closer than 25 feet from a property line, except that a sign may be located up to ten feet from an ultimate street right-of-way line.
 - (3) There shall be a minimum of 75 feet between two freestanding signs on adjoining sites to ensure adequate visibility for all signs. The director may waive this requirement in situations where its enactment would be impractical due to the locations of existing signs on adjacent properties.
 - (4) Signs shall not project over public property, vehicular easements, or rights-of-way. Signs shall not obstruct traffic safety sight areas.
 - (5) Landscaping shall be provided at the base of the supporting structure equal to twice the area of one face of the sign. For example, 30 square feet of sign area = 60 square feet of landscaped area.
 - (6) Signs shall contain an Arabic number address plate identifying the project or use by specific street address. The address plate shall not exceed four square feet of sign face area. Numbers

shall be a minimum of three inches in height and shall be clearly visible from the adjacent street. Address plates shall not be calculated against the permitted sign face area.

- (c) *Freeway-oriented signs.* On-site and off-site freestanding signs may be permitted by conditional use permit in lieu of freeway-oriented wall signs for certain properties when they are visible from and adjacent to a freeway right-of-way in compliance with the following:
- (1) Signs are only for the purpose of advertising fuel, food, and/or lodging accommodations;
 - (2) Freeway-oriented signs are permitted only on freeway-adjacent sites for uses that are located within 200 feet of the freeway right-of-way;
 - (3) It can be demonstrated that wall signage cannot be located on the building itself in a manner that will be visible to motorists traveling in either direction along the freeway;
 - (4) The height of a freestanding sign shall not exceed 25 feet above adjacent street grade or the freeway travel lanes (excluding on/off ramps);
 - (5) The maximum sign face areas shall not exceed ten feet in height and 20 feet in width. If the site upon which lodging accommodations are located contains businesses engaged in the sale of food and fuel in addition to the place of lodging, these uses may also be identified on the freeway sign provided that:
 - a. No more than one freestanding sign shall be permitted per site;
 - b. Changeable copy signage is not allowed;
 - c. The maximum size permitted for the freestanding sign is not exceeded;
 - d. No wall signs are visible from the freeway for uses identified on the freestanding sign; and
 - e. Signs shall be separated by a minimum distance of 1,320 feet.
 - (6) More than one use of each type may be identified on the freeway-oriented signs.
 - (7) Freeway-oriented signs with an electronic reader board may be permitted by conditional use permit for commercial development complexes located within the C-3 zone containing one parcel equaling 4.5 acres or more or a group of parcels equaling 4.5 acres or more located immediately adjacent to the freeway. In addition, electronic reader boards shall meet the following requirements:
 - a. Only one freeway-oriented sign with an electronic reader board shall be permitted for businesses which are located on the same parcel, or which are otherwise located in a single commercial development complex;
 - b. Freeway-oriented signs with an electronic reader board shall be required to identify more than one business within a commercial development complex;
 - c. Freeway-oriented signs with an electronic reader board shall not exceed a height of 65 feet and a total sign face area of 1,000 square feet, which shall include the electronic reader board area. The sign face area of the electronic reader board shall not exceed 33 percent of the total sign face area;
 - d. Businesses utilizing a freeway-oriented sign with an electronic reader board may be located on a parcel different from that which the sign is located. However, such businesses shall be located within the commercial development complex that the sign is identifying;
 - e. The property upon which an electronic reader board sign is located shall be a minimum 1,300 feet from any residential property; and

- f. Freeway-oriented signs with an electronic reader board shall be integrated with the design of structures on site in order to achieve a unified architectural statement.
- (8) Monument signs may be permitted by conditional use permit for commercial development complexes within the C-3 zone containing one parcel or a group of parcels equaling 4.5 acres or more located immediately adjacent to the freeway. In addition, the monument signs shall meet the following requirements:
- a. A monument sign may be more than six feet in height but shall not exceed 12 feet in height and 72 square feet and sign face area;
 - b. Except as provided within this section, a monument sign shall be required to meet specific sign standards within chapter 22.36.
- (9) Wall signs may be permitted by conditional use permit for commercial development complexes within the C-3 zone containing one parcel or a group of parcels equaling 4.5 acres or more located immediately adjacent to the freeway. In addition, a wall sign shall meet the following requirements:
- a. A wall sign shall not exceed 300 square feet in total sign face area for commercial development complexes with 300 linear feet or more of property frontage adjacent to the freeway, and
 - b. Except as provided within this section, a wall sign shall be required to meet specified sign standards within chapter 22.36.
- (d) *Marquee signs.*
- (1) Signs shall be mounted only on the front or sides of a marquee, or suspended below.
 - (2) Signs shall not project more than six inches from the face of a marquee.
 - (3) Signs shall not extend above the top of a marquee.
 - (4) A clear distance of eight feet shall be maintained from the lowest part of a suspended sign to the ground below.
- (e) *Neon signs and architectural lighting.* The use of neon tubes for signs or architectural elements shall be permitted in commercial zoning districts only subject to the following requirements:
- (1) Neon signs and linear tubing shall be UL (Underwriters Laboratories) 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) The neon manufacturer shall be registered with Underwriters Laboratories;
 - (3) Neon tubing shall not exceed one-half inch in diameter;
 - (4) Neon lighting adjacent to residential uses shall not exceed one-half footcandle measured at the property line;
 - (5) Neon tubing shall not be combined with any reflective materials (e.g., mirrors, polished metal, highly glazed tiles, or other similar materials);
 - (6) When used as an architectural element, neon tubing shall be used only to reinforce specific architectural elements of the structure and shall be concealed from view whenever possible through the use of parapets, cornices, or ledges; and
 - (7) Neon signs hung inside a storefront window shall not occupy more than 25 percent of the window area.

(f) *Temporary signs.*

- (1) *Temporary special event signs.* A special event sign or banner is intended to inform the public of a unique happening, action, purpose, or occasion (e.g., grand opening or community event), and shall comply with the following standards:
 - a. A business or commercial center may be allowed to display special event signs or banners for a grand opening or similar event for six periods per calendar year for a maximum of 14 days per event, with a minimum of 30 days between events. Sign area is limited to 50 square feet;
 - b. An organization may be allowed to display special event signs or banners in any zoning district for a period of up to two weeks. Periods up to 60 days may be approved by the director if the applicant provides written justification. Sign area is limited to 50 square feet. Inflatable devices shall not exceed three feet in diameter; and
 - c. Special event signs shall not include promotional advertising.
- (2) *Temporary advertising/promotional signs and devices.* Temporary advertising/promotional signs painted on a window or constructed of paper, cloth, or similar disposable materials, windblown devices (e.g., pennants, streamers, and banners), and inflatable devices subject to the following limitations:
 - a. Signs and other devices may be displayed for a maximum of 30 days within a 90-day period and a maximum of 90 days per calendar year to promote a particular event, sale, or product;
 - b. The total area of all temporary signs and banners shall not exceed 25 square feet per business;
 - c. Inflatable devices are allowed on freeway-oriented parcels in a commercial zoning district. Tethered balloons and inflatable devices shall not exceed a height of 60 feet above finished grade;
 - d. The area of temporary signs attached to or painted on windows shall not exceed 25 percent of the window area;
 - e. Signs shall not be attached to the exterior of windows or doors except painted-on signs; and
 - f. Signs shall not be located above the edge of the roof or above the sill of the second story windows on a multistory structure.
- (3) *Temporary business identification signs.* A maximum of two temporary signs for the identification of a new business until permanent signs can be erected are allowed for a period not to exceed 90 days. One time extension may be granted by the director. Maximum sign area is limited to 50 square feet.
- (4) *Temporary subdivision signs.* The placement of on-site subdivision identification/directional signs shall comply with the following standards:
 - a. Signs may contain only the name of the subdivision, name of the developer and/or agent, an identification emblem, sales price, and directional message;
 - b. A maximum of two on-site signs may be located within the project;
 - c. The total area of each sign shall not exceed 32 square feet;
 - d. The height of each sign shall not exceed six feet;

- e. Signs shall not be illuminated;
- f. Signs may be displayed during the two years following date of recordation of the final map, or until 100 percent of the units have been sold, whichever occurs first. Small apartment complexes (29 units or less) may display sales signs during construction and for a period of one year following the issuance of the certificate of occupancy; and
- g. Apartment and group housing complexes of 30 units or more shall be considered within the definition of a subdivision for the purpose of this subsection.

(g) *Wall signs.*

- (1) Signs shall be located only on building frontages unless specifically approved by the director.
- (2) Signs shall not project from the surface upon which they are attached more than required for construction purposes and in no case more than 12 inches.
- (3) Signs shall not project above the edge of the roof of a structure.
- (4) Signs shall not be placed to obstruct any portion of a window.

(h) *Window signs.*

- (1) Signs shall be allowed only on windows located on the ground level and second story of a building frontage.
- (2) Signs shall be permanently painted or mounted on the inside of windows and doors.
- (3) Signs shall not occupy more than 25 percent of the window area of any one window including permanent and temporary signs.

(Ord. No. 02(1998), § 2, 11-3-98; Ord. No. 01(2002), § 2, 1-29-02)

Sec. 22.36.130. - Sign standards by zoning district.

The sign standards provided in this section are intended to apply to signs in all zoning districts. Only signs authorized by this section shall be allowed unless otherwise expressly provided in this chapter. The following standards are maximums and lesser standards may be applied to a particular project if the circumstances warrant.

Table 3-14 does not provide standards for temporary signs or signs that are exempt from sign permits. Standards for these signs are provided in section 22.36.120(p) (Temporary signs) and section 22.36.050 (Exemptions from sign permits).

TABLE 3-14
SIGN STANDARDS BY ZONING DISTRICT

(a) *Signs permitted in residential zoning districts.*

Sign Class	Sign Type	Maximum Number	Maximum Sign Area	Maximum Sign Height	Location Requirements	Lighting Allowed?	Additional Requirements
1. Single-family and duplex	Name plate or street	1 per dwelling or	1 s.f.	Below edge of	Wall, fence, or mailbox	Yes	Name and address of occupant only.

identification	address	occupant		roof			Address numbers shall be clearly visible from the adjacent street and shall comply with any dimension requirements of the Los Angeles County Fire Department. Illumination shall not exceed 25 watts.
2. Multi-family, condominium, and mobile home park identification	Wall or monument	1 per facility	16 s.f. max.	Below edge of roof; 4 ft. monument	10 ft. minimum front setback, 5 ft. side setback	Yes	Name and address of facility only. Shall not be internally illuminated.
3. Bed and breakfast facility	Wall or monument	1 per facility	4 s.f. max.	Below edge of roof; 4 ft. monument	10 ft. min. front and streetside setback	Yes	Name and address of facility only. Shall not be internally illuminated.
4. Religious, educational, and governmental facilities	Wall or monument	1 per street frontage	16 s.f. max. 24 s.f. with 100 ft or more of frontage	Below edge of roof, 6 ft. monument	10 ft. min. front and streetside setback	Indirect only	Name, address, and manual changeable copy board only.
5. Subdivision entry feature	Monument	1 per entrance	24 s.f. max. each	6 ft.		Indirect only	Shall include minimum 50 s.f. of landscaping

							including trees.
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(b) Signs permitted in commercial/industrial zoning districts.

Sign Class	Sign Type	Maximum Number	Maximum Sign Area	Maximum Sign Height	Location Requirements	Lighting Allowed?	Additional Requirements
A. Single-tenant sites, not a center							
1. Business identification	Wall	1 per building frontage	1.25 s.f. of sign area/linear ft. of building frontage. 1 s.f. of sign area for frontage on secondary street, 125 s.f. max. per use	Below edge of roof.	Within sign band area if provided.	Yes	Signs shall not cover more than 80% of sign band area.
2. Business identification	Monument	1 per street frontage	24 s.f. max. per sign. 32 s.f. max. per sign with 200 ft. or more of street frontage.	6 ft.	Signs shall be set back 10 ft. from property lines or ultimate row line and shall not block traffic safety area.	Yes	Refer to section 22.36.120(b).
3. Business identification	Window permanent and		25% of each window area. 100 s.f. max. per			No	Refer to section 22.36.120(h).

	temporary		use.				
4. Business identification	Awning or canopy	1 per use	Single row of text/numbers 7 in. max. high.		On valance only	No	Business name and address only. Refer to section 22.36.120(a).
5. a. Service station identification	Wall	2 per street frontage	1.25 s.f. of sign area/linear ft. of frontage	Below edge of roof.		Yes	No pricing information permitted.
b. Service station identification and pricing	Monument	1 per use	32 s.f. per sign	6 ft	Shall not block traffic safety area.	Yes	Signs shall be designed to include the identification of the station and gasoline prices. No other price signs are allowed.
6. Secondary tenant identification	Wall	4 per building or 1 per tenant whichever is less	20 s.f. per sign. Max. letter height 18 in.	Below the second floor or 20 ft. whichever is less	Near unit entrance	Yes	Intended for use by major tenants only.
7. Center identification	Monument	1 per street frontage	32 s.f. per sign	6 ft.	Near main entrance	Yes	Shall contain only the name of the center or project, no tenant information. Refer to section

							22.36.120(b).
B. Multi-tenant sites shopping center							
1. Center identification	Monument	1 per street frontage	36 s.f. per sign	6 ft.	Signs shall be set back 10 ft. from property lines or ultimate row line and shall not block traffic safety area.	Yes	Allowed in addition to other business identification signs.
2. Business Identification (detached buildings greater than 10,000 s.f. of G.F.A.)	Monument	1 per street frontage for business located within 40 ft. of public street	20 s.f. per sign	5 ft.	Signs shall be set back 10 ft. from property lines or ultimate row line and shall not block traffic safety area.	Yes	
3. Business Identification	Wall	1 per tenant	1.25 s.f. of sign area per lineal foot of building frontage for ground floor uses. 1.0 s.f. per lineal foot of business frontage for uses on second floors. 30 s.f. min. and	Below edge of roof		Yes	Refer to section 22.36.120(g).

			125 s.f. max. per use.				
4. Business identification	Awning	1 per use	Single row of text/numbers 7 in. max. high.		On valance only	No	Business name and address only. Refer to section 22.36.120(a).
5. Business identification	Window		25% of each window area. 100 s.f. max. per use.			No	Refer to section 22.36.120(h).

(Ord. No. 02(1998), § 2, 11-3-98; Ord. No. 04(2012), § 10, 4-17-12)