

Chapter 9 Signs

18.09.010 PURPOSE AND APPLICATION

The purpose of this chapter is to control and regulate the construction, location and maintenance of all signs within the unincorporated areas of the county. The regulations in this chapter are intended to encourage the effective use of signs as a means of communication; to maintain and enhance the aesthetic environment and the county's ability to attract sources of economic development and growth; to improve pedestrian and traffic safety; to minimize the possible adverse effect of signs on nearby public and private property; and to enable the fair and consistent enforcement of these sign restrictions. These general provisions serve as specific development standards to be applied in addition to the basic sign provisions within each zoning district. The regulation and control of signs by this chapter is undertaken to accomplish the above objectives and not to control or regulate the content of signs.

18.09.020 TEMPORARY POLITICAL SIGNS

No temporary political sign shall be displayed earlier than ninety (90) days prior to, or later than ten (10) days after, the date of an election.

18.09.030 SIGNS CREATING TRAFFIC HAZARDS PROHIBITED

1. No sign shall be located at or near any road intersection, or any road and driveway intersection, so as to create a traffic hazard by obstructing vision.
2. No sign shall be located, constructed or lighted so as to interfere with, obstruct the view of, simulate, or be confused, with any official traffic control device.
3. No lighted sign shall exceed the illumination standard specified in Section 21466.5 of the California Vehicle Code.

18.09.040 SIGNS DEFACING NATURAL FEATURES PROHIBITED

No sign shall be placed upon any tree or painted or drawn upon any rock or other natural feature.

18.09.050 SIGNS MAINTAINED IN SAFE CONDITION

No sign shall be erected or maintained in a condition hazardous to persons or property. All signs containing electrical components shall be constructed and maintained to comply with the applicable electrical code and building code.

18.75.060 SUMMARY ABATEMENT OF SIGNS THREATENING PUBLIC SAFETY

The county Planning Director, Director of Public Works, Building Inspector, Sheriff or their designees may abate, including by removal, without prior notice and hearing, any sign which poses an immediate threat to the safety of persons or property. Within ten (10) days of summary abatement, the abating official shall make a good faith effort to give written notice of the abatement to the owner of such sign and the owner and lessee of the parcel upon which such sign was located. The sign owner or parcel owner or lessee shall have the right to a hearing pursuant to Section 7.60.090 of this code to determine the nature of the threat and the appropriateness of the abatement action taken.

18.09.070 ILLUMINATION OF SIGNS

1. No sign may be illuminated by intermittent light (flashing sign).
2. Only billboards, monument signs and wall signs may be externally illuminated.
3. Business signs may be illuminated only during the hours of operation of the business to which the sign refers.
4. Only signs displaying a property address may be illuminated in any R zone district.

18.09.080 SIGN AREA

In addition to the limits on sign area imposed on various types of signs under Section [REDACTED] (Definitions – General) of this title, the following limitations on sign area shall apply in the zones designated:

1. The amount of signage on any parcel in the OS zone district is permitted as follows:
 - a. Advertising or business signs collectively totaling not more than three hundred square feet in area are permitted to be placed or erected on each parcel for permitted, accessory or conditional uses; no individual sign, however, shall exceed fifty (50) square feet in area.
 - b. No more than one monument sign is permitted on each parcel.
2. The amount of signage on any parcel in any R zone district is permitted as follows:
 - a. No nameplate shall have a sign area in excess of four (4) inches by sixteen (16) inches.
 - b. No real estate and/or rider sign shall have a sign area in excess of nine (9) square feet. No more than two such signs shall be placed on any parcel.

- c. In the R-3 zone district, no channel letter or internally illuminated wall sign shall have a sign area in excess of twenty-five (25) square feet. No directory sign shall have a sign area in excess of twelve (12) square feet.
3. The amount of signage on any parcel in any C zone district is permitted as follows:
 - a. Advertising or business signs collectively totaling not more than three hundred (300) square feet in area are permitted to be placed or erected on each parcel containing ten thousand (10,000) square feet or less; no individual sign, however, shall exceed fifty (50) square feet in area.
 - b. Advertising or business signs collectively totaling not more than three hundred (300) square feet in area are permitted to be placed or erected on each parcel exceeding ten thousand (10,000) square feet in area at a density ratio of three hundred (300) square feet of total collective sign area per ten thousand (10,000) square feet of parcel area, e.g., signs having a collective total area of four hundred fifty (450) square feet may be erected or placed on a parcel fifteen thousand (15,000) square feet in area; no individual sign, however, shall exceed fifty (50) square feet in area and the total collective area of signs upon any such a parcel shall not exceed six hundred (600) square feet.
 - c. No more than one (1) pole sign or monument sign is permitted on each parcel.
 4. The amount of signage on any parcel in any M zone district is permitted as follows:
 - a. Advertising or business signs collectively totaling not more than five hundred square feet in area are permitted to be placed or erected on each parcel containing ten thousand (10,000) square feet or less; no individual sign, however, shall exceed one hundred (100) square feet in area.
 - b. Advertising or business signs collectively totaling not more than five hundred (500) square feet in area are permitted to be placed or erected on each parcel exceeding ten thousand (10,000) square feet in area at a density ratio of five hundred (500) square feet of total collective sign area per ten thousand (10,000) square feet of parcel area, e.g., on a parcel fifteen thousand (15,000) square feet in area signs having a collective total area of seven hundred fifty (750) square feet may be erected or placed; no individual sign, however, shall exceed one hundred (100) square feet in area and the total collective area of signs upon any such a parcel shall not exceed one thousand (1,000) square feet.
 - c. Billboards approved as a conditional use shall be allowed in addition to the amount of signage authorized under this subsection.

18.09.090 HEIGHT OF SIGNS

1. In the R zone districts, no sign shall exceed six (6) feet in height.

2. In any non-R zone district, no sign shall exceed twenty-five (25) feet in height.
3. In any zone where permitted, monument signs shall not exceed six (6) feet in height.
4. In any zone where permitted, no roof sign shall extend more than four (4) feet above the roof or cornice line of any main building on the site.

18.09.100 PERMITTED SIGNS BY ZONE DISTRICT

The types of signs allowed either as permitted, permitted subject to the planning director’s review or conditional uses are listed under the specified zone district in Table 7.A. Signs exceeding the development standards specified in Section [REDACTED] through [REDACTED] may be permitted through issuance of a conditional use permit. Signs shall only be permitted or conditionally permitted as an accessory use to an established use, with the exception of civic event, community and historical, governmental, off-site advertising, and off-site directional signs, and billboards and informational kiosks.

**Table 7.A
Permitted Signs by Zone District**

Sign Type	OS	R (Except R-3)	R-3	CB, C-1, and C-2	C-5	M	P
Animated	NA	NA	NA	P	NA	P	NA
Awning or Canopy	PDR	NA	NA	P	P	P	P
Billboard	NA	NA	NA	NA	NA	CUP	NA
Blade/bracket	NA	NA	NA	P	P	P	P
Business identification	P	NA	NA	P	P	P	P
Cabinet/can	PDR	NA	NA	P	P	P	P
Changeable copy	NA	NA	NA	P	P	P	P
Channel letter	PDR	NA	P	P	P	P	P
Civic event	P	P	P	P	P	P	P
Combination	NA	NA	NA	CUP	NA	CUP	NA
Community and historical	P	P	P	CUP	CUP	CUP	CUP
Contractor/construction	P	P	P	P	P	P	P
Convenience	P	P	P	P	P	P	P
Directory	NA	NA	P	P	P	P	P
Electronic	NA	NA	NA	CUP	NA	CUP	NA
Flashing	NA	NA	NA	NA	NA	NA	NA
Future tenant	P	NA	NA	P	P	P	P
Governmental	P	P	P	P	P	P	P
Grand opening	PDR	NA	NA	PDR	PDR	PDR	P
Informational kiosk	CUP	NA	CUP	CUP	CUP	CUP	P
Internally illuminated	P	NA	P	P	P	P	P
Memorial	P	P	P	P	P	P	P
Monument	P	NA	NA	P	P	P	P
Nameplate	P	P	P	P	P	P	P

Sign Type	OS	R (Except R-3)	R-3	CB, C-1, and C-2	C-5	M	P
Neon	NA	NA	NA	P	P	P	P
Off-site advertising	NA	NA	NA	CUP	NA	CUP	NA
Off-site directional	CUP	NA	NA	CUP	CUP	CUP	NA
On-site directional	P	NA	P	P	P	P	P
Pole	NA	NA	NA	P	P	P	P
Political	P	P	P	P	P	P	P
Portable	PDR	NA	NA	PDR	NA	NA	NA
Projecting	NA	NA	NA	P	NA	NA	NA
Promotional	NA	NA	NA	P	P	P	NA
Real estate	P	P	P	P	P	P	P
Rider	P	P	P	P	P	P	P
Roof	NA	NA	NA	P	P	P	NA
Special event	PDR	NA	NA	P	P	P	P
Tall wall	NA	NA	NA	CUP	NA	PDR	NA
Temporary	P	NA	PDR	PDR	PDR	PDR	PDR
Three-dimensional	NA	NA	NA	CUP	NA	CUP	NA
Time/temperature	P	NA	NA	P	P	P	P
Vehicle	NA	NA	NA	NA	NA	NA	NA
Wall	P	NA	NA	NA	NA	NA	P
Window	P	NA	NA	P	P	P	P

P = permitted; PDR = Planning Director review required; CUP = conditional use permit required; NA = not allowed

18.09.110 PLANNING DIRECTOR'S REVIEW

Certain types of signs are subject to the review of the planning director as provided in Section [REDACTED]:

1. Prior to the issuance of a building permit for any sign subject to the review of the Planning Director, building plans, including accurate elevations of the proposed sign and sufficient detailing of exterior materials, shall be submitted by the building inspector to the Planning Director to enable the Director to determine whether the proposed sign is consistent with the requirements of this chapter and this section.
2. The Planning Director, in making a decision, shall be governed by the following criteria:
 - a. Sign copy is not subject to the planning director's review.
 - b. No sign shall be permitted the design or appearance which is of such unorthodox or abnormal character in relation to the surrounding properties as to be unsightly or offensive to generally accepted taste;
 - c. No illuminated sign shall be permitted which would result in light or glare to roads and properties in the vicinity that would result in a significant adverse effect on public safety or a nuisance to surrounding residences;

- d. Approval of grand opening and special events signs shall be reserved for the bona fide establishment of new businesses and events which occur no more than twice in any twelve month period;
 - e. No sign shall be permitted to be sited on any property in a manner which would unnecessarily destroy or substantially damage the natural beauty of the area, particularly insofar as it would adversely affect values incident to ownership of land in that area; or which would unreasonably affect adversely the beauty and general enjoyment of existing residences on adjoining properties.
 - f. The Planning Director shall approve, disapprove, or conditionally approve issuance of the building permit for the sign.
3. The Planning Director's review is not required to change copy or to repair, maintain, or clean any existing sign.